

Appendix 6  
Question 42 to  
Question 45



## 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>443</b>
Filtered Respondents	<b>417</b>
Questions	<p><b>Question 42</b></p> <p><b>Is Option 2A your preferred option for delivering the growth needs of the Borough?</b></p> <p><b>Yes / No</b></p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764278-QUESTION-42</b>
Pivot	<i>(none)</i>
Document Name	Question 42 - Summary Report
Created on	2019-04-23 10:48:23
Created by	Strategic Planning Admin

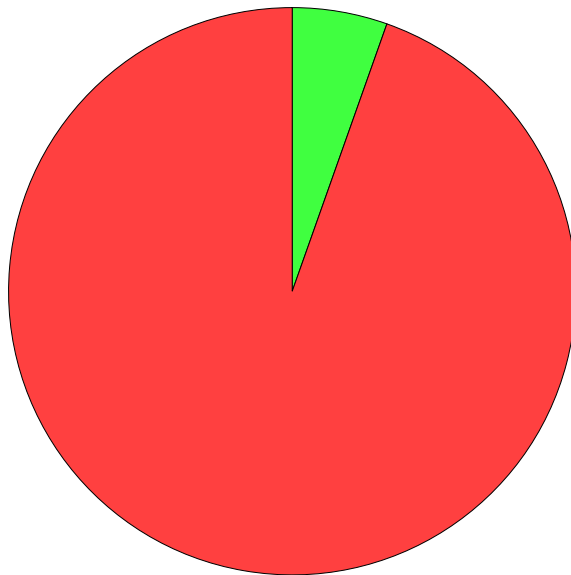
Your Opinion

Question responses: 443 (100.00%)

Question 42

Is Option 2A your preferred option for delivering the growth needs of the Borough?

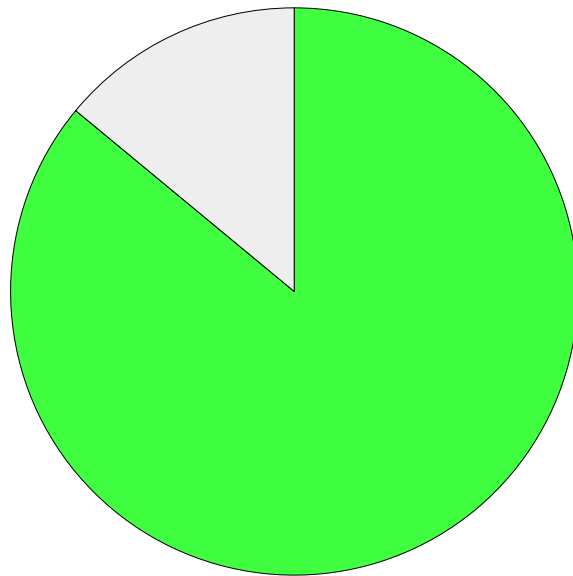
Yes / No



	% Total	% Answer	Count
Yes	5.42%	5.42%	24
No	94.58%	94.58%	419
Total	100.00%	100.00%	443

Responses

Question responses: **381 (86.00%)**



	% Total	% Answer	Count
<span style="color: green;">■</span> Responses	86.00%	100.00%	381
<span style="color: grey;">■</span> No Response	14.00%	--	62
Total	100.00%	100.00%	443

Supporting evidence

Question responses: **6 (1.35%)**



	% Total	% Answer	Count
Responses with File(s) Uploaded	1.35%	100.00%	6
Responses with No Uploads	98.65%	--	437
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>443</b>

## Issues and Options All Responses to Question 42

<b>Number</b>	Question 42
<b>ID</b>	LPIO50
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO132
<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>Option 1(a) is the sensible option.</p> <p>As the next best alternative this does have merits in that it preserves our essential greenbelt which once built on will never come back - also preserves the unique character of Kings Langley as much as possible and stops merger of varios villages / towns.</p> <p>Greenbelt is not an option.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO230
<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>	I cannot agree to any of the higher figures for numbers of homes required in the future.
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO231
<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>	I cannot agree to any of the higher figures for numbers of homes required in the future.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO306
<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>	Building on green belt
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO355
<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>	It is unclear to me whether option 2 is in addition to the implementation of option 1. However I would object because it does mean an incursion into Green belt. As in my other responses, sharing the burden of expansion across all of Dacorum is preferable.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO401
<b>Full Name</b>	Ms Penny Gore
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Agent Name</b>	
<b>Company / 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 too much new housing involved here, full stop. And too much destruction of Green Belt, full stop.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO474
<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 42
<b>ID</b>	LPIO475
<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>	No
<b>Your response - Please add your response here</b>	Whilst preferable to the proposal of 400+ homes, an increase of 200+ homes is still very significant for the village and would require additional infrastructure provision, which would be highly unlikely given the guidelines for infrastructure previously stated in this report.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO600
<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>	My preference is for 1a as increased houses would involve greater greenbelt impact. Notwithstanding that, 2a is my preferred option from all the 2s.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO694
<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 I do not support the 2A option - My preference is for the 1A proposal in preference to all other options as it seems the the most balanced option with the fairest distribution of new homes.</p> <p>2A seems disproportionate for Tring and in indeed the whole of Dacorum. The scale of overall growth 27.2%, cannot be supported by the proposed infrastructure improvements.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO725
<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>	<p>A jump from the current yearly average of 404 to 602 homes a year is already a considerable increase. Exceeding this rate would surpass the area's capacity in terms of public services and infrastructure and, therefore, would not be sustainable. To note, experience has shown that even at the current rate of home building, infrastructure improvements have been virtually absent. If more schools, hospitals and roads are to be provided, the loss of green space, biodiversity and the coalescence of villages and towns would be unavoidable.</p> <p>One point of huge importance is that Dacorum falls within the London commuter belt, served by the west-coast mainline rail corridor, which is already at full capacity at the peak. This is forecasted to be alleviated somewhat by the construction of HS2. However, within the timeframe set out in the local plan, much of the proposed housing (most notably in options 2 and 3) would be in</p>

	<p>place prior to the completion of HS2. Increased freight movements during construction, which will reduce passenger train paths, will further deplete Euston station's capacity to receive commuters.</p> <p>Given that train services are already at capacity and the construction of HS2 will constrain Euston for at least another 9 years, it is difficult to envisage how housing growth in excess of 602 homes a year could be sustained. The ability of smaller stations such as Kings Langley to deal with a potential doubling of commuters is also highly questionable.</p> <p>With regard to road congestion, Kings Langley already suffers greatly from its proximity to the A41/M25. Due consideration needs to be given to the pollution and health impacts any expansion of the village would have.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO784
<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>	I prefer Option 1A
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO874
<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>	Yes
<b>Your response - Please add your response here</b>	The character of Berkhamsted, Tring, Bovingdon and Kings Langley will be ruined due to the proposed level of development on Green Belt land.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO896
<b>Full Name</b>	Mr Ian 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP10915
<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>	<p>As stated in previous answers I do not want any developments in Kings Langley or on Shendish Manor either. My main reasons being:</p> <ul style="list-style-type: none"> <li>- Pollution</li> <li>- Impact on traffic and congestion on the village and residents</li> <li>- It will destroy the ethos and character of the village</li> <li>- Impact on Watford General Hospital (to facilitate all extra residents of the development. Watford General's current CQC result is requires improvement, this can only get worse with all the extra patients it will incur as a result of these developments)</li> <li>- Wildlife and countryside will be destroyed</li> <li>- Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have t go somewhere</li> <li>- I want my children to be able to have the same childhood I had, growing up around fields and woodlands with animals around them, not cars, pollution and traffic and congestion.</li> <li>- Impact on the roads with all the extra vehicles</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP10950
<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>	

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1055
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1124
<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>	Such development is not sustainable for Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. Berkhamsted already has a population in excess of 20,000 with some 8,500 dwellings. There is already an obligation on Berkhamsted to build 600 new homes, this further increase would amount to a 14% growth rate.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1164
<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>	My preferred option is 1A. This option uses far too much green belt land in Tring and Berkhamsted
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO1231
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1289
<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>	Nearly 7000 new homes in the Green Belt is not acceptable under any circumstances
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1315
<b>Full Name</b>	Mrs Alison Cadge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO1345
<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>	It's completely unnecessary to build that many houses outside of Hemel when Hemel can take development and reach Government targets.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1365
<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>	No
<b>Your response - Please add your response here</b>	Berkhamsted cannot absorb the proposed scale of development. A commonly accepted definition of overpopulation is a population that cannot be supported by the available resources and that will be the result in Berkhamsted. Also, Berkhamsted has already taken more than its share of new housing in Dacorum. The wish of developers to build in Berkhamsted is not a reason for the Local Plan to concentrate development in the town
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1366
<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>	No
<b>Your response - Please add your response here</b>	Berkhamsted cannot absorb the proposed scale of development. A commonly accepted definition of overpopulation is a population that cannot be supported by the available resources and that will be the result in Berkhamsted. Also, Berkhamsted has already taken more than its share of new housing in Dacorum. The wish of developers to build in Berkhamsted is not a reason for the Local Plan to concentrate development in the town
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1419
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1465
<b>Full Name</b>	Mr Brian Rook
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 growth numbers within option 2 and option 3 are excessive and are incompatible with the objectives of the Core Strategy
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1501
<b>Full Name</b>	MR Katie 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>	Yes
<b>Your response - Please add your response here</b>	The current option fulfills a minimal level of building required to prevent further exacerbation of the housing crisis. Focus should be on achieving the 40% affordable housing proposed.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1517
<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>	No need to build in Bovington or anywhere other than Hemel Hempstead
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1553
<b>Full Name</b>	MR PETER SUMMERFIELD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO1590
<b>Full Name</b>	Linda Hattersley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO1645
<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>	Over-development of Berkhamsted, Tring and the villages.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1672
<b>Full Name</b>	Jenny Thorburn
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO1723
<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>	These options are unsustainable. The options in this section ignore all the 'evidence' and white papers about what matters to local people. Green belt land is precious and should not be used as a default because of some 'finger in the wind' figures and formula given by the government on the need for housing.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1724
<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>	For the reasons given in the previous question.  the character of Berkhamsted will be ruined.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1770
<b>Full Name</b>	Mr Craig Wiggill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO1775
<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>	Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. Any further growth on Green Belt in Berkhamsted cannot be supported by the towns infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1825
<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 42
<b>ID</b>	LPIO1832
<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 42
<b>ID</b>	LPIO1864

<b>Full Name</b>	Mr Adam 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>	Although I support the idea of spreading development over the borough's larger settlements, the numbers suggested here would have too great an impact on Berkhamsted and Tring within the timescale suggested, threatening their respective local characters and placing strain upon their infrastructures.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1906
<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>	See previous responses, especially to question 39
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1952
<b>Full Name</b>	Mrs Lesley Drake
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 lived in Berkhamsted for 40 plus years and have personal experience of the issues arising from the level of development over those years; development which has accelerated recently. In particular the wait for a doctor appointment, overcrowding on peak time trains, inability to park in the town, time required to travel through town due to weight of traffic, traffic congestion in side roads etc. etc.  The Berkhamsted infrastructure is struggling and I believe that development in Berkhamsted should be limited to the current commitment and no more.

	Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1967
<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>	Vastly too much development in general and totally, horrifically unacceptable amount on Green Belt farmland ( please see detailed reasons in comments on questions 4, 33, 45 & 46).
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO1988
<b>Full Name</b>	Mrs Katie Garner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO1989
<b>Full Name</b>	Mr Barry 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>	Bovingdon village is at breaking point when it comes to the infrastructure regarding roads, schools and doctors. The proposed use of private 'Green Belt' land put forward by landowners and developers is not for the good of our community, but pure greed and avarice on their part.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2088
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2124
<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>	Builds heavily on Green Belt land.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2160
<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>	because the Green belt needs to be protected within these towns as a civic amenity for the health of all and because the level of development proposed for Tring and Berkhamsted would be detrimental to Dacorum's values, vision and objectives set out in this Plan and in the existing Core Strategy.
<b>Include files</b>	

<b>Number</b>	Question 42
<b>ID</b>	LPIO2182
<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>	This would represent massive over development of Tring and Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. No consideration has been given to recent build against targets and local impact given different topographies and inadequate supporting infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2231
<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>	I believe the lower government figure of development should be adopted (1A)
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2267
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2289
<b>Full Name</b>	Mr Austen Constable
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO2354
<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>	It is simply unacceptable to build so many homes in Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2356
<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>	It is simply unacceptable to build so many homes in Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2389
<b>Full Name</b>	Mr Tom Bloch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO2455
<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>	Hemel is the only area locally that can grow with this type of population burst. It is the only area where the character will be enhanced and not detrimental!
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2466
<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>	Meeting government targets is one thing, but building more properties than requested which will change our local area forever is nonsensical. The challenge of accommodating the government target is large enough, given the changes for infrastructure etc that will be needed. Given that we will have to do this as a minimum, let's get this target number achieved, done well, with suitable facilities and infrastructure before increasing the minimum requirement, and making a poor job of it, affecting existing and new residents.  I am against this option whether just in Hemel, the towns or the villages.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2494
<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>	

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2507
<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 42
<b>ID</b>	LPIO2567
<b>Full Name</b>	Mr Kevin Kelly
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 Q39
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2621
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2635
<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>	Yes
<b>Your response - Please add your response here</b>	Focuses development on areas that can support it
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2765
<b>Full Name</b>	Mr Michael Guy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2767
<b>Full Name</b>	Mr Michael Guy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2821
<b>Full Name</b>	mr Mario yiannopoulos
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO2898
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</li> </ul>

	many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2992
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO2993
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3030

<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3041
<b>Full Name</b>	Ms Evelina Furmanek
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 government's draft figure should be worked towards. Proposals to build more in our villages on greenbelt are unacceptable and not what the residents want.</p> <p>Greenbelt cannot be built on except in exceptional circumstances, the governments draft figure is fine hence there are no exceptional circumstances.</p> <p>This plan to cover greenbelt in houses risks ruining the character of Kings Langley and will cause coalescence with neighbouring settlements.</p> <p>Rectory farm is an area of beauty, how can you consider building houses on greenbelt regions like this? Madness.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3066
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3125
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3267
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3290
<b>Full Name</b>	
<b>Company / Organisation</b>	Premier Property Acquisition
<b>Position</b>	
<b>Agent Name</b>	Mr Jonathan Buckwell
<b>Company / Organisation</b>	DHA Planning
<b>Position</b>	Director
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	For the reasons set out in our answer to Q33, Growth Option 2 is not our favoured option and therefore it follows that none of its variants are our preferred options.  If the Council decides to proceed with Option 2 in any event, then Option 2A would be favoured in that it would maximise development options (within the scope of Growth Option 2) at Berkhamsted. However, for the reasons set out elsewhere, especially in the answers to Q16 and Q33, we consider that opportunities exist for a greater quantum of sustainable development in Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3332
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3346
<b>Full Name</b>	Mr Michael 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>	This significant development of Bovingdon would put unsustainable strain on the local infrastructure, which is already at capacity.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3396
<b>Full Name</b>	Mrs Susan 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3419
<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>	



<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3460
<b>Full Name</b>	Mrs Linda 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>	This significant development of Bovingdon would put unsustainable strain on the local infrastructure, which is already at capacity.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3514
<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>	Berkhamsted cannot accommodate the number of new houses proposed and increased development whereas Hemel has the infrastructure and employment to do so. Berkhamsted has already achieved more than required in its housing targets and unfortunately is targeted by developers for profit. Green belt land should be protected from those wishing to use it for development.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3533
<b>Full Name</b>	Mr Ashley Martin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 previous responses to Q39
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3537

<b>Full Name</b>	Mr David 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3611
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 better options
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3612
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO3616
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 have a detrimental effect on green areas.

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3665
<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>	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3743
<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 42
<b>ID</b>	LPIO3858
<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>	too much development for the areas infrastrure
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3873
<b>Full Name</b>	Mr Anthony Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Markyate doesn't have the level of infrastructure to support the development
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3893
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3905
<b>Full Name</b>	Mr Elliott McClements
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Insufficient infrastructure in Berkhamsted to support this option.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO3926
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 use of Green Belt land around Bovingdon is acceptable
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO3934
<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 2.41 and 2.42 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (14)</a>
<b>Number</b>	Question 42
<b>ID</b>	LPIO3987
<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>	If adopted, it appears that there will be no alternative other than to remove Green Belt status from a significant area. This would be a tragedy from a wide range of viewpoints and is contrary to the stated policy of numerous administrations going back 70 years.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4038
<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 2.41 and 2.42 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (30)</a>
<b>Number</b>	Question 42
<b>ID</b>	LPIO4095
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 oppose this option as NO Green Belt land should be used for any house building in and around Bovington
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4100
<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 2.41 and 2.42 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (46)</a>
<b>Number</b>	Question 42
<b>ID</b>	LPIO4104
<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>	To develop Tring and Berkhamsted to the numbers suggested would be a dereliction of duty by the council. There is no way the towns can support the levels of building suggested with no impact to existing residents.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4175
<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 2.41 and 2.42 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (62)</a>
<b>Number</b>	Question 42
<b>ID</b>	LPIO4184
<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>	See previous comments Q 33-39
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4210
<b>Full Name</b>	Mr Douglas Gurney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 many houses in Hemel, Tring, Berkhamsted and Bovingdon it's unnecessary.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4275
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4304
<b>Full Name</b>	Mrs Sarah Roberts

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 option would entail the loss of greenbelt land which is vital to prevent the coalescence of Kings Langley into Hemel Hempstead and would result in the loss of Kings Langley as a separate village and make it a suburb of Hemel. It is currently a thriving village with its own distinctive and historical character which would be lost for ever.</p> <p>The infra structure also could not cope with the increased use. Any increase in Housing onto the green belt sites of Kings Langley would result in increased traffic on the A4251. The A41 by-pass was built because of the pressure of traffic through Kings Langley and now the traffic through Kings Langley on the A4251 has increased to pre by-pass levels. Already this is causing problems for urgent journeys to Watford hospital. There is no space for further road infra structure to be constructed. The railway is also at full capacity. The existing traffic through Apsley on the A4251 has already made it one of the most polluted areas in the borough.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4410
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4440
<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>	No



<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4546
<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>	See above
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4613
<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 development of Green Belt locations.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4616
<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>	This level of development is not sustainable
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4617
<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>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4631
<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>	Far too much development on Green Belt land surrounding the smaller towns Tring & Berkhamsted. Any development of Green Belt land is totally unacceptable when there are many Brownfield areas in this borough
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4697
<b>Full Name</b>	Miss Anna Nickalls
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses suggested is unnecessary. The over-development of greenbelt areas and a dramatic increase in population will negatively impact the character of the borough's villages.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4699
<b>Full Name</b>	Mrs Caroline Nickalls
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses required has not been proven. Any significant development of green field sites will change the characteristic of local villages
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4786
<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>	Again, this would involve massive overdevelopment of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4807
<b>Full Name</b>	Mrs Joanna 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>	Option 1B is the only realistic option.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4876
<b>Full Name</b>	
<b>Company / Organisation</b>	Watson Howick
<b>Position</b>	
<b>Agent Name</b>	Mrs Julia Riddle
<b>Company / Organisation</b>	Castle Planning
<b>Position</b>	Director
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2A is our preferred option in terms of growth. This option is based on Option 2 of Locally Assessed Need, which we have previously stated support for under question 33. Option 2 relates to a qualified, assessed level of growth, it is also realistic as to the requirement to release Green Belt sites in order to achieve this growth in a sustainable

	<p>and deliverable manner, which has the most appropriate impact on existing settlements.</p> <p>Option 2A spreads the expansion of towns amongst the three towns of Hemel Hempstead, Berkhamsted and Tring, as opposed to Option 2B, which would focus more of this growth around Hemel Hempstead. In doing so, it is allowing for less pressure on infrastructure and is also delivering a greater range of homes in different market areas, which is economically more sustainable and deliverable in the shorter term.</p> <p>In terms of infrastructure, it is noted that improvements would be required to local highways infrastructure and encouragement given to non-car based modes of transport. There are sites which are identified on the edge of Tring, such as tr-h4, which would fulfil these criteria, by being located on existing infrastructure and which would not generate significant additional journeys through the existing town and also would facilitate walking and cycling to the train station. This would therefore fulfil these criteria and assist in the delivery of this pattern of growth.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4920
<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>	I do not believe that any of the larger growth figures have any real evidence behind them, and history has proven that house building cannot meet targets anyway. So there is no reason to burden the area with larger targets, to the detriment of the smaller communities, when there is no need. Also, it will send a message that the government should focus investment away from London and the South East.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4940
<b>Full Name</b>	Mr Simon Scott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	6,580 Green belt housing in Dacorum. Green belt should not be built on
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO4953
<b>Full Name</b>	Mrs Shirley 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>	Too much new housing.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5008
<b>Full Name</b>	Ms Anette Corbach
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 most appropriate to focus on the three towns. They have better infrastructure than the villages with stations where fast trains to Euston stop, offering a quicker and more frequent service than places like Kings Langley & Apsley where the number & frequency of trains is already inadequate at current population levels. Roads are also better and overall less congested. Apsley is already suffering from poor air quality due to traffic congestion. There is no scope to improve the roads around Kings Langley & Apsley due to the railway bridges.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5037
<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>	(i) This would represent massive over-development of Berkhamsted, and would at the same time be contrary

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

(ii) No consideration has been given to critical planning considerations, such as the levels of recent and on-going build against targets in the separate locations, the local impact given differences in topography or to the adequacy or inadequacy of the supporting infrastructure in each location, together with the practicality or impracticality of making any improvement to the infrastructure.

(iii) The current Core Strategy covers the 25 year period 2006 to 2031, and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan, Berkhamsted delivered 10 years’ worth of new housing stock, and that by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this development was implemented without any improvements to the town’s infrastructure. Compare this to the rest of the Borough: Tring has done its bit (5% above target rate), whilst the small villages and countryside locations have also hit targets. But this is in stark contrast to Hemel Hempstead, which the Inspector agreed should be the correct place to focus development. Recent development in Hemel has been at a fairly constant rate over the first 10 years of the Core Strategy, but unfortunately at a rate some 21% BELOW the target figure. So, effectively ALL of the shortfall that DBC now believe needs to be picked up in the new plan results from a past FAILURE to concentrate on achieving the planned level of development in Hemel Hempstead.

(iv) Berkhamsted should most of all not be ‘punished’ just because the town has developed at a faster rate than required by the plan! Just like a pint pot, once it is full it is FULL, and adding anything extra simply makes for one almighty mess!

(v) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option categorically does not do this.

(vi) The Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor of the Exchequer in his recent budget speech. The plain reason that the rate of build in Berkhamsted has been so high is a simple function of demand from the developers - who can generate the highest profit margins by building in Berkhamsted. This demand is thus artificial, and is NOT a reason to focus even more development on Berkhamsted. Indeed, under Government policy, the Green Belt boundary MUST NOT be touched.

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP105108

<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>	Expanding towns as proposed here engulfs the surrounding villages. Building on the land around Shendish merges Kings Langley with Hemel Hempstead which is not acceptable. This ruins the character of the village.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5112
<b>Full Name</b>	Dr Oliver Pengelley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO5117
<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>	While this suggests growth of Hemel Hempstead, it actually includes Shendish which is a part of Kings Langley. Building hundreds of homes on this historical site using green belt land merges Hemel Hempstead with Kings Langley which is detrimental to the character of the village. Kings Langley cannot cope with the extra strain this expansion will put on it's infrastructure. Using green belt land in and around Kings Langley should not be considered as it is this that gives Kings Langley its character.
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO5136
<b>Full Name</b>	Miss michelle hilditch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 not my preferred option - this would still see the already poor infrastructure further affected especially taking into the 90 homes that are already planned & not taken into consideration for this local plan.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5173
<b>Full Name</b>	Jameson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 even worse than 1A and would subject Berkhamsted to excessive development. House building in Berkhamsted is already 34% above target and so this valley town should not be subjected to excessive development. Berkhamsted does not have the infrastructure to support these new plans and they will destroy the character of the town and the sense of community not to mention the greenbelt land.  The focus of the core house building for Dacorum should be Hemel Hempstead.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5187
<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>	Local infrastructure in terms of transport, schools, access to medical services like GPs could not cope with such proposed development of Berkhamsted and Tring.
<b>Include files</b>	



<b>Number</b>	Question 42
<b>ID</b>	LPIO5229
<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>	It will ruin the character of the area and the infrastructure will not cope, greatly impacting quality of life.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5289
<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>	This option requires too many homes to be built
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5343
<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>It's completely unnecessary to build that many houses outside of Hemel when Hemel can take development and reach Government targets.</p> <p>As I've mentioned elsewhere, this area borders with Three Rivers, so it cannot be considered in isolation without taking that area and its plans/options into account too. Note Ovaltine, where a significant number of new dwellings have already been added to the housing stock of Kings Langley in recent years. I don't understand why it is deemed necessary to more than double the number of homes in Kings Langley when so much if it has already been built on in the last 20 years that I've been here.</p>

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5353
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5379
<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>	The proposed number of houses is in excess of the Urban Assessment and cannot be supported for the reasons given in the response to previous questions.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5428
<b>Full Name</b>	Mr Reuben Bellamy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option would not provide for the housing needs of the District as evidenced by the Government's standard methodology for calculating housing need. It does not accommodate any needs arising from outside the District.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5434
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5527
<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>	Proposed expansion of Tring would seriously effect services. Provision in Tring for school places and doctors already at saturation. Would possibly jeopardise agreement with Bucks to use Stoke Mandeville hospital with no acceptable alternative.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5645
<b>Full Name</b>	Erica 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>	Inadequate infrastructure / public services to match increased population. The extent of the loss of the greenbelt. The scale of development does not reflect growth but a jump in development.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5654
<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>	<p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring and Berkhamsted with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p> <p>Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.</p> <p>Policy L5: Developments which detract from the Chilterns' special character should be resisted.</p> <p>Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.</p> <p>Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.</p> <p>Policy D8: The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB.</p> <p>Policy D9: Full account should be taken of the likely impacts of developments on the setting of the AONB.</p> <p>There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <a href="http://www.chilterns.org/conservation/development/position-statement">http://www.chilterns.org/conservation/development/position-statement</a> It identifies that:</p> <p>Examples of adverse impacts include:</p>

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.
- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <http://www.chilterns.org/conservation/development/position-statement>

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5687
<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>	Unrealistic growth targets, excessive development of the market towns/ villages and unnecessary destruction of the Green Belt
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5707
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5748
<b>Full Name</b>	Ms Ann 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>	I do not support any building on Green Belt sites or the Option 2 SHMA figure for new house building in Dacorum.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5767
<b>Full Name</b>	Mr Brian 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>	
<b>Include files</b>	

<b>Number</b>	Question 42
<b>ID</b>	LPIO5825
<b>Full Name</b>	Mr Roy 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5916
<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>	No. This would be a significant over-development of Berkhamsted which would not be sustainable and would exacerbate existing infrastructure deficits. These deficits might reasonably be expected to worsen with the approved (but not yet built) schemes in the town and surrounding areas (including Potten End and Picketts Wood). This would be wholly inconsistent with the objectives and policies set out in section 4. See responses to questions 4-7 above. It would also have a negative impact on the surrounding Greenbelt and AONB and diminish the Historic Market Town character of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO5954
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6012
<b>Full Name</b>	Mr Paul Craig
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO6120
<b>Full Name</b>	Mrs Alana Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option involves building on Greenbelt land in Bovingdon, which should not be permitted whilst brownfield alternatives are available. This also involves a substantial increase to the homes in Bovingdon without any planned infrastructure improvements. The village already has an oversubscribed school, roads that are struggling with increased traffic etc.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6149
<b>Full Name</b>	M Gareth Goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 be protecting the character of our villages and small towns,. Berkhamsted, Tring and Kings Langley are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead, this is what has already been started in Aylesbury.
<b>Include files</b>	



<b>Number</b>	Question 42
<b>ID</b>	LPIO6150
<b>Full Name</b>	M Gareth Goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 be protecting the character of our villages and small towns, Berkhamsted, Tring and Kings Langley are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead, this is what has already been started in Aylesbury.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6160
<b>Full Name</b>	Mrs Rebecca 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6231
<b>Full Name</b>	Mr Colin Tate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 prefer Option 1A. Shendish (HH-h3) is part of the Parish of Kings Langley, not Hemel Hempstead. Please refer to my detailed comments in response to Questions 39 to 45 regarding Options 1A, 1B and 1C.
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO6232
<b>Full Name</b>	Mr Gavin Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option involves a very material increase in the population of Bovingdon without any plans to increase infrastructure in the village. Additionally this contradicts Dacorum's core strategy to minimise the Green Belt impact.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6302
<b>Full Name</b>	dr kim goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO6307
<b>Full Name</b>	dr kim goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO6340
<b>Full Name</b>	Mr Alastair Macdonald
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO6385
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6433
<b>Full Name</b>	Mrs Valerie Gale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 cannot lose Green Belt land - which is what would happen in order to increase the amount of housing in these smaller towns and villages
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6579
<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>	This would result in disproportionate growth in Berkhamsted and Tring contrary to the vision set out in Section 4.  At the 2012 inquiry, the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's

	historic character and setting". Option 1A does not do this.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6672
<b>Full Name</b>	Mrs Clare Joyce
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Housing provision for the market towns is completely unsustainable and will detrimentally alter their character
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6734
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6760
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6804
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6838
<b>Full Name</b>	Mr Andrew Lambourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development, too much loss of green belt, inadequate infrastructure and amenities
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6848
<b>Full Name</b>	Mrs Regina 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO6861
<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 42

<b>ID</b>	LPIO6878
<b>Full Name</b>	Mrs Juliette Kent
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO6919
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7007
<b>Full Name</b>	Dr Jane 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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7014
<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

Your response - Please add your response here	the level of housing is too high for decorum to take
Include files	
Number	Question 42
ID	LPIO7020
Full Name	mr michael hicks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	this puts all of the houses outside hemel. This is unfair
Include files	
Number	Question 42
ID	LPIO7070
Full Name	Mrs Gillian Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Q. 36 to 45 No</b></p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it is <u>bursting</u> with all the development currently underway and planned. The schools are pretty full, the Doctors are overworked, air pollution exceeds EU regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is <b>Option 1B</b>.</p>
Include files	
Number	Question 42
ID	LPIO7132
Full Name	Mr & Mrs Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

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



**1B** is the only one that would be acceptable for Berkhamsted.

BRAG RESPONSE TO Q42 - FULL DOC ATTACHED TO Q46

Question 42

*Is Option 2A your preferred option for delivering the growth needs of the Borough?*

No

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

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

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

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

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

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

5 years (2006-11) of

the plan Berkhamsted

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

exceeded

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

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

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

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

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

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

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

	<p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p><input type="checkbox"/></p> <p>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7344
<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 42 (please note full document is attached to Q46)</p> <p>Question 42</p> <p><i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p>

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

□  
No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

□  
The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had exceeded

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

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

Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some

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

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

□  
As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.

□  
Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries”

	<p>(letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt</p> <p>Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7382
<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>	No
<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. The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u><a href="#">Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</a></u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of</p>

	<p>additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p> <p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites. However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovingdon from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p> <p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7410
<b>Full Name</b>	Mr Clive Birch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 answer to question 39
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO7474
<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>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – the infrastructure needed to support such levels would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7688
<b>Full Name</b>	JUNE 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>Questions 41 to 45</b></p> <p>No – see Question 40</p> <p><b>Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough?</b></p> <p>Yes.</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

	<p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7701
<b>Full Name</b>	MR & MRS MP & ME HARNETT
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Questions 40 -45 – <i>Option 1 a is our preferred option</i>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7767
<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>	Hemel Hempstead is best placed to accommodate the housing needs and the associated infrastructure. We shouldn't consider alternative options until H/H is saturated.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7873
<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>	No
<b>Your response - Please add your response here</b>	Option 1A preferred
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO7968
<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 Q42</p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p><input type="checkbox"/></p>



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

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

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

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

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

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

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

□

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

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

□

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

this option does not do this.

□

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

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

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

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

under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8466
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> </ul>

	<ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8508
<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><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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP108518
<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><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>

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP108526

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



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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8587
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is</p>

	<p>where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8685
<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>	No 1- Completely over the top, and massive incursion into the Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8748
<b>Full Name</b>	Mrs Pat Berkley
<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>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>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8781
<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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO8788
<b>Full Name</b>	Mr Lawrence 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>	<p>I make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> <li>1 The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet</li> </ol>

	<p>demands similar to those being considered by Dacorum.</p> <p>Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.</p> <p>1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity.</p> <p>Kings Langley is struggling, even as it is today.</p> <p>No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP108888
<b>Full Name</b>	mrs susan stier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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- for reasons previously stated
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP108970

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



	Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO9049
<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>	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p><b>Yes</b></p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p><b>Yes</b></p>
<b>Include files</b>	

<b>Number</b>	Question 42
<b>ID</b>	LP109063
<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>	<p><b>No</b></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p><b>Yes</b></p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p><b>Yes</b></p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP109145
<b>Full Name</b>	MR NIGEL EGERTON-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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO9174
<b>Full Name</b>	S Langley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in

	Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO9413
<b>Full Name</b>	Joanna Kedgley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 reasons for not using the other options are.....</p> <p>Primarily the loss of substantial green belt areas which would impact greatly on the well being of the people and wildlife in these areas particularly option C.</p> <p>As it is, Kings Langley in particular struggles already with traffic congestion and over subscribed schools, doctors, and medical facilities. By adding more houses, cars and people this will just add more of an enormous strain on these already overburdened facilities.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO9421
<b>Full Name</b>	Mr Gary Poust
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen</p>
<b>Include files</b>	

Number	Question 42
ID	LPIO9787
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO9835
<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>	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, 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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring</li> </ul> </li> </ul>

	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP109863
<b>Full Name</b>	CR & LD 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



Your response - Please add your response here	Bovingdon Airfield fills the bill.
Include files	
Number	Question 42
ID	LPIO10010
Full Name	mr Kevin Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10058
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

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

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**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10127
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10175
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>



**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10186
<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>The other options are not sustainable and I do not believe that these developer led initiatives, will provide the much needed affordable housing that the South East so desperately requires.</p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure.</p>

	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10232
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring

	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10279
<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

Your response - Please add your response here

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10329
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure.</p>



	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10378
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St</p>

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10443
<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>	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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

Number	Question 42
ID	LPIO10492
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><b><u>However, I would like to take this opportunity emphasize just a few of the most important points within that response</u></b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10542
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul>



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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10590
<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>

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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	and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10637
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will</p>

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10687
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure.</p>

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1010735
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the</p>

consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted has exceeded by 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognised when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be very detrimental, given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10829
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land</p>

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

	<p>impact given different topographies and (inadequate) supporting</p> <ul style="list-style-type: none"> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10881
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10929
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the</p>

	<p>commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO10980
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan



	<p>Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11029
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation. To avoid full repetition of the extensive points made in

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

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

*Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

**Include files**

**Number**

Question 42

<b>ID</b>	LPIO11076
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	

Number	Question 42
ID	LPIO11108
Full Name	Denis Maclure
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>see [preferred option] Question 40 (below)</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced</p>

	<p>against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11156
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,</li> </ul>

	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11203
<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>	not sustainable
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11253
<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

**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name

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

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



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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11300
<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. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11389
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11439

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

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

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*Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11499
<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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11545
<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>	Option 2A would result in massive over-development of both Berkhamsted and Tring, changing their respective historic and individual character and settings forever, requiring the removal of large areas of land from the Green Belt and the consequent destruction of the natural environment, and represents completely unsustainable development.
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO11573
<b>Full Name</b>	Ms Anna Barnard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11627
<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>	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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel</p>

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	<p>where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1011781
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5</p>

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11820
<b>Full Name</b>	John Thomson
<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	Unnecessary to go to these lengths for the reasons stated herein
Include files	
Number	Question 42
ID	LPIO11868
Full Name	Councillor Alan Anderson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Re options 1 / 2 / 3</b>, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p><b>Re options A / B / C</b>, support option A for the following three reasons.</p> <ol style="list-style-type: none"> <li>1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached to Q39).</li> </ol> <p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> <li>• It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy</li> </ul>

	<p>policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable locations, leading for example to traffic deadlock outside the towns.)</p> <p>1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11931
<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>	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO11977
<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>	<b>The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe Markyate is appropriate for any further building save to meet local needs.</b>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12000
<b>Full Name</b>	HENRY ARMSTRONG



Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	DBC should look at other towns far better equipped and which have been designed and planned to cope with expansion e.g. Hemel Hempstead.
Include files	
Number	Question 42
ID	LPIO12011
Full Name	SUSAN ARUNDEL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I believe the best outcome for Bovington would be <b>OPTION B.</b>
Include files	
Number	Question 42
ID	LPIO12016
Full Name	SUSAN ARUNDEL
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<b>Taking all this into account, the only suitable Plan is Option 2B.</b>
Include files	
Number	Question 42
ID	LPIO12032
Full Name	JACK ARMSTRONG
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	DBC should look at other towns far better equipped and which have been designed and planned to cope with expansion e.g. Hemel Hempstead.
Include files	
Number	Question 42
ID	LPIO12079
Full Name	David Wilyman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's</p>

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

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

Standard BRAG response to Question 42. Please note full document is attached to Question 46

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12177
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured</p>

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

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

Standard BRAG response to Question 42. Please note full document is attached to Q46.

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of

	<p>development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12234
<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>	<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>

**accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.**

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12313
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first</p> <p>10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June</p>

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

Standard BRAG response to Question 42. Please note full document is attached to Question 46.

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12361
<b>Full Name</b>	Robert 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>	I support option 1A but the other options I object to on the grounds that the required infrastructure is non existent and they are unsustainable
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12381
<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>	<b>No.</b> Although the total figure is objectively determined, being based on projected population growth, the proportion for Tring is substantially higher than calculated on projected population growth for the town. We calculate the figure for Tring at around 1,120 new homes including the 500 in the urban envelope. That means 620 homes for Tring green belt.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12404
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1012457
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

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

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

Standard BRAG response to Question 42. Please note full document is attached to Question 46.

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1012505
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan

	<p>Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12552
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation. To avoid full repetition of the extensive points made in



the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

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Standard BRAG response for Question 42. Please note full document is attached to Question 46.

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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**Include files**

<b>Number</b>	Question 42
<b>ID</b>	LPIO12602
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12652
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1012700
<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>	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 our name</b></p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban</p>

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**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12748
<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

**Your response - Please add your response here**

Here are my comments on the new Local Plan

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12797
<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><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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is</p>

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1012844
<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>

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

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

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

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12892
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up</p>



	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LP1012946
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St</p>

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO12995
<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

Your response - Please add your response here

**The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.**

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

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

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**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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<b>Number</b>	Question 42
<b>ID</b>	LPIO13044
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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

**BRAG response to question 42 below (full BRAG response see question 46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13097
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is</p>



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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13145
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13239
<b>Full Name</b>	Mr Colin Riddle
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Therefore I chose option A that does not involve developing the Green Belt in and around Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13273
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13342
<b>Full Name</b>	Mrs Christine Pettit
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 response to your consultation my opinion is as follows.</p> <p><b>The three broad options:</b></p> <p>Options 1&amp;2 are achievable without building on greenbelt sites. There is a constant infilling and change of use of buildings on a small scale which could achieve these figures without major new developments. For example planned houses replacing unused garages in Rucklers Lane, Kings Langley and the conversion of offices to flats in Hamilton House on the Marlowes.</p> <p><b>Subdivisions A, B &amp; C</b></p> <p>My preferred option is 'A' using brownfield sites wherever possible. Bearing in mind that every town and village needs to be surrounded by green space for recreation, wildlife, to provide the 'lungs' of the area and to preserve the identity of each settlement.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13426
<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>	No
<b>Your response - Please add your response here</b>	1A is my preferred option
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13427
<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>	No
<b>Your response - Please add your response here</b>	1A is my preferred option
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13479
<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>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4</p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
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	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13527
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13585
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to</p>

pick up in the new plan comes from failure to concentrate on the Hemel developments.

Development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13635
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13697
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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



	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13762
<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>Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p>

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

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

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

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

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

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

Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13813
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted <u>have exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, <b>Option 1B</b> is the only one that would be acceptable for Berkhamsted.</p>

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13868
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO13906
<b>Full Name</b>	peter faulkner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1A is the only justifiable option</p> <p>Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work, schools and shops and only development in the 3 towns in the borough achieves this.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14037



Full Name	Danny Jennings
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to register our joint support of the opinions of Berkhamsted Town Council, Berkhamsted Residents Action Group and the Berkhamsted Citizens Association regarding Dacorum's Local Plan.</p> <p>...</p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to</li> </ul> </li> </ul>

	<p>protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14086
<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>	No
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum</li> </ul> </li> </ul>

	<p>Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14134
<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>	No

Your response - Please add your response here

**The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.**

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14185
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once</li> </ul>

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14217
<b>Full Name</b>	Arthur Jepsen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development on Green Belt in around Kings Langley because:</p> <p>Options 2 + 3 would infill the area so much that we would almost be a suburb of Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14332
<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

**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as do confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation

document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

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



**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14414
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report,</p>

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**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14463
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring</li> </ul> </li> </ul>

	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14512
<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

Your response - Please add your response here

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14789
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>



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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14861
<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>	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, 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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit</p>

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

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

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

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

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

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14907
<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>	See the response to Q40. The level of housing need in Option 2 exceeds the capacity of Hemel Hempstead and, therefore Dacorum, to absorb the proposed growth.  [Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14918
<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>	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)  <b>[Response to Q4: I have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</b>  For example, water supply is a major issue and can only be exacerbated by proposed development options.

	<p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose residents propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care, particularly local care, has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.]</p> <p>[Response to Q5: but given the numerous constraints, these new proposals will not be able to deliver them.]</p> <p><b>[Response to Q6:</b> but we suggest some textual amendments</p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.]</p> <p>[Response to Q7: The policies identified are crucial – all options should be measured against them. But the list tabled is silent on incorporating Character Appraisals, which are vital to helping to create/sustain a sense of place.]</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO14964
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15014
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>

margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15062
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15085
<b>Full Name</b>	Tom Simmons
<b>Company / Organisation</b>	St William Homes LLP
<b>Position</b>	Development 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>St William are of the strong view that only growth options 2 and 3 should be considered as the New Local Plan is progressed.</p> <p>St William consider that a balanced approach would be to adopt growth option 2 until such time that a standardised calculation of objectively assessed housing need comes into effect at which point growth option 3 would take precedence.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15107
<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>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>As we explain in relation to the growth scenarios options put forward at paragraph 1.8 of the consultation document, we support the adoption of growth level Option 2, which is the 'Locally Assessed Need' figure. At paragraph 10.4.2 of the consultation document, the Council then offers a series of further options for the distribution of growth under each of the headline growth level options. Under Option 2, three options are put forward for the geographical distribution of growth. Further to our comments at paragraphs 3.2 and 3.3, our favoured Option under Option 2, is Option 2A. Of the three options, Option 2A takes the most balanced approach to development across the three main towns in the Borough and therefore offers the greatest opportunity to achieve sustainable and deliverable development.</li> <li>Notwithstanding our support for Growth Option 2, we would invite the Council to carefully consider the balance of growth proposed between Hemel Hempstead as the largest town in the Borough and to Berkhamsted and Tring respectively. As we explain above, in relying upon one location as part of a growth strategy, it is possible that the delivery of growth can be endangered, either by way of difficulties associated with the provision of infrastructure, or the market to support such growth.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15139
<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><b>No, as this option proposes some 1175 new homes at Tring which is disproportionate to the size of the settlement and would place an unreasonable pressure on local infrastructure, which is already at capacity.</b></p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15186
<b>Full Name</b>	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>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – it is wholly disproportionate to that allocated to other area of the Borough, given the relative size of the town. For Tring to be allocated 36% more houses than Berkhamsted (a much larger town) is, for example, grossly inequitable. The infrastructure needed to support such levels in Tring would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.</p>
Include files	
Number	Question 42
ID	LPIO15206
Full Name	Valerie Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p><b>Answer – NO</b></p> <p>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – it is wholly disproportionate to that allocated to other area of the Borough, given the relative size of the town. For Tring to be allocated 36% more houses than Berkhamsted (a much larger town) is, for example, grossly inequitable. The infrastructure needed to support such levels in Tring would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.</p>
Include files	
Number	Question 42
ID	LPIO15232
Full Name	Lynn and David Lovell
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>	No
<b>Your response - Please add your response here</b>	<p><u>Our preferred option:</u> taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents, including the prison population and new elderly residents at the McCarthy and Stone development.</p> <p><u>Our 2nd preferred option:</u> for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option:</u> if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
<b>Include files</b>	
<b>Number</b>	Question 42



<b>ID</b>	LPIO15291
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42: <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 yearsworth</b> of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty</li> </ul>

	<p>constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all of</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15341
<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>Q33 to Q45 I support the BRAG submission. Yet again the failure to provide an accurate base from which to proceed renders much of what follows suspect and in many parts misleading.</p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives,</li> </ul>

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

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

Include files	
Number	Question 42
ID	LPIO15390

Full Name	Sue Wolstenholme
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p>Standard <b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the</li> </ul>

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15452
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to</p>

pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15500
<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 reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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



- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15557
<b>Full Name</b>	Miss Tanya Assarat
<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 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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of</li> </ul>

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15606
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have</p>

	<p>also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
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<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15628
<b>Full Name</b>	Mrs Annette Compton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to inform that I object to all proposals except option B
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15672
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul>

	<ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15731
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15779
<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><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</b></p>

	<p>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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15826
<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>	No
<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>No – see Question 40</p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the</li> </ul>

	<p>rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15884
<b>Full Name</b>	D B Land and Planning
<b>Company / Organisation</b>	D B Land and Planning
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• DBLP does not support either option for delivering the levels of growth which are required in the Borough</li> <li>• In terms of releasing land from the green belt, case law in IM properties v Lichfield has already established that there is no test that green belt</li> </ul>



	<p>land is to be released as a “last resort”. Given that the need for green belt review is justified, there is need to consider the guidance in the Framework. Paragraph 84 requires the policy maker to consider the “consequences for sustainable development”. Given the support elsewhere for the SHMA figure, it remains to be seen how an approach which only provides either a limited level of housing in the green belt or none at all can be supported by the evidence base.</p> <ul style="list-style-type: none"> <li>• In Option 2A's, the consequences are stark in that there is no new development in the green belt, thus seriously impeding the Plan's ability to ensure the vitality of Markyate in respect of paragraph 55 of the Framework</li> <li>• In Option 2B's case, the proposed focus of development on a handful of locations green belt fails to consider the impact such a strategy has on sustainable development. This undermines the ability of Larger Villages in the green belt to accommodate modest levels of growth to support the vitality of settlements in accordance with paragraph 55 of the Framework. The evidence base for DBLP's site MY-3A (in the Arup Report) has identified that it is suitable to be released from the green belt</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15908
<b>Full Name</b>	Mrs Sue Yeomans
<b>Company / Organisation</b>	Chilterns Countryside 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>	We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15931
<b>Full Name</b>	James Pitt
<b>Company / Organisation</b>	Gleeson Developments Limited
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</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 Option 2A relates to a level of housing growth that meets the requirements of the SHMA, it is substantially below the new standard methodology figure for Dacorum (bearing in mind the Core Strategy, whilst adopted within the last 5 years, if effectively out of date as regards housing provision). Therefore Option 2 generally should be rejected in favour of Option 3 (see also our response to Question 16).</p> <p>Option 2A substantially ignores the housing needs of the three larger villages – even in scenarios that seek to accommodate the majority of development at the three main towns, it is inappropriate to make no provision at the larger villages, to sustain their growth and provide for local needs (including affordable housing needs) arising from those larger villages and (in the case of Bovingdon and Markyate at least) their dependent hinterlands.</p> <p>Whichever option is selected, Dacorum is facing a high housing delivery target, and in order to maximise the prospects for successful delivery, a wide choice of development sites in a wide variety of locations will be needed.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO15993
<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>	It is considered that the Option 2 growth level of 756 homes per year based on the latest SW Herts SHMA is a robust and evidenced figure. Whilst there needs to be greenfield allocations in the three main towns, this option fails to fully capitalise on the sustainability benefits of Hemel Hempstead as the main town in the District.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16083
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16138
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16197
<b>Full Name</b>	Stuart Mcgrory
<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>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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO16256
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><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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO16315
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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16377
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16425
<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><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16490
<b>Full Name</b>	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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO16515
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>...</p> <p><b>CCG response to question 42 full document attached to question 46</b></p> <p>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
Include files	
Number	Question 42
ID	LPIO16566
Full Name	Ian Emmas
Company / Organisation	
Position	
Agent Name	



Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>. This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>. No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>. Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16701
<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 do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough's many heritage assets.</p> <p>We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16735
<b>Full Name</b>	Martin Ephgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements, which also have a need for new homes</li> <li>• Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF</li> </ul> <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
<b>Include files</b>	

Number	Question 42
ID	LPIO16754
Full Name	Martin Ephgrave
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>No, for the reasons given in our response to question 39.copy below</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
Include files	
Number	Question 42
ID	LPIO16849
Full Name	Jon G. Wright Dawn Sanders
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As a member of the Grove Field Residents Association, I am in broad agreement with their conclusions.</p> <p>I would rule out, on the basis of over-development, Options 2A, 2B, and 2C.</p> <p><b>GFRA Response to Question 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to</p>

	Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO16917
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17005
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17062
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17119
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17254
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent</p>

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

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17310
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the</p>



	<p>target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17366
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO17418
<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 42 below (copy of full response attached to question 46)</p> <p><b>Question 42</b></p> <p><b><i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.</li> <li>Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> </ul>

- It has long been accepted that we need a new hospital for this area.

**Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17474
<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>	I believe you have already received the attached from planning consultants on behalf of the Grove Fields

	<p>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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17532
<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>...</p> <p><b>GFRA Response to Question 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17579
<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>

Berkhamsted Citizens Association response to question 42 below (copy of full response attached to question 46)

#### **Question 42**

***Is Option 2A your preferred option for delivering the growth needs of the Borough?***

**No**

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

#### **Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

	<p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography</li> <li>• The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17587
<b>Full Name</b>	Mr Garry Lilburn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>would like to register my objections to the strategic plans of building on any green belt areas within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Kings Langley as it was a village. I enjoyed that when you approached the village you came through green belt areas such as by the Hillside Farm and that when I went for a walk I had a short walk before I was in the countryside.</p> <p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village and will lose its character. Village life should be exactly that. Any proposals to increase the size of the village would make it like a small town rather than a village and this should be opposed.</p>

	<p>The joining up of areas i.e. using up green areas for building will lose Kings Langley's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p> <p>I would also state that building in Shendish is NOT Hemel Hempstead despite the postcode but is very much part of Kings Langley. Allowing Kings Langley to be swallowed up to Hemel Hempstead in this manner who be terrible for Kings Langley and particularly its character as a village.</p> <p>I also do not think that the arterial roads or services could cope with such developments but I appreciate that this may not hold sway with your design making. I do however think that making the severely congested roads even more congested would affect the character of the village. To have a High Street completely blocked by traffic queuing to join the M25 or queuing to enter the village High Street from the M25 will ruin the character too: eating/drinking in the High Street will be very unpopular and the sense that the High Street is the centre of the village will be eroded if it cannot be reached due to weight of traffic twice a day.</p> <p>In summary, I object to building in Kings Langley and favour the options of increasing the Dacorum towns but not to the detriment of neighbouring villages.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17639
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17655
<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>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p><b>Growth Options</b></p> <p><b>Not GB</b></p> <p><b>GB</b></p> <p>1A &amp; 1B 200</p> <p>1C 200 160</p> <p>2A &amp; 2B 200</p> <p>2C 200 160</p> <p>3 200 600</p> <p>Keymer Cavendish <span style="float: right;">400 – see</span>  <b><i>Appendix 5 (Appendix attached to Q46 - LPIO17659)</i></b></p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17713
<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



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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO17762
Full Name	Diana Woodward
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 42 below - full document attached to Question 46</p> <p><b><i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)(copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for</li> </ul>

this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,***

***or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17818
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17876
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO17934

Full Name	Dave Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO17981
Full Name	Mr Michael Burbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The figures contained in this document do not state the current number of houses in each of the sites so that an assessment of the relative impact of each of the options can be made by someone who is not an expert.</p> <p>I am not sure if this is deliberate but it is a serious omission. I think that Tring has 12,000 people so at 3 people a house this is 4000 houses. The plans in Option 2a to build more than 2100 houses and increase the population by 40-50% or more would have a significant impact on the character of the town which is contrary to the aims of the plan and significant impact on the town centre and the infrastructure. These impacts are not catered for in the plan which expects minor impacts on transport, leisure and sports infrastructure and on the town centre. This is clearly not the case.</p> <p>Both primary and secondary school provision would be impacted with no answers for secondary schools provided in the plan.</p>
Include files	
Number	Question 42

<b>ID</b>	LPIO18043
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18114
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO18171
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18228
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18282
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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



	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18341
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18366
<b>Full Name</b>	Plato Property Investments LLP
<b>Company / Organisation</b>	Plato Property Investments LLP
<b>Position</b>	C/O Aitchison Rafferty
<b>Agent Name</b>	
<b>Company / Organisation</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 Statement has been prepared to respond to the questions set out in the Issues and Options Consultation published by the Council in November 2017. It is submitted on behalf of Plato Property investments LLP in respect of a site located to the south east of the Mini dealership at London Road, Cow Roast HP23 5RE.</p> <p>This Statement should be read along with the Planning Statement attached at <b>Appendix 1 (see Q 46 for</b></p>

**attachment)** which sets out the detailed planning case in support of the allocation of the site for housing in the emerging Local Plan.

In summary, we consider that:

- It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements in the Borough, which also have a need for new homes
- Growth options 1A to 2B are unacceptable as they do not propose any new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "*Planning Policies should support economic growth in rural areas...*"
- The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy

No, for the reasons given in our response to question 39. (copy below)

No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.

Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18509
<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>	<b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i> <b>No</b>

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18556
<b>Full Name</b>	Mrs Juliet Chodzko

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green</li> </ul>

	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18602
<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><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group)</b></p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the</p>

	<p>CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18648
<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>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it’s pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options)</li> </ul>

and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).

- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

	<p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18695
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given</p>



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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18741
<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>Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18787
<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>	No
<b>Your response - Please add your response here</b>	<p><b><i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p>

### **No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
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- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.

	<ul style="list-style-type: none"> <li>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18836
<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><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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18883
<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>	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be</p>



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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development

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

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

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

**Include files**

<b>Number</b>	Question 42
<b>ID</b>	LPIO18928
<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>	<b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b>

...

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO18952
<b>Full Name</b>	Rupert Symmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 42
<b>ID</b>	LPIO19007
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19070
<b>Full Name</b>	Barbara Gainsley
<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 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>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it’s pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC’s policies to respect our industrial heritage and to promote tourism.</li> <li>Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.</li> <li>Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>It has long been accepted that we need a new hospital for this area.</li> </ul> <p><b>Question 5</b></p> <p><b><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></b></p>

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

#### **Question 8**

***Do you agree with the proposed broad approach to distributing new development?***

**No**

- Agree with the proposed approach – especially that Berkhamsted should continue to meet the qualities identified in Q5. Unfortunately, the options identified in section 10 fail to do this.
- The current approach is proving incompatible with preserving the character of our market towns and Berkhamsted in particular which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. Infrastructure always lags development and in some instances, such as road improvements to ease congestion, cannot be achieved given existing topographic constraints.
- The current allocation methodology also ignores "spill over effects" into neighbouring areas such as vehicle usage from LA3 into Berkhamsted. Planned development should not be a proportional arithmetic exercise when it comes to distribution.

	<ul style="list-style-type: none"> <li>• This matching of infrastructure and development would appear to be only achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.</li> <li>• More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</li> <li>• We will have achieved target by 2020 – so we are ahead of our build rate – want us to continue at 73 pa rather than 47</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19127
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19186
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19243
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19300
<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</p>



	<p>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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19354
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the</p>

new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19404
<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 Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply</p>

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

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19450
<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>	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.

#### Question 42

***Is Option 2A your preferred option for delivering the growth needs of the Borough?***

- **No**
- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below

#### Question 4

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible

	<p>to improve Berkhamsted's transport system with our topography.</p> <ul style="list-style-type: none"> <li>• The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19505
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19562
<b>Full Name</b>	Kevin Cullen
<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>Please refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO19620
Full Name	Mark Lawson and Sharon Wilkie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
Include files	
Number	Question 42
ID	LPIO19676
Full Name	Vivienne Inmonger
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 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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19735
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19789
<b>Full Name</b>	Ben Barth
<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>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 42</b></p> <p><b><i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (Copy Below)</li> <li>• <b>Question 4</b></li> </ul> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>• Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.</li> <li>• Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>• It has long been accepted that we need a new hospital for this area.</li> </ul> <p><b>Question 5</b></p>

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography.
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19858
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19942
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO19999
<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</p>

	<p>on Green belt land and without the appropriate supporting infrastructure..</p> <p><b>GFRA Response to Question 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20056
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20113
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20171
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20228
<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>	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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20276
<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>	<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20331
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20389
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42

<b>ID</b>	LPIO20437
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the</li> </ul>

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20499
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20546
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once</li> </ul>

it is full it is full and adding extra just makes for one almighty mess.

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

COPY BRAG Q 4 to 7 -

**BRAG response to Question 4 (please note full document is attached to Q46)**

**Question 4** *Do you agree with the suggested vision for the Borough?*

**No**

- The vision is far removed from reality. To be credible they should stand a realistic chance of being achievable. The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements – just the opposite. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had very little impact on the realities of travelling to the hospital).
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- To suggest that the character of our market towns will be preserved with the escalating housing targets envisaged is laughable. The topography of many of our towns and villages make some of the aspirations in relation to pedestrians and cyclists unachievable
- Elderly care has been omitted from the vision, as has mental health
- There is no recognition of the benefits of increased cultural provision in the Borough

**BRAG response to Question 5 (please note full document is attached to Q46)**

**Question 5** *Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?*

**Yes**

- Unfortunately nothing in this consultation convinces BRAG that they will continue to be reflected in the new Local plan

**BRAG response to Question 6 (please note full document is attached to Q46)**

**Question 6** *Do you agree with the suggested objectives for the new Local Plan?*

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. Planners need to demonstrate that they are ‘Living the Vision’ – or accept that it is entirely unrealistic and be honest with the local population

**BRAG response to Question 7 (please note full document is attached to Q46)**

**Question 7** *Do you agree with the proposed policy coverage of the new Local Plan?*

**Yes**

- Policies identified are crucial – all options should be measured against them

Berkhamsted Citizens response

***Is Option 2A your preferred option for delivering the growth needs of the Borough?***

**No**

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

**Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it’s pie in the sky**

- The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,***

*or the wider countryside?*

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

**Include files**

**Number**

Question 42

<b>ID</b>	LPIO20593
<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>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum</li> <li>Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>It has long been accepted that we need a new hospital for this area</li> </ul> <p><b><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should</i></b></p>



*continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?*

Yes, but this new plan does not, and the proposals will not deliver!

**Question 6**

*Do you agree with the suggested objectives for the new Local Plan?*

Yes

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of *adequate* new infrastructure with development

**Question 7**

*Do you agree with the proposed policy coverage of the new Local Plan?*

Yes

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20665
<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 42, full document attached to question 46</b></p>

	As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20721
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20769
<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>See the response to Q40. The level of housing need in Option 2 exceeds the capacity of Hemel Hempstead and, therefore Dacorum, to absorb the proposed growth.</p>

	[Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20817
<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>	
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20863
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10</b></li> </ul>

	<p><b>years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20887
<b>Full Name</b>	Mrs. Sue 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>	I welcome the opportunity to contribute to the Dacorum Borough Council's (DBC) consultation on Issues & Options Local Plan to 2036 and request that my

	<p>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>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20939
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus</p>

	<p>development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO20994
<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>Q42 to Q45(2A,B,C,3.)BRAG</p>

**BRAG response to Question 42 (please note full document is attached to Q46)**

**Question 42** *Is Option 2A your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Berkhamsted Town Council response**

	<p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21079
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21144
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>



<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21173
<b>Full Name</b>	St Albans Diocesan Board of Finance
<b>Company / Organisation</b>	St Albans Diocesan Board of Finance
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• SADBDF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities</li> <li>• SADBDF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21220
<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 42, 43,44</b> <i>Is Option 2A, 2B, 2C your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10</b></li> </ul>

**years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21267
<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 Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring and Berkhamsted with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p> <p>Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.</p> <p>Policy L5: Developments which detract from the Chilterns' special character should be resisted.</p> <p>Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.</p> <p>Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.</p>

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

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

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <http://www.chilterns.org/development/development-impacts.html>. It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.
- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of

	Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilterns.org/conservation/bringingdevelopmenttotheforefront">http://www.chilterns.org/conservation/bringingdevelopmenttotheforefront</a>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21291
<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>	I strongly support the Chiltern Countryside Group's submission regarding the Green Belt and AONB (below) We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21343
<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>	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>B</b> <b>BRAG response to Question 42 (please note full document is attached to Q46)</b> <b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> </ul>

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21389
<b>Full Name</b>	Helen Kington

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>B</b></p> <p><b>BRAG response to Question 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> </ul>

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21432
<b>Full Name</b>	Mr R Smith and Mr A Lyell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements, also with a level of growth at larger villages to support sustainable growth at these locations too</p> <p>1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21452
<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>	Yes
<b>Your response - Please add your response here</b>	<p><b>Q.41-45 Yes in each case and add comments below.</b></p> <p>40. Rather than answer questions 39-45 separately, we will provide an overall assessment of the options and present our consideration below</p> <p>41. We strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement. These 4 options also favour the significant expansion of Berkhamsted as a town, which we strongly support.</p> <p>42. The site at Spring Garden Lane is designated as Green Belt, but is a suitable and sustainable location for the development of a specialist residential care home. Should any of the 4 options specified above be preferred, this site could contribute to meeting the housing needs of Berkhamsted by providing a high quality residential care facility. Registered care provision falls within a C2 use class; with households who live in care homes counted as part of the institutional rather than the household population. As such provision of residential care provision is treated in the analysis of housing need separately in the SHMA from that for C3 dwellings (SHMA 2016). However the provision of a high quality care facility will assist in the release of C3 properties across the borough to house couples and families</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21468
<b>Full Name</b>	Audley Court 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>	<p><b>Q.41-45 Yes in each case</b></p> <p>45. We do however strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options favour the significant expansion of Berkhamsted as a town, and also these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement.</p> <p>46. We consider the site at Bank Mill Lane to be a logical expansion of Berkhamsted as a town and that land designated as Green Belt will need to be released for residential development in order to provide sufficient and suitable land to meet the growing needs of the borough for all types of development. We therefore do not consider that options 1A and 1B realistically reflect</p>

	<p>this requirement. We also consider that Berkhamsted requires additional infrastructure, residential development and service provisions in order for it to maintain its current status as a sustainable and vibrant market town</p> <p>47. Should any of the 4 options specified above be preferred and the site at Bank Mill Lane released from the Green Belt for allocation in the Local Plan, the site could provide a high quality Care This will assist in the adequate provision of elderly care accommodation, and also contribute to meeting the housing needs of Berkhamsted and the Dacorum Borough as a whole, responding to paragraph 182 in the Framework that requires local plans to be based on proportionate evidence.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21480
<b>Full Name</b>	Luton Airport
<b>Company / Organisation</b>	Luton Airport
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</b></p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p> <p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Lnight contour.</p> <p>(for noise contour maps see attached document )</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially significantly, the number of residential dwellings within, or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p>

	<p>The Government's Aviation Policy Framework 2013 states "The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise". The Framework goes on to state: "We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.</p>
<b>Include files</b>	<a href="#">Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reprs.pdf</a>
<b>Number</b>	Question 42
<b>ID</b>	LPIO21506
<b>Full Name</b>	Hightown Housing Association
<b>Company / Organisation</b>	Hightown Housing 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><b>Question 42 Is Option 2A your preferred option for delivering the growth needs of the Borough?</b></p> <p>No.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21569
<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 42 (please note full document is attached to Q46)</b></p> <p><b>Question 42</b> <i>Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The</li> </ul>

	reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21626
<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 42, full document attached to question 46</b></p> <p>As per the discussion in relation to Option 1A the distribution of housing in this instance is considered to provide a wholly unreasonable over prescription to Berkhamsted and Tring with regard to housing numbers and significantly underserve the market place available to Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21699
<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 suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with</li> </ul>

	a distribution focussing on the three main settlements.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21726
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

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

BRAG response

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>																
<b>Include files</b>																	
<b>Number</b>	Question 42																
<b>ID</b>	LPIO21838																
<b>Full Name</b>	W Lamb Ltd																
<b>Company / Organisation</b>	W Lamb 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>	<ul style="list-style-type: none"> <li>See response to Question 44 as follows</li> <li>It is generally agreed that new housing growth should be spread across the Borough to ensure local needs are met, but with a greater focus of development at the three towns, in particular Hemel Hempstead. Option 2C is the sub-option which most closely aligns with this, however queries are raised as to how the figures proposed for each settlement have been derived for each sub-option, as summarised in Table 2.</li> </ul> <p><i>Table 2 – Summary of Dacorum’s proposed housing distribution under Growth Option 2</i></p> <table border="1"> <thead> <tr> <th><b>Settlement</b></th> <th><b>Identified Housing Capacity</b></th> </tr> </thead> <tbody> <tr> <td><b>Option 2A</b></td> <td></td> </tr> <tr> <td><b>Option 2B</b></td> <td></td> </tr> <tr> <td><b>Option 2C</b></td> <td></td> </tr> <tr> <td>Hemel Hempstead</td> <td>8,900</td> </tr> <tr> <td></td> <td>3,675</td> </tr> <tr> <td></td> <td>4,150</td> </tr> <tr> <td></td> <td>3,450</td> </tr> </tbody> </table>	<b>Settlement</b>	<b>Identified Housing Capacity</b>	<b>Option 2A</b>		<b>Option 2B</b>		<b>Option 2C</b>		Hemel Hempstead	8,900		3,675		4,150		3,450
<b>Settlement</b>	<b>Identified Housing Capacity</b>																
<b>Option 2A</b>																	
<b>Option 2B</b>																	
<b>Option 2C</b>																	
Hemel Hempstead	8,900																
	3,675																
	4,150																
	3,450																



Berkhamsted
600
1,175
1,350
1,000
Tring
500
1,600
1,350
1,000
Bovingdon
90
130
-
360
Kings Langley
50
-
-
380
Markyate
200
-
-
160
Rest of Borough
600
-
-
155
Sub-total
10,940
6,580
6,850
6,505
Total (incl. identified housing capacity)
17,520
17,790
17,445

Whilst the figures above appear at first glance to broadly reflect the three main options for distributing growth identified in the Issues and Options document (as listed at para. 10.3.1), there is no explanation in the supporting text or evidence base as to how each of the figures has been derived for each settlement. For instance, if Option 2B is supposed to reflect a greater focus of development at Hemel Hempstead, why is the level of growth for Berkhamsted greater than Option 2A, which proposes

to focus growth at all three towns (i.e. Hemel Hempstead, Berkhamsted and Tring)?

For the reasons discussed in response to Question 16, it is also considered that the Council should be pursuing a growth option based on a minimum OAN of 800 homes per year. Over the period 2013 – 2036, this takes the OAN from 17,388 dwellings to a minimum of 18,400 dwellings, which equates to an additional 1,012 dwellings. This needs to be reflected in the Council's selected preferred growth strategy accordingly

In order for the new Local Plan to ultimately be found sound, the proposed spatial strategy must be justified in terms of the level of housing growth that is reasonably expected to be accommodated at each settlement. As has been highlighted elsewhere in these representations, Hemel Hempstead should continue to be the focus for housing development within the Borough given its sustainability credentials, and provide sufficient new homes as well as unmet need from neighbouring authorities where required. This is essential to secure the necessary continuing investment and regeneration of the town, as envisaged in the emerging Local Plan

The Housing White Paper (2017) emphasised the Government's desire for local authorities to focus development and increase development density around public transport hubs. As detailed in paragraph 3.4.4 of the draft Settlement Hierarchy Study (2017), Hemel Hempstead (alongside Watford and St Albans) falls within the Hertfordshire LEP's M1/M25 Growth Area Forum, one of three identified growth areas defined around principal road and rail corridors in the county.

The need for re-investment in Hertfordshire's New Towns, including Hemel Hempstead, is also recognised in the LEP's latest Strategic Economic Plan: 2017-2030 (July 2017), which also emphasises the importance of focussing growth and higher density development around railway hubs, stating that:

*"Re-investment in the New Towns needs an active development process. It also needs new and more creative thinking with higher density solutions, recognising the particular opportunities linked to railway hubs within the three growth corridors. Hertfordshire's New Towns are well located in these terms (p.33)"*

Hemel Hempstead is also less constrained than many of the other settlements in the Borough, for example by the Chilterns AONB, which should be afforded the highest status of protection in accordance with NPPF para. 115.

Whilst it is agreed that all main settlements within the Borough should accommodate some new housing in order to meet local needs, it is therefore considered that Hemel Hempstead should be the main focus for growth and new housing development.

As highlighted in response to Question 9, it is therefore essential that a robust methodology is followed for the Council's Green Belt Assessment, to ensure that the Council's growth strategy is able to appropriately

	consider all options for growth and help ensure that growth is sustainable.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21863
<b>Full Name</b>	Fairfax Acquisitions Limited
<b>Company / Organisation</b>	Fairfax Classical Properties Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Tim Rodway
<b>Company / 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>Option 2</b> (about 756 homes a year or 17,388 over the 2013-36 Plan period):  The provision of 756 dpa would meet the OAHN currently identified for the Borough, and therefore this could offer a positive effect, but this is dependent on the update to the OAHN, which will take place before the Local Plan is published.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21908
<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>	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 .  Berkhamsted Residents Action Group response:

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

<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21977
<b>Full Name</b>	Thomas and Margaret Ritchie

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No, we have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</p> <p>For example, water supply, waste water management, power supply, health facilities, highway constraints, and secondary education are all major issues which can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p>Yes, but these new proposals will not be able to deliver them.</p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes, but we suggest some textual amendments</p> <p>The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p>

	Yes The policies identified are crucial – all options should be measured against them
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO21984
<b>Full Name</b>	Waterside Way
<b>Company / Organisation</b>	Waterside Way Sustainable Planning Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Stephen Harris
<b>Company / Organisation</b>	Emery Planning Partnership
<b>Position</b>	Senior Consultant
<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>• Section 10.4 sets out a detailed commentary of each option. Questions 39 to 46 then asks for views on each option</li> <li>• As we consider at this stage that Option 2 is the most appropriate we focus our comments on Options 2A, 2B and 2C</li> <li>• We consider that Option 2C is the least preferred as it loses focus on the three main towns which are the most sustainable options for growth.</li> <li>• With regard to the other options we consider that a higher level of development can be accommodated at Tring as it is self-contained in that it has all the necessary shops, services and facilities for its residents and it does not depend on Hemel Hempstead or surrounding settlements for education, health, shopping or leisure. Therefore it is considered that Tring does have the potential for additional development and could meet the needs under Option 2A. This would accord with the existing settlement hierarchy and therefore should be proceeded with. Whilst we see merit in Option 2B for similar reasons to 2A, a greater concentration of houses to be delivered at Hemel Hempstead will in our view make delivering the overall requirement harder.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22055
<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>	<p>The following answer is in response the three questions 42,43,44.</p> <p>The proposed housing requirement under Option 2 of 756 dwellings per annum is more realistic than Option 1, however, a number of data sources are out of date and it is known that should the SHMA be updated it is likely that the dwelling requirement would be higher. Further, there is concern that affordability and the ability to deliver the affordable housing needed per annum cannot be achieved with this mid figure. As such, it is difficult to support any of these options fully.</p> <p>Nevertheless, these options do at least accept the likelihood that Hemel Hempstead, Tring and Berkhamsted are all likely to expand to an extent that requires the release of significant Green Belt land. It is welcomed that the Council has addressed this in the Issues and Options document and its Stage 1 and Stage 2 Green Belt Assessments.</p> <p>Of the three Option 2 scenarios, Gallagher Estates consider Option 2A to be most appropriate, although our opinion is that some expansion to villages should not be discounted by the Council as this will assist to maximise housing delivery within the Borough.</p> <p>As mentioned above, there is little justification for a disproportionate concentration of expansion around Hemel Hempstead. Green Belt release must take into account not only the location of sites relative to the Borough's largest settlement, but also the extent to which they contribute to the purposes of the Green Belt, their landscape sensitivity and other constraints. Indeed, focusing growth in one location will limit the ability to deliver a significant amount of completions, due to potential saturation due to limited variety of new homes being built.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22111
<b>Full Name</b>	Crest Nicholson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Sarah Moorhouse
<b>Company / Organisation</b>	Lichfields
<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 Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov 2017) document by Lichfields on behalf of Crest Nicholson Chiltern.</p>
<b>Include files</b>	<a href="#">Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Reprs (13.12.17).PDF</a>

<b>Number</b>	Question 42
<b>ID</b>	LPIO22156
<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 42
<b>ID</b>	LPIO22200
<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 42
<b>ID</b>	LPIO22244
<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 42
<b>ID</b>	LPIO22424
<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>	It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22435
<b>Full Name</b>	Mr & Mrs J Godfrey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Mr &amp; Mrs Godfrey:</b></p> <p>As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:</p> <ul style="list-style-type: none"> <li>• The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below).</li> <li>• Hemel is the only town where infrastructure is available and can be properly planned</li> <li>• As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)".</li> <li>• In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope.</li> <li>• All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per</li> </ul>

annum, should not have been included as your document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in

- Option 1A “Focussed on Three Towns” showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and
- Option 1C “Spread More Evenly Across the Borough” with a significant reduction in Hemel (8900 with 0 Green Belt) and significant increases in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not “Spread More Evenly” in Option 1C – it should have been re-titled as “Focussed on Two Market Towns & Settlements” and from their inclusion had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers’ proposals of “Call for Sites” and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum’s Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders’ merchants are seeing lead times lengthen.” With an estimated 80% of new homes using bricks within their construction plus a known existing construction labour shortage DBC should be basing house-building on long term

	<p>achievability and not panicked by developers into making early release of Green Belt based on dubious house-building growth projections.</p> <ul style="list-style-type: none"> <li>Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.</li> </ul> <p>the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22443
<b>Full Name</b>	Mr Richard Collins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22448
<b>Full Name</b>	Ashleigh Michnowiec
<b>Company / Organisation</b>	Harrow Estates plc
<b>Position</b>	
<b>Agent Name</b>	Mrs Sam Ryan
<b>Company / Organisation</b>	Turley Estates
<b>Position</b>	Director

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>In allocating sites to accommodate that development, the local plan should follow a spatial pattern of growth that directs the majority of new housing to the three larger settlements of Hemel Hempstead, Berkhamsted and Tring; that option is best aligned to support the three elements of sustainable development and ensure that local housing needs in each settlement are met.</p> <p>In combination, therefore, Harrow Estates give qualified support to spatial Option 2A, while also strongly advocating that the council explores opportunities to increase the scale of housing growth in accordance with growth Option 3.</p> <p>The Core Strategy DPD was adopted in September 2013. It sets out a housing requirement for the borough of 430 dwellings per annum. In adopting the plan, the council accepted that the housing requirement did not meet the Full Objectively Assessed Need (FOAN) for housing across the borough. In the circumstances, it committed to carrying out an early review of the plan to address that specific issue; this is explicitly set out at paragraph 29.8 of the plan:</p> <p><i>The Council is committed to a partial review of the Core Strategy (i.e. after completion of the Site Allocations and Development Management DPDs). Evidence gathering will begin in 2013. The purpose of the review is to reconsider housing need and investigate ways of meeting that need more fully.</i></p> <p>The Site Allocations and Development Management DPD was subsequently prepared and adopted in accordance with the Core Strategy (July 2017) that was also done in the context of progressing a new comprehensive Local Plan as soon as possible.</p> <p>The existing development plan documents provide some useful context to the emerging Local Plan, but do not preclude exploration of alternative strategies and options to accommodate the development that the borough needs; this is particularly relevant to meeting the FOAN which necessitates a review of Green Belt boundaries.</p> <p>The Issues and Options consultation was published in November 2017 as the first stage in preparation of a new borough-wide local plan.</p> <p>The document and its supporting evidence base examines a variety of growth and spatial options to accommodate the development that the borough needs to 2036. In doing so, it clearly demonstrates that exceptional circumstances exist to justify amendments to the Green Belt boundary and provide additional land for development</p> <p>A range of spatial options are identified, including focussing development on the three towns of Hemel Hempstead, Berkhamsted and Tring which each contain a full range of services (spatial Option A).</p> <p>Harrow Estates plc considers that Spatial Option A and growth Option 3 are most closely aligned to meeting the overall objectives for the emerging local plan to:</p>

	<ul style="list-style-type: none"> <li>• Deliver sustainable patterns of development in those locations that are most accessible and contain a wide range of services</li> <li>• Strengthen economic prosperity by supporting new and existing employment</li> <li>• Ensure that both the quantum, and range and quality of new housing meets the needs of the borough for both market and affordable accommodation</li> <li>• Protect the environment by protecting and enhancing the distractive landscape and historic character of the borough; and</li> <li>• Ensure that development contributes to local and strategic infrastructure requirements</li> </ul> <p>As set out in response to Q33 it is not considered that Option 2 will provide for the full OAN across the authority. It cannot therefore be considered to be justified or based on robust evidence.</p> <p>Harrow Estates plc consider that a spatial pattern reflective of Option 2A, but subject to a higher overall housing requirement consistent with Option 3, represents the most appropriate solution for the borough (see also response to Q16, 37, 39-46 and the accompanying Turley Local Needs Assessment)</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22476
<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>	<p><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></p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22523
<b>Full Name</b>	Mr & Mrs Lisa-Lotte & Henrik Hansen
<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>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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 yearsworth</b> of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to</li> </ul>

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22573
<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22592
<b>Full Name</b>	Berkhamsted Schools Group
<b>Company / Organisation</b>	The Berkhamsted Schools Group
<b>Position</b>	
<b>Agent Name</b>	Kevin Rolfe
<b>Company / Organisation</b>	Aitchison Raffety
<b>Position</b>	Group Director, Development & Planning
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	We would support the level of growth proposed for Berkhamsted (should the higher government figure not be introduced). The level of growth for Berkhamsted is broadly the same for Options 1C, 2A, 2B, and 2C.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22643
<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>	
<b>Your Opinion - Please state your opinion here</b>	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:</b></p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p>
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22720
<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
Your response - Please add your response here	<p><b><i>Question 42 – Is Option 2A your preferred option for delivering the growth needs of the Borough?</i></b></p> <p>Please see response to Question 38.</p> <p><b><i>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</i></b></p> <p><b><u>Preferred Options for Delivering Growth</u></b></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services</p>



	and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.
<b>Include files</b>	
<b>Number</b>	Question 42
<b>ID</b>	LPIO22829
<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>	As previously indicated, any of the Options 2 will place unrealistic demands upon the transport and other infrastructure
<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>588</b>
Filtered Respondents	<b>568</b>
Questions	<p><b>Question 43</b></p> <p><b>Is Option 2B your preferred option for delivering the growth needs of the Borough?</b></p> <p><b>Yes / No</b></p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764279-QUESTION-43</b>
Pivot	<i>(none)</i>
Document Name	Question 43 - Summary Report
Created on	2019-04-23 10:51:56
Created by	Strategic Planning Admin

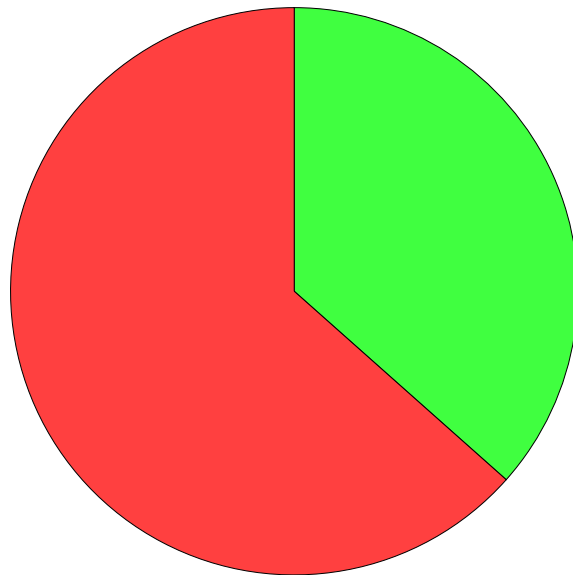
Your Opinion

Question responses: **588 (100.00%)**

Question 43

Is Option 2B your preferred option for delivering the growth needs of the Borough?

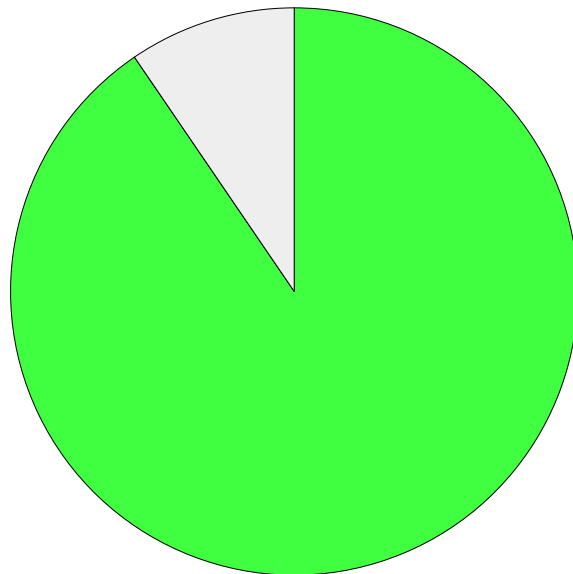
Yes / No



	% Total	% Answer	Count
Yes	36.56%	36.56%	215
No	63.44%	63.44%	373
Total	100.00%	100.00%	588

Responses

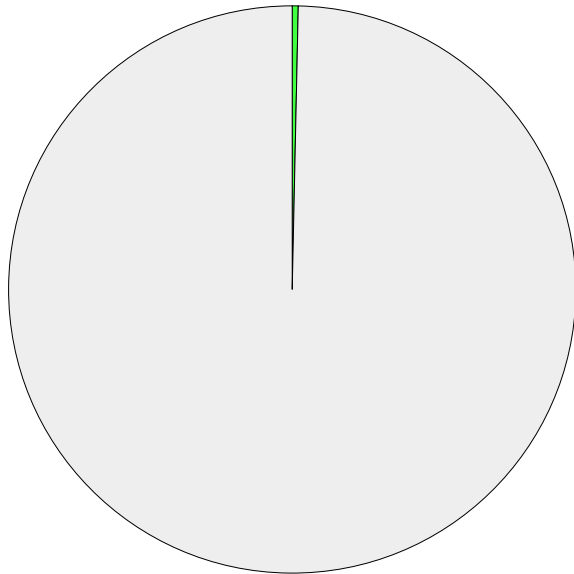
Question responses: **532 (90.48%)**



	% Total	% Answer	Count
Responses	90.48%	100.00%	532
No Response	9.52%	--	56
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>588</b>

## Supporting evidence

Question responses: 2 (0.34%)



	% Total	% Answer	Count
■ Responses with File(s) Uploaded	0.34%	100.00%	2
■ Responses with No Uploads	99.66%	--	586
Total	100.00%	100.00%	588

## Issues and Options All Responses to Question 43

<b>Number</b>	Question 43
<b>ID</b>	LPIO307
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO357
<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>	It is unclear to me whether option 2 is in addition to the implementation of option 1. However I would object because it does mean an incursion into Green belt. As in my other responses, sharing the burden of expansion across all of Dacorum is preferable.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO402
<b>Full Name</b>	Ms Penny Gore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 remotely acceptable.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO476
<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 43
<b>ID</b>	LPIO601
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO695
<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>	No I do not support option 2B - My preference is for the 1A proposal in preference to all other options as it seems the the most balanced option with the fairest distribution of new homes.  2B seems disproportionate for Tring and in indeed the whole of Dacorum. The scale of overall growth 27.2%, cannot be supported by the proposed infrastructure improvements.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO785
<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>	I prefer Option 1A
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO897
<b>Full Name</b>	Mr Ian 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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO916
<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>	As stated in previous answers I do not want any developments in Kings Langley or on Shendish Manor either. My main reasons being: <ul style="list-style-type: none"> <li>- Pollution</li> <li>- Impact on traffic and congestion on the village and residents</li> <li>- It will destroy the ethos and character of the village</li> <li>- Impact on Watford General Hospital (to facilitate all extra residents of the development. Watford General's current CQC result is requires improvement, this can only get worse with all the extra patients it will incur as a result of these developments)</li> <li>- Wildlife and countryside will be destroyed</li> <li>- Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have t go somewhere</li> <li>- I want my children to be able to have the same childhood I had, growing up around fields and woodlands with animals around them, not cars, pollution and traffic and congestion.</li> <li>- Impact on the roads with all the extra vehicles</li> </ul>
<b>Include files</b>	



<b>Number</b>	Question 43
<b>ID</b>	LPIO1056
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1125
<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>	Such development is not sustainable for Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. Berkhamsted already has a population in excess of 20,000 with some 8,500 dwellings. There is already an obligation on Berkhamsted to build 600 new homes, this further increase would amount to a 14% growth rate.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1165
<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>	My preferred option is 1A. This option uses too much green belt land in Tring and Berkhamsted
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1232

<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 43
<b>ID</b>	LPIO1316
<b>Full Name</b>	Mrs Alison Cadge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO1346
<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>	Although I think greater focused should be in Hemel Hempstead, there is no need to develop anywhere else. This option suggests building elsewhere also.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1421
<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>	Kings Langley cannot support this level of development. Road, rail, school, doctors, congestion, No building on Green Belt land when brown field sites are available
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1466
<b>Full Name</b>	Mr Brian Rook
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 growth numbers within option 2 and option 3 are excessive and are incompatible with the objectives of the Core Strategy
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1518
<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>	Not necessary
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1554
<b>Full Name</b>	MR PETER SUMMERFIELD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO1591

<b>Full Name</b>	Linda Hattersley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO1646
<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>	Over-development of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1647
<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>	Over-development of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1834
<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 43
<b>ID</b>	LPIO1866
<b>Full Name</b>	Mr Adam 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>	This level of expansion of Hemel would greatly increase the chances of the town's sprawl consuming neighbouring smaller settlements such as Kings Langley, placing strain on their infrastructures even if they themselves are not greatly expanded.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1907
<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>	See previous responses, especially to question 39
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1933
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1953
<b>Full Name</b>	Mrs Lesley Drake
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 lived in Berkhamsted for 40 plus years and have personal experience of the issues arising from the level of development over those years; development which has accelerated recently. In particular the wait for a doctor appointment, overcrowding on peak time trains, inability to park in the town, time required to travel through town due to weight of traffic, traffic congestion in side roads etc. etc.</p> <p>The Berkhamsted infrastructure is struggling and I believe that development in Berkhamsted should be limited to the current commitment and no more.</p> <p>Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1968
<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>	Vastly too much development in general and totally, horrifically unacceptable amount on Green Belt farmland. (please also see comments on questions 4, 33, 45 & 46 for detailed reasons).
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO1990
<b>Full Name</b>	Mrs Katie Garner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO1994
<b>Full Name</b>	Mr Barry 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>	This is the fairest assessment of the needs of the area in general
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2089
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2151
<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>	It impacts too heavily on the green belt which needs to be protected to ensure quality of life, health, environment and continuing community spirit. Tring and Berkhamsted have already taken their fare share of development and the infrastructure cannot take any more without severely affecting their character.
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO2183
<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>	This would represent massive over development of Tring and Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. No consideration has been given to recent build against targets and local impact given different topographies and inadequate supporting infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2190
<b>Full Name</b>	Mr Simon Ware
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Goes against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2232
<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>	I believe this is too high a level of development for the Borough and also excessive development for Hemel Hempstead which should be more evenly across the 3 towns with employment opportunities accordingly.
<b>Include files</b>	
<b>Number</b>	Question 43



<b>ID</b>	LPIO2268
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2293
<b>Full Name</b>	Mr Austen Constable
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO2330
<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>	Destroys too much greenbelt. Kings Langley has a village infrastructure with narrow roads. Would be difficult to address the issues that would arise.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2357
<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>	It is simply unacceptable to build so many homes in Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2390
<b>Full Name</b>	Mr Tom Bloch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO2392
<b>Full Name</b>	Mrs Corran 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>Its already a nightmare driving through Hemel at peak times. Ive lived in the area over 20 years and the road congestion has noticeably worsened over the last 2 years. The town will seize up if we keep adding homes. Also, why should Hemel carry the burden of extra housing, while all the "premium" towns such as Berko and St Albans get to protect themselves?</p> <p>Parts of Hemel do need redevelopment and selective investment in the town would be good. The obvious choice to redevelop Hemel would be to demolish all the low grade shops that spread north of the Marlowes and put some nice flats/leisure facilities in that area to invigorate the town.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2467
<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>	Meeting government targets is one thing, but building more properties than requested which will change our local area forever is nonsensical. The challenge of accommodating the government target is large enough, given the changes for infrastructure etc that will be needed. Given that we will have to do this as a minimum, let's get this target number achieved, done well, with suitable facilities and infrastructure before increasing the minimum requirement, and making a poor job of it, affecting existing and new residents.  I am against this option whether just in Hemel, the towns or the villages.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2496
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2508
<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 43
<b>ID</b>	LPIO2568
<b>Full Name</b>	Mr Kevin Kelly
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 Q39
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2622
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2636
<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>	Option 1A is best
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2768
<b>Full Name</b>	Mr Michael Guy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO2823
<b>Full Name</b>	mr Mario yiannopoulos
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	With no local infrastructure improvement plans first - further development of Bovingdon is not sustainable from any perspective
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2899
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required</li> </ul>

	<p>by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2994
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO2995
<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>	No

<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3017
<b>Full Name</b>	Mr Paul Stanbridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Option 2.B would produce too much pressure on Green Belt land and the struggling, present day, infrastructure (water, sewerage, roads etc..).
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3033
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3042
<b>Full Name</b>	Ms Evelina Furmanek
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 government's draft figure should be worked towards. Proposals to build more in our villages on greenbelt are unacceptable and not what the residents want.</p> <p>Greenbelt cannot be built on except in exceptional circumstances, the governments draft figure is fine hence there are no exceptional circumstances.</p> <p>This plan to cover greenbelt in houses risks ruining the character of Kings Langley and will cause coalescence with neighbouring settlements.</p> <p>Rectory farm is an area of beauty, how can you consider building houses on greenbelt regions like this? Madness.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3062
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3126
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3231
<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>	



<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3268
<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>	
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO3291
<b>Full Name</b>	
<b>Company / Organisation</b>	Premier Property Acquisition
<b>Position</b>	
<b>Agent Name</b>	Mr Jonathan Buckwell
<b>Company / Organisation</b>	DHA Planning
<b>Position</b>	Director
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	For the reasons set out in our answer to Q33, Growth Option 2 is not our favoured option and therefore it follows that none of its variants are our preferred options.  If the Council decides to proceed with Option 2 in any event, then Option 2A would be preferred to 2B or 2C in that it would maximise development options (within the scope of Growth Option 2) at Berkhamsted. However, for the reasons set out elsewhere, especially in the answers to Q16 and Q33, we consider that opportunities exist for a greater quantum of sustainable development in Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3352
<b>Full Name</b>	Mr Michael 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>	This option best meets the needs of the residents of Bovington.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3397
<b>Full Name</b>	Mrs Susan 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>	

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3461
<b>Full Name</b>	Mrs Linda 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>	This option best meets the needs of the residents of Bovington.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3517
<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>	Berkhamsted cannot accommodate the number of new houses proposed and increased development whereas Hemel has the infrastructure and employment to do so. Berkhamsted has already achieved more than required in its housing targets and unfortunately is targeted by developers for profit. Green belt land should be protected from those wishing to use it for development.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3534
<b>Full Name</b>	Mr Ashley Martin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 previous responses to Q39
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3539

<b>Full Name</b>	Mr David 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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3599
<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>	You should not be asking consultees to choose an option. All options are bad options. Do not redesignate Green Belt land for homes. You have not demonstrated exceptional circumstances
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3618
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 one of the best options,and would not cause harm to the green belt.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3629
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	A better option.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3667
<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>	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3744
<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 43
<b>ID</b>	LPIO3860
<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>	Too much development for the areas infrastructure
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3874
<b>Full Name</b>	Mr Anthony Warren

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Markyate doesn't have the infrastructure to support the development. The allocation of 200 homes should be spread across other villages.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3875
<b>Full Name</b>	Mr Anthony Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Markyate doesn't have the infrastructure to support the development. The allocation of 200 homes should be spread across other villages.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3894
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO3989
<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>	If adopted, it appears that there will be no alternative other than to remove Green Belt status from a significant area. This would be a tragedy from a wide range of viewpoints and is contrary to the stated policy of numerous administrations going back 70 years.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4006
<b>Full Name</b>	Mr Brian Binmore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO4013
<b>Full Name</b>	Mrs Sarah Gray
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO4016
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2B is the only viable option for Bovingdon. As this option does NOT encroach on the green belt. The infrastructure in Bovingdon cannot cope with any more new homes being built beyond the 90 homes already allocated. There is insufficient parking as there is no provision for parking in the High Street other than along the road. The main road through Bovingdon B4505 is frequently chockablock. The drains and sewerage

	systems are stretched and already at and beyond their capacity.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4026
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 the BEST option for Bovingdon as NO further development is planned. Bovingdon already has a pressing need for improvement of the infrastructure - sewerage / drainage all require improvement to cope with existing housing. Already a further 90 new homes are proposed within the village.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4098
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 the BEST option for Bovingdon as the number of new homes proposed does incur use of Green Belt land.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4186
<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>	See previous comments Q 33-39
<b>Include files</b>	
<b>Number</b>	Question 43



<b>ID</b>	LPIO4211
<b>Full Name</b>	Mr Douglas Gurney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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, too many houses in Hemel, Tring and Berkhamsted and no need to go above the Government figure.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4276
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4305
<b>Full Name</b>	Mrs Sarah Roberts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 see reply to Q42
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4411
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4441
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4495
<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>	Far too much development of Green belt
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4502
<b>Full Name</b>	Lindsey O'Sullivan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2B is the best outcome for Bovington. The village is currently at critical point with the rat run traffic running through from Berkhamsted/Chesham to Watford. Road safety is as a result becoming more and more dangerous. There is no official car park to support the local shops, causing traffic congestion and accidents. The Primary school is fully subscribed - any further increase in the number of houses would mean there would be insufficient provision of school places. The

	doctors and dentists services in the village are already unable to provide the services they should be. There should be no reason to build on Green Belt land when there are still Brown Field sites in the borough that could be developed. A dramatic increase in development would have a detrimental effect on the drainage/sewerage system, an increased flood risk, an impact on soil quality, and pollution.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4550
<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>	See above.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4618
<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>	This level of development is not sustainable
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4632
<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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4701

<b>Full Name</b>	Mrs Caroline Nickalls
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses required has not been proven. Any significant development of green field sites will change the characteristic of local villages
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4788
<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>	This would involve massive over development of Berkhamsted
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4808
<b>Full Name</b>	Mrs Joanna 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>	No building on Green belt
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4844
<b>Full Name</b>	mrs susan campkin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO4921
<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>	I do not believe that any of the larger growth figures have any real evidence behind them, and history has proven that house building cannot meet targets anyway. So there is no reason to burden the area with larger targets, to the detriment of the smaller communities, when there is no need. Also, it will send a message that the government should focus investment away from London and the South East.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4941
<b>Full Name</b>	Mr Simon Scott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	6,575 Green belt housing in Dacorum. Green belt should not be built on
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO4954
<b>Full Name</b>	Mrs Shirley 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>	Too much new housing
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO5038
<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>(i) This would represent massive over-development of Berkhamsted and would be entirely contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>(ii) No consideration has been given to critical planning considerations, such as the relative levels of recent and on-going build against targets, or to the likely local impact, given differences in topography and the practicality or impracticality of improving inadequate supporting infrastructure.</p> <p>(iii) The current Core Strategy covers the 25 year period 2006 to 2031, and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years of the plan (2006-11), Berkhamsted delivered 10 years' worth of new housing stock, and that by 2016 the rate of development in Berkhamsted had exceeded Core Strategy targets by a massive 34%. All of this has been done without any improvements in its infrastructure. Compare this to the rest of the Borough: Tring has done its part (5% above target rate), whilst small villages and countryside locations have also hit targets. But this is in stark contrast to Hemel Hempstead, which the Inspector argued should be the correct place to focus development. Whilst development in Hemel Hempstead has been at a pretty constant rate over the first 10 years of the CS, this has unfortunately been at a rate some 21% BELOW the target figure. So, effectively, all of the shortfall that DBC now believes is needed to be picked up under the new plan has come from a failure to concentrate on achieving an adequate level of development in Hemel.</p> <p>(iv) Berkhamsted should most of all not be 'punished' as a result of having developed at a faster rate than required by the plan. It should be recognised that Berkhamsted has moved ahead, and due allowance made in developing the new plan. Just like a pint pot, once it is full, it is FULL, and adding mora just makes for one almighty mess.</p> <p>(v) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth of housing, etc, in Berkhamsted that is proposed in this option simply does not recognise this.</p> <p>(vi) The Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green</p>

	Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor of the Exchequer in his recent budget speech. The plain reason for the rate of build in Berkhamsted being so high is a simple function of demand from the developers, who can generate the highest profit margins by building in Berkhamsted. This level of 'artificial' demand no reason to focus even more unwarranted development on Berkhamsted - indeed, under Government policy there should not even be any consideration of Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5113
<b>Full Name</b>	Dr Oliver Pengelley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO5115
<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>	While this suggests growth of Hemel Hempstead, it actually includes Shendish which is a part of Kings Langley. Building hundreds of homes on this historical site using green belt land merges Hemel Hempstead with Kings Langley which is detrimental to the character of the village.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5118
<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>	While this suggests growth of Hemel Hempstead, it actually includes Shendish which is a part of Kings Langley. Building hundreds of homes on this historical site using green belt land merges Hemel Hempstead with Kings Langley which is detrimental to the character of the village. Kings Langley cannot cope with the extra strain this expansion will put on it's infrastructure. Using green belt land in and around Kings Langley should not be considered as it is this that gives Kings Langley its character.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5138
<b>Full Name</b>	Miss michelle hilditch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	option 2 b is my preferred option. Given as per previous comment that there are already 90 homes that have been approved in Bovingdon plus the elderly home which when fully occupied will house 50-70 people - all this is before the new proposals are considered. Currently rush hour traffic during the week is extremely busy & at weekend on a market day Chesham road is both dangerous due to the many people that do u turns to escape the traffic and at complete gridlock often. Both doctors surgeries are full. The school is also full with the overflow going to hemel hempstead schools with no bus to take local children in on.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5146
<b>Full Name</b>	Miss michelle hilditch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 to my previous comments please also consider the train network which is in rush hour already extremely busy. There are no seats going into london beyond hemel hempstead - the rush hour trains are



	ALWAYS shorter than they should be with no plans to increase these. So people stand for the majority of the journey or sit in first class without the correct ticket which also seems unfair on those who do pay. The annual season ticket is approx £3600 into London which is in rush hour not even guaranteed to get you a standing seat.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5174
<b>Full Name</b>	Jameson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 not an option as it would still result in excessive development of Berkhamsted. House building in Berkhamsted is already 34% above target and so this valley town should not be subjected to excessive development. Berkhamsted does not have the infrastructure to support these new plans and they will destroy the character of the town and the sense of community.</p> <p>If the deficit in the current number of new homes in Hemel that have been built was rectified then the increased numbers of houses proposed in the new plan would not be necessary.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5230
<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>	The growth numbers of option 2 and 3 are excessive.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5290
<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>	This option requires too many homes to be built
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5354
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5386
<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>	The proposed number of houses is in excess of the Urban Assessment and cannot be supported for the reasons given in the response to previous questions. In addition it implies the use of farmland and green belt around Piccotts End which is unacceptable;le for reasons given in previous questions ie it is an Area of Archaeological significance, historic interest, conservation area and susceptible to flooding which would be significantly increased by run off.It would completely distroy the character of the hamlet.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5431
<b>Full Name</b>	Mr Reuben Bellamy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option would not provide for the housing needs of the District as evidenced by the Government's standard methodology for calculating housing need. It does not accommodate any needs arising from outside the District.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5646
<b>Full Name</b>	Erica 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>	Inadequate infrastructure / public services to match increased population. Extent of the impact on the greenbelt (loss). The scale of the development does not reflect growth but a jump in development.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5655
<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 Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .  This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring and Berkhamsted with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of

the Chilterns AONB. Other options avoid this and perform better.

The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:

Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.

Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.

Policy L5: Developments which detract from the Chilterns' special character should be resisted.

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

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

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

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

<http://www.chilternsconservationboard.org.uk/development-positions.html>

It identifies that:

Examples of adverse impacts include:

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

	<p>- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and</p> <p>- Increase in air or water pollution.</p> <p>- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.</p> <p>The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilternsconservationboard.org.uk/development/position-statement/">http://www.chilternsconservationboard.org.uk/development/position-statement/</a></p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5688
<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>	Unrealistic growth targets, excessive development of the market towns/ villages and unnecessary destruction of the Green Belt
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5708
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5768
<b>Full Name</b>	Mr Brian 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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5805
<b>Full Name</b>	Mr Colin Colin Little
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 the best outcome for Dacorum in general.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5826
<b>Full Name</b>	Mr Roy 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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5918
<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>	No. This would be a significant over-development of Berkhamsted which would not be sustainable and would exacerbate existing infrastructure deficits. These deficits might reasonably be expected to worsen with the approved (but not yet built) schemes in the town and surrounding areas (including Potten End and Picketts Wood). This would be wholly inconsistent with the objectives and policies set out in section 4. See responses to questions 4-7 above. It would also have a negative impact on the surrounding Greenbelt and AONB and diminish the Historic Market Town character of Berkhamsted.
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO5956
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO5970
<b>Full Name</b>	Mr Neal Marshment
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option goes directly against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt land before utilising all other options
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6121
<b>Full Name</b>	Mrs Alana Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 my preferred option from those available. But I must admit, I do not really like any of the options being put forward. As no option is actively seeking to build upon brownfield sites. I would prefer to see the compulsory purchase of brownfield sites, and the new homes being located in these areas, thus minimising the impact on the greenbelt.
<b>Include files</b>	



<b>Number</b>	Question 43
<b>ID</b>	LPIO6135
<b>Full Name</b>	mr graham dore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 seems more sensible to have a greater emphasis on growth in Hemel Hempstead which has been designed as a 'new town' and is more capable of handling the increase in pressure on services, traffic, schools and Drs. I would prefer less of an impact green belt land such as option 1B but recognise the need for additional growth in the borough.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6161
<b>Full Name</b>	Mrs Rebecca 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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6163
<b>Full Name</b>	Mrs Helen Ellis
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO6233
<b>Full Name</b>	Mr Colin Tate

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 prefer Option 1A. Shendish (HH-h3) is part of the Parish of Kings Langley, not Hemel Hempstead. Please refer to my detailed comments in response to Questions 39 to 45 regarding Options 1A, 1B and 1C.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6238
<b>Full Name</b>	Mr Gavin Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 the least worst option for the residents of Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6325
<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>	Yes
<b>Your response - Please add your response here</b>	Bovingdon is a village with good facilities but already they are overstretched. The school has no room for further intake, we share one doctor's practice with Kings Langley where more expansion is planned and traffic problems are growing. Any further increase in housing would exacerbate these problems and destroy the character of the village. Development in the green belt is inappropriate and much of what is currently built is not "affordable housing" that would enable young people to remain in their locality.
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO6338
<b>Full Name</b>	Mr Alastair Macdonald
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO6362
<b>Full Name</b>	Mrs Beryl Irvine
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development , congestion would be unbearable, local character will be for ever ruined
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6386
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6446
<b>Full Name</b>	Mrs Valerie Gale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes

<b>Your response - Please add your response here</b>	<p>Hemel Hempstead already has good road and rail access and it would be better to concentrate on improving this area to deliver growth to the Borough. It has a good infrastructure and the potential for this to be improved and expanded without loss of too much Green Belt land.</p> <p>A larger modern Hemel Hempstead would be an asset to the area and be a good area to provide affordable housing. It would attract commerce and money.</p> <p>The surrounding towns and villages would keep their unique characters which would enhance the area</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6553
<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>	<p>This option seems to deliver the homes required within the boundaries and mainly in Hemel Hempstead. Thus minimising any impact on the Greenbelt; and should allow for the most efficient investment in infrastructure to cope with the growth. It reliefs the villages from significant expansion and further stress on their local character and infrastructure while maintaining the general living environment and quality of life throughout Dacorum.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6582
<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>	<p>Government figures lack substance (eg. job growth in the SE might slow).</p> <p>Some of the underlying imperatives such as more walking, cycling and use of public transport, are undeliverable.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6617

<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>	Having lived in Berkhamsted all 70 years of my life I have seen much expansion of the town. I expect this to continue into the future as Berkhamsted will still be attractive to newcomers as it has in the past. However, I don't believe the current roads through and around the town are anywhere near suitable for the increased traffic from the level of development included in this option. Though I support the future growth figure of 756 new homes each year for Dacorum as a whole.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6679
<b>Full Name</b>	Mrs Clare Joyce
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 for 2A
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6741
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6755
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6765
<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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6772
<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>	Kings Langley cannot support this level of development. Road, rail, school, doctors, congestion, As I've mentioned elsewhere, this area borders with Three Rivers, so it cannot be considered in isolation without taking that area and its plans/options into account too. Note Ovaltine, where a significant number of new dwellings have already been added to the housing stock of Kings Langley. No building on Green Belt land . Brown field sites must be utilised first Maybe there are brownfield sites in the Three Rivers area which could be utilised? What liaison are DBC undertaking with Three Rivers in order to ensure everything is taken into account over the WHOLE area, and is a unified approach being adopted?
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6839
<b>Full Name</b>	Mr Andrew Lambourne

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development, too much loss of green belt, inadequate infrastructure and amenities
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6850
<b>Full Name</b>	Mrs Regina 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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6862
<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 43
<b>ID</b>	LPIO6882
<b>Full Name</b>	Mrs Juliette Kent
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 43
<b>ID</b>	LPIO6910
<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>	too many houses for decorum to absorb
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO6912
<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>	For the reasons previously stated I support either Option 1B or 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7009
<b>Full Name</b>	Dr Jane 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>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7071
<b>Full Name</b>	Mrs Gillian Lumb
<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	<p><b>Q. 36 to 45 No</b></p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it <u>is bursting</u> with all the development currently underway and planned. The schools are pretty full, the Doctors are overworked, air pollution exceeds EU regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is <b>Option 1B</b>.</p>
Include files	
Number	Question 43
ID	LPIO7078
Full Name	mr Mark Frost
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing to voice my concerns over the proposed new housing projects with Bovingdon.</p> <p>Without infrastructure improvements, any development in Bovingdon beyond the 90 new homes in the existing plan is not sustainable and will negatively impact the quality of life in our village.</p> <p>Option 2b is the best outcome for Bovingdon!</p>
Include files	
Number	Question 43
ID	LPIO7080
Full Name	Mrs Juliette Middleton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Please do not ruin our village by building houses that nobody can afford without building the infrastructure to support it.

	<p>Our vote is for 2B</p> <p>This is a village with an already hectic, dangerous high street with too many cars, especially at weekends when the market is on.</p> <p>We chose to live here 20 years ago to give our children a great place to grow up.</p> <p>This will completely ruin the future of Bovington!!!</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7090
<b>Full Name</b>	Mrs Pauline Stacey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 reconsider the proposals carefully to minimise impact on existing communities - if forced to choose, I would consider Option 2B to be a viable option.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7133
<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>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC</p>

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

BRAG RESPONSE TO Q43 - FULL DOC ATTACHED TO Q46

Question 43

*Is Option 2B your preferred option for delivering the growth needs of the Borough?*

No

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

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

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

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

□

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

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

5 years (2006-11) of

the plan Berkhamsted

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

exceeded

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

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

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

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

**21% below** the target figure. So, **all** the shortfall that

DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

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

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

□

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against

the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in

this option does not do this.

□

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries”

(letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green

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

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

	margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7175
<b>Full Name</b>	Carole Urry
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	At this time, Option 2B is the best outcome for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7197
<b>Full Name</b>	Paula Haycock
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Bovingdon</p> <p>I am objecting to the overdevelopment of our village. Whilst I understand the need for more homes, I feel that Bovingdon isn't the most feasible location.</p> <p>My concerns are the already heavily overused infrastructure in and around the village, the capacity of the local services such as GP surgeries and the local primary school and most importantly to me, the extra strain put on the drainage in the village.</p> <p>Our house suffered flooding in September 2016 due to the insufficient drainage system in the village. During heavy rain, water came up through our drains and flooded our house, leaving is homeless for 6 months. If another 400 houses are built on freely draining fields and then linked onto our already under pressure drainage system, I fear the flooding may be a more common occurrence.</p>

	For those reasons, I believe option 2b be the best for our village.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7199
<b>Full Name</b>	Mr Michael 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>	Yes
<b>Your response - Please add your response here</b>	I should like to select option 2b as the best outcome for Bovingdon's future proposed building options because the other proposals conflict with Dacorum's Core Strategy to minimize impact on green belt and because Bovingdon Academy is at or near capacity with no room to expand.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7211
<b>Full Name</b>	Mrs Kim Dell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 state my preferred option to the local plan is option <b>2B</b> for the following reasons: <ol style="list-style-type: none"> <li>1 All the sites are on Green Belt land.</li> <li>2 The Village cannot take any more building with the current infrastructure.</li> <li>3 More building would affect groundwater run off. Bovingdon is built on clay soil over chalk so water is not absorbed into the soil easily and we already suffer flooding in several areas due to this.</li> <li>4 The local school, the doctors surgeries etc. are at capacity.</li> </ol> <p>There is little employment in Bovingdon which would mean more traffic on Box Lane, already the busiest B road in Herts and constantly suffers traffic jams.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7214

<b>Full Name</b>	Sylvia Simmonds
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 endorse the village people's preference for Option 2B as the best plan for Bovingdon in the light of the recent new local plan proposals.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7218
<b>Full Name</b>	Mr Grant McDonald
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2B would be my recommendation
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7220
<b>Full Name</b>	Denise Wait
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Having considered the options the best outcome to Bovingdon is option 2B  All the other options are not in anyone's best interests for various reasons. Including conflict with Dacorum's Core Strategy to minimise impact on Green Belt and your promise to safeguard the countryside.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7221
<b>Full Name</b>	Mr & Mrs J Cohen
<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	Our option is 2B - no homes at all
Include files	
Number	Question 43
ID	LPIO7235
Full Name	Mr & Mrs Macdonald
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>With 90 properties currently planned we feel OPTION 2B would be best for the Village.</p> <p>We are objecting to these plans. It would be over development as Bovingdon is a village and could not cope with such an increase in housing. No infrastructure improvements appear to be planned which would put a strain on the drainage/sewer system, increasing the risk of flooding in the High street. There are already severe parking and traffic problems. Both Doctors surgeries are at capacity as is the School which has no space on site to expand.</p>
Include files	
Number	Question 43
ID	LPIO7245
Full Name	Mrs Kim Dell
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 state my preferred option to the local plan is option <b>2B</b> for the following reasons:</p> <ol style="list-style-type: none"> <li>1 All the sites are on Green Belt land.</li> <li>2 The Village cannot take any more building with the current infrastructure.</li> <li>3 More building would affect groundwater run off. Bovingdon is built on clay soil over chalk so water is not absorbed into the soil easily and we already suffer flooding in several areas due to this.</li> </ol>



	<p>4 The local school, the doctors surgeries etc. are at capacity.</p> <p>There is little employment in Bovington which would mean more traffic on Box Lane, already the busiest B road in Herts and constantly suffers traffic jams.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7258
<b>Full Name</b>	Monica Roake
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	All in all therefore we feel strongly that OPTION 2B is by far the best outcome for Bovington.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7265
<b>Full Name</b>	Anthony Batkin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 believe that option 2B is the only Option and should be deeply considered.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7270
<b>Full Name</b>	Rachel Sillwood
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Preferred option 2b No major development due to lack of infrastructure.

Include files	
Number	Question 43
ID	LPIO7289
Full Name	C.J and M Roake
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	All in all therefore we feel strongly that OPTION 2B is by far the best outcome for Bovingdon.
Include files	
Number	Question 43
ID	LPIO7290
Full Name	Tony Carne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I am writing to object in the strongest terms to the proposed sites BOV-h 1, 2, 3 and 4 in the Dacorum Core Strategy and to state my preference is <b><u>Option 2B</u></b>
Include files	
Number	Question 43
ID	LPIO7293
Full Name	Ian and Claire Field
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	With all of our comments above taken into consideration, our preferred option from the plan is <b>Option 2B</b> .
Include files	
Number	Question 43
ID	LPIO7297

<b>Full Name</b>	Dr & Mrs Perkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 result of the concerns highlighted above, our preferred option is option 2B.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7345
<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 43 (please note full document is attached to Q46)</p> <p>Question 43</p> <p><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p>

□

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

the plan Berkhamsted

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

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

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

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

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

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

□

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

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

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

this option does not do this.□

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries”

(letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green

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

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

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

under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7383
<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>	No
<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>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u>Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p> <p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites.</p>

	<p>However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovingdon from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p> <p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7411
<b>Full Name</b>	Vanessa Cullum
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 only option for Bovingdon currently is OPTION 2b
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7413
<b>Full Name</b>	Mr Clive Birch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 answer to question 39
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7427

<b>Full Name</b>	Clive and Susan Adams
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 attended the Memorial Hall in Bovingdon to examine the proposals for future housing development in the area and have considered the options as set out.</p> <p>We are strongly opposed to the loss of any Green Belt land around the village. We feel that it is essential to protect the character and size of the villages in this area by restricting any future development to within existing boundaries. The current building development in the village at the top of the High Street and at the top of Vicarage Lane are good examples of existing sites that are being remodelled to provide new living accommodation.</p> <p>The road infrastructure struggles to cope with the volume of traffic at present and any increase would have a grave detrimental affect on the village of Bovingdon and it's residents.</p> <p>For these reasons we would urge Dacorum Council to choose Option 2B.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7429
<b>Full Name</b>	Christine McGinty
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 my opinion Option 2B is the best outcome for Bovingdon. The village cannot cope with the proposed 25% expansion in the village on the 4 sites which are to be taken out of the green belt.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7437
<b>Full Name</b>	Marco and Leanne Galer-Reick
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 summarise, Option 2B - 0 new homes for Bovington is the only possible outcome here. Let common sense prevail or it shall be challenged.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7443
<b>Full Name</b>	Stella Fenner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 plan to build several hundred more homes, largely on greenfield sites, seems to be a knee jerk reaction to land offered randomly by landowners. If more homes are required, then detailed research is needed to ascertain where this could best be done, and what changes/improvements are required to the infrastructure before this can happen.</p> <p>Greenbelt land , as Central Government guidance in June 2016 directs, should only be used in exceptional circumstances, not for housing alone, and with the support of local people. None of these seem to me to apply in Bovington or Kings Langley. Brownfield sites such as the Bovington airfield seems an ideal place to create a new community without having a detrimental impact on the lives of those already living in the village.</p> <p>New families moving into Bovington will need schools, doctors, dentists and access to transport links. The local school is full, the doctors' surgeries almost at capacity and the roads around Bovington congested during busy times. The high street is a nightmare with traffic weaving in and out to allow two way traffic to function, and there is no available parking except in the school on a Saturday. The B4505 is the most congested B road in Hertfordshire and yet new residents would need to use it to get to Hemel or to the railway station to commute, as there aren't jobs waiting to be filled in Bovington.</p> <p>There is also the issue of flooding which has occurred recently as the village is built on clay.</p>



	<p>Further development on greenfield or agricultural land will add to this problem.</p> <p>And finally those who choose to live in an area that still defines itself as a village, have chosen to do so for a variety of reasons. Increasing development without carefully considering how to ameliorate its impact will reduce the quality of life of those people who already live there.</p> <p>For all the above reasons, I believe Option 2B is the only option for Bovingdon.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7453
<b>Full Name</b>	Mrs Joanne Bain
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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><u>I am writing with regard to the 'Consultation on Issues and Options' for Dacorum Borough Council's New Local Plan.</u></b></p> <p>While I fully appreciate the challenges that the Borough faces in accommodating the number of homes it is required to build in the coming years, I have several concerns about some of the options for Bovingdon.</p> <p>There are worries both about the potential number of new homes for Bovingdon as a whole, and about some of the specific developments proposed which lead me to firmly support option 2B.</p> <p>We have been informed that at the moment there are at least an extra 90-or-so homes already approved and being built in Bovingdon, and this seem more than enough since this amount will already impact on the over-stretched infrastructure. Anything further would, in my opinion, destroy the village.</p> <p><b><u>The Green Belt is there for a reason - once we embark on the slippery slope of building on it, where does it end? Hence I support option 2B.</u></b></p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7475
<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>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – the infrastructure needed to support such levels would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.</p>
<b>Include files</b>	

Number	Question 43
ID	LPIO7542
Full Name	Mrs Leighton-Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Because of the above, I believe option 2B...is the only option !!
Include files	
Number	Question 43
ID	LPIO7568
Full Name	Sarah Carne
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>I am writing to object in the strongest terms to the proposed sites BOV-h 1, 2, 3 and 4 in the Dacorum Core Strategy and to state my preference is <b><u>Option 2B</u></b>.</p> <p>Specifically I would make the following comments</p> <p>The proposal conflicts with Central Government's and Dacorum's Core Strategy to "<i>minimise impact on Green Belt</i>" and "<i>safeguard the countryside</i>".</p> <p>The main 'B' road from Hemel to Bovingdon is already the busiest in Hertfordshire and these proposals would see an major increase in traffic which will only add to the existing problems facing the village with regards to parking, road safety and air quality. Significant investment is already required to solve these problems before any more housing is built.</p> <p>Community services in the village are already at maximum and this would need to be addressed before any increase in housing.</p> <p>Currently the village has environmental issues with regard to water abstraction, drainage/sewer system and localised flooding particularly at the Ryder Memorial and Hempstead Road entering the village (near proposed BOV-h4 site). Without significant investment and</p>

	<p>modernisation increase in housing to the level proposed would have significant impact on quality of life for the existing community.</p> <p>The proposals would represent a 25% expansion of the village which in itself is likely to course a significant and unreasonable impact on the quality of life on the existing community made worse by the no plans to either improve the existing inadequate infrastructure.</p> <p>No plans to ensure that the significant revenues generated by the development of these sites returns taxed income to the community. It is already apparent that the land owners are developing these sites through self-owned corporations to minimise “costs”.</p> <p>These sites are being proposed and pushed by land owners seeking to turn Green Belt in to building land and return huge profits to them and the developers. Dacorum is ready to except these proposals through convenience, to satisfied their own obligations to central government, rather than development the numerous brownfield sites within the borough. By proposing these developments Dacorum are showing a blatant disregard towards the impact on the village and the wider community.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7570
<b>Full Name</b>	Kathryn Pinder
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 my comments on the Dacorum Council's Local Plan with specific regard to Bovingdon.</p> <p>I am extremely concerned about the lack of infrastructure and also community service improvements included in the plans. We already have traffic congestion and parking issues in the village, especially in the High Street and Green Lane. Extra housing on the scale proposed will exacerbate the negative impact caused by vehicles such as road safety. Our school is already near full capacity and has no room to expand in it's current location.</p>

	<p>The strain on the drainage system puts the village at increased risk of flooding particularly in the area of the Ryder Memorial where we already have problems.</p> <p>The sites proposed will reduce our Green Belt, but we still have a large Brownfield site at Bovingdon airfield. Surely it would make more sense to develop this first.</p> <p>Unless these issues are addressed at the same time as any development I consider Option 2B to be the best option for Bovingdon.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7581
<b>Full Name</b>	Helena Finnegan
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 objections are</p> <ul style="list-style-type: none"> <li>• The proposal conflicts with Dacorum's Core Strategy to 'minimise impact on green belt' and 'safeguard the countryside'. Once built on, the green belt is gone forever.</li> <li>• Not counting the village businesses and the homes in more rural areas, there are roughly 1750 homes in Bovingdon. 450 new homes would increase the village's total homes, populations and cars by 25%</li> <li>• Increasing homes without addressing the village's major traffic congestion and parking problems will make both far worse and exacerbate their negative impact on local businesses, air quality, road safety and quality of life</li> <li>• Bovingdon Academy is at or near full capacity with no room to expand. Village doctors and dentists are at or near capacity.</li> </ul> <p>- Such a dramatic increase in homes, population and cars means more pollution. The effects on the environment include the loss of green belt, increased water abstraction, deterioration of soil quality, increased pressure on drainage/sewer systems, increased flood risk particularly at the Ryder Memorial.</p> <p>My preferred is Dacorum Council Assessed Need option 2B – 0 homes.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7603

<b>Full Name</b>	Mr Peter Janes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 strong objection to the proposal to remove 4 areas of Bovingdon from the Green Belt and to build 450 new homes in the village area.</p> <p>This proposal represents a completely unacceptable expansion of the village, the facilities in which are already overburdened.</p> <p>The village is currently large, and the proposed expansion would result in it losing the village atmosphere and becoming a small town.</p> <p>The proposal would result in a considerable increase in traffic on the local roads which are frequently at saturation point, making travel for current residents more difficult and slow.</p> <p>The proposed loss of Green Belt conflicts with Dacorum's Core Strategy to 'minimise impact on Green Belt' and 'safeguard the countryside', would reduce habitat for wildlife which is already under pressure, and would have a detrimental effect on the quality of life of local residents.</p> <p>The proposed considerable additional population would have a detrimental effect on the environment as a result of pollution from extra vehicles, water and drainage requirements and general pollution arising from human activity. This again would impact on the quality of life for existing residents.</p> <p>My preferred option would be option 2B.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP107622
<b>Full Name</b>	Sharon Beckley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Without improvements any level of significant development in Bovingdon is not sustainable and will negatively impact the quality of life in our village, Option 2B is best for this village.</b></p>
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO7651
<b>Full Name</b>	Anna Durman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 that reason I would only support option 2b which provides the housing required by the area but sites them where the transport infrastructure is available and close to the opportunities for work, schooling and other essential services. Siting housing close to where most members of the household need to travel to on a daily basis makes sense in terms of carbon footprint, quality of life and convenience.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7654
<b>Full Name</b>	MR MICHAEL MCGINTY
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	With regard to the above I wish to register my comments as follows: In my opinion Option 2B is the best outcome for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7659
<b>Full Name</b>	CLAIRE MCDONALD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2B would be my recommendation.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7689

Full Name	JUNE LIGHTFOOT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Questions 41 to 45</b></p> <p>No – see Question 40</p> <p><b>Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough?</b></p> <p>Yes.</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times,</p>



	including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7702
<b>Full Name</b>	MR & MRS MP & ME HARNETT
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Questions 40 -45 – <i>Option 1 a is our preferred option</i>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7742
<b>Full Name</b>	Mr Kevin Wilks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 responding to <a href="http://www.bovingdonparishcouncil.org.uk">http://www.bovingdonparishcouncil.org.uk</a> regarding the proposed new village plan and my concerns as a local resident and business owner in Bovingdon.  I attended the consultation evening at Bovingdon on 5th December and ask you to note that my preferred option to your local plan is: Option 2 B. I wish to log my concerns officially via this email.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7750
<b>Full Name</b>	Mrs Anita Wilks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</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 responding to <del>http://www.bovingdon.com/bovingdon-preferred-planning-growth-strategy</del> and my concerns as a local resident and business owner in Bovingdon.</p> <p>I attended the consultation evening at Bovingdon on 5th December and ask you to note that my preferred option to your local plan is: Option 2 B. I wish to log my concerns officially via this email.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7768
<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>	Yes
<b>Your response - Please add your response here</b>	Hemel Hempstead is best placed to serve the required housing need along with all aspects of infrastructure. Until H/H is saturated we shouldn't be addressing alternative options.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7792
<b>Full Name</b>	Oliver and Karen Warmington
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>Our preference would be for Option 2 B</b>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7874
<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>	No
<b>Your response - Please add your response here</b>	Option 1A preferred
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7902
<b>Full Name</b>	MR MARK WOODRUFF
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 investment in the above, I would choose Option 2B as the only possible way forward.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7906
<b>Full Name</b>	MS ELIZABETH ROCHE
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 only viable build option for bovingdon is option 2B because without infrastructure improvements, any level of significant development in bovingdon is not sustainable and will negatively impact the quality of life in our village.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO7911
<b>Full Name</b>	MR BRUCE COPESTICK
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My preferred option is 2B
<b>Include files</b>	

Number	Question 43
ID	LP107969
Full Name	Mr Norman Groves
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to confirm that I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>If development options are considered, I primarily support Option 1B as best for all of the Borough and Berkhamsted. As a very second best option, I would reluctantly support 2B. All other options are not supported.</p> <p>BRAG RESPONSE TO Q43</p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p><input type="checkbox"/></p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant</p>

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

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

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

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

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8016
<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>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO8032
<b>Full Name</b>	MS CHRISTINE BIGGS
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My preferred option is therefore Option 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8035
<b>Full Name</b>	MS CAROLYN 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>	Yes
<b>Your response - Please add your response here</b>	Therefore I beg you to reconsider this proposed building and only follow Option 2B.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8039
<b>Full Name</b>	MR P & MRS M EDNEY
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 only option that should be considered for Bovingdon is 2b. Namely for reasons given below.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8117
<b>Full Name</b>	MR D HOBSON
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 these reasons and on the assumption that the Prime Minister does not intervene and overrule the Communities Minister I believe the only appropriate option for Bovingdon is 2B.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8118
<b>Full Name</b>	E Hobson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 therefore support option 2B for Bovingdon.</p> <p>I wish to object to the proposed building in the subject Plan of 350 extra dwellings on Green Belt land in the village of Bovingdon.</p> <p>As a resident of Bovingdon since 1977 I have happily enjoyed all the aspects of village life which included a good school (now full to overflowing), walking to the centre which has now become a perilous exercise due to the dangerous parking and driving in the High Street.</p> <p>Over the years the village has seen The Mount Prison, small housing developments popping up here and there, plus the Market on the airfield with all that extra pressure they make on the infrastructure. Roads in and out of Bovingdon are regularly at a standstill.</p> <p>How then can the village responsibly support yet more housing which will result in more people using the already strained infrastructure</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8121
<b>Full Name</b>	Betty DeLuca
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2B is the best outcome for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43

ID	LPIO8139
Full Name	MR JOHN KELLY
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	I state that Option 2 B is my preference
Include files	
Number	Question 43
ID	LPIO8142
Full Name	MR & MRS RAY AND MARGARET MCHUGH
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 Village does not lend itself to any further development and Option 2B is the best option for Bovingdon.</b>
Include files	
Number	Question 43
ID	LPIO8157
Full Name	Mr Martin Horsted
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	In light of the above option 2B is the only viable option at this time until the necessary infrastructure has been provided
Include files	
Number	Question 43
ID	LPIO8159
Full Name	Mrs M Smith
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>	At this time Option 2B is the best outcome for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8162
<b>Full Name</b>	Mr & Mrs David & Judy 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>	Our Preferred option is 2B,
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8164
<b>Full Name</b>	Carole Blackshaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 these considerations taken into account, I would have to say this village has done enough-. Having read proposals and options I can only say that Option 2B is the best outcome for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8167
<b>Full Name</b>	Terry Blackshaw
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 these considerations taken into account, I would have to say this village has done enough-. Having read proposals and options I can only say that Option 2B is the best outcome for Bovingdon.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8169
<b>Full Name</b>	Ann Power
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Dear Sir/Madam, this is my response after attending the meeting in Bovingdon last week regarding the planning of the new housing project. Without infrastructure improvements any development in Bovingdon would be crazy!!! The traffic coming through the village and the side roads is a nightmare and parking is dangerous, I am fully aware the need for more houses in Dacorum and after reading and listening to people's views I think Option 2B is the best outcome for our lovely village .
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8170
<b>Full Name</b>	Bethan Rees-Whybrow
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 e mailing with my objections to the proposed plans to build in Bovingdon at the sites BOV -h1,h2,h3 and h4. I believe that Option 2B , no further development in Bovingdon, is the only sensible option. My reasons are as follows; <ol style="list-style-type: none"> <li>1 The road infrastructure in Bovingdon would not cope with an increase in traffic extra housing would bring. Also there is a lack of parking available.</li> <li>2 The school is at full capacity and could not take a sudden influx of more children.</li> <li>3 The healthcare providers are almost full, so not enough care for health for additional residents.</li> </ol> 4. The sites being proposed are all green belt land, this is protected for good reason and should not be considered without ALL other options having been looked at.
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO8172
<b>Full Name</b>	Sarah O'Dell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My preferred option for the Bovingdon/Dacorum Consultation is Option 2b.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8232
<b>Full Name</b>	Mrs Mary Alpert
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 these reasons I would not support the plan to develop four sites around Bovingdon and could only support Plan 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8264
<b>Full Name</b>	Jan 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>	Yes
<b>Your response - Please add your response here</b>	Option 2B is the better option.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8299
<b>Full Name</b>	Mr Derek Curtler
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My preferred option for Bovingdon village is 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8319
<b>Full Name</b>	GERALDINE CARILLO
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Therefore,because of the above I vote for OPTION 2B.  Please do not destroy our village and create bedlum without a huger infrastrucure plan.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8326
<b>Full Name</b>	KEN LAVER
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	At this time OPTION 2B is the best outcome for Bovingdon village.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8343
<b>Full Name</b>	MRS DIANA FRY
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	With regard to all the above comments, I feel that Option 2B would be the best outcome. However, I do feel that the surrounding villages should be taken into the

	equation, and I hope that some of my comments may be helpful and taken into consideration.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8372
<b>Full Name</b>	GILLIAN JOHANSSON
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 therefore feel that Option 2B is the best option for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8375
<b>Full Name</b>	REBECCA FOUNTAIN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 believe that OPTION 2B is the best outcome for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8467
<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>	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 43 (please note full document is attached to Q46)</b>

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8509

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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



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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8519
<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><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><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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	<ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8527
<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
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and</p>

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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	<p>new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8588
<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>	<b>The Berkhamsted Residents Action group have responded in full to the issues and options</b>

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.

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do
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	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8600
<b>Full Name</b>	Andy Rogers
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Following the meeting last week in the village hall, I agree with the general consensus that Option 2B is the only option.</p> <p>Our village does not have the infrastructure to cope with any additional increase to the local population by granting any further development.</p> <p>Dacorum can satisfy the governments requirement for additional housing without developing Bovington further.</p> <p>Many thanks to all those who support option 2B</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8632
<b>Full Name</b>	MR PETER WINDSOR
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 believe that Option 2B will be by far the best option for Bovington.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8686
<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>	No 1- Still far too many, and unacceptable incursion into the Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8717
<b>Full Name</b>	ANGELA ROGERS
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 following are my comments on the proposed developments in Bovingdon - I support Option 2B for the following reasons.</p> <p>The principal problem with further substantial development in Bovingdon is the village's lack of infrastructure and the difficulty of improving on that infrastructure given Bovingdon's historic layout. The pressure of traffic on Bovingdon's High Street has been challenging for sometime now. Traffic is frequently snarled in the vicinity of the village centre. There is inadequate parking and pedestrians, the disabled, and other road users are often put at considerable risk.</p> <p>The village primary school, doctors' surgeries and dentists are all near capacity and there would be major increases in the impact of the village on drainage/sewerage, and a further increased flood risk with several surface water flood risk areas, as happened earlier in 2017 at the end of the High Street/Green Lane/Chipperfield Road.</p> <p>Substantial development beyond the 90 homes already agreed would be very detrimental to the health and well-being of Bovingdon's current population. Of the developments outlined, BOV-h1 Grange Farm would be particularly problematic. Access to the village centre other than by car would be poor and notable existing Green Belt would be lost. This site is also in the area where there are surface water flood risks - and I have seen from my window flooding on the farmland that is Grange Farm now.</p> <p>Traffic access onto Green Lane from BOV-h2 and BOV-h3 proposals would also be very detrimental for all the reasons stated above - another 200 homes would mean access needed for at least 200 cars, and probably twice that number of vehicles. Green Lane is another</p>



	road into the village that can be very congested at peak times.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8718
<b>Full Name</b>	LEE AND STEPHANIE 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>	Preferred Option: 2B - 0 Homes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8749
<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
<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>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP108782
<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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP108789
<b>Full Name</b>	Mr Lawrence 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>	<p>I make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> <li>1 The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet demands similar to those being considered by Dacorum.</li> </ol> <p>Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.</p> <ol style="list-style-type: none"> <li>1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity.</li> </ol> <p>Kings Langley is struggling, even as it is today.</p> <p>No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and</p>

	additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8807
<b>Full Name</b>	Vivien 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 have lived in Bovington for 47 years and have seen a lot of changes in this time, mainly houses. We have had our share and therefore my preferred option is 2B.</p> <p>Roads can barely cope at present, goodness knows what would happen with more houses, cars and people. All the other services in the Village are overstretched as it is - school, doctors, not to mention flooding when there is heavy rain.</p> <p>This is a rural village. Green Belt should not be taken to turn it into a small town. I am not just thinking of myself, but of my children and grand children - the future generation who should be able to enjoy the way of life I have.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8817
<b>Full Name</b>	MR GARY CULLUM
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 say that the only option for Bovington currently is Option 2b - 0 homes</p> <p>Without any guarantee of infrastructure improvements the only option for Bovington currently is OPTION 2b</p>
<b>Include files</b>	

Number	Question 43
ID	LPIO8861
Full Name	Dr David Eastham
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The only option for Bovingdon at this time is <b>Option 2B</b>
Include files	
Number	Question 43
ID	LPIO8889
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	Q43-45- NO
Include files	
Number	Question 43
ID	LPIO8893
Full Name	Mr Mark Stevens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Without infrastructure improvements, development in Bovingdon of more than the 90 homes outlined in the existing plan would not be sustainable and would significantly reduce quality of life in the area.  Negative impacts on the green belt, local infrastructure, community services and environment for Bovingdon mean that <b>Option 2B</b> is currently my preferred option.
Include files	
Number	Question 43
ID	LPIO8919

<b>Full Name</b>	Mr Joseph Beech
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 been a resident of Bovingdon for 20 years. it is a lovely friendly village with excellent amenities of which I am proud to be involved with.</p> <p>With regard to the Dacorum local plan, I believe that without serious infrastructure being put in place prior to any level of significant development in Bovingdon it would not be sustainable and would negatively impact the quality of life in our village.</p> <p>Therefore I would choose option 2b</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8944
<b>Full Name</b>	JAMES DOLAN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 suggest, therefore, that option 2B 0 Homes is the only sensible one for this village
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8949
<b>Full Name</b>	Shirley Barker
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 therefore opt for Option 2B - 0 Homes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO8972
<b>Full Name</b>	barney greenwood

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 – see Question 40 q40</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p>



	Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9050
<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>	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p><b>Yes</b></p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p><b>Yes</b></p>
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO9064
<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>	<p><b>No</b></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p><b>Yes</b></p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p><b>Yes</b></p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9075
<b>Full Name</b>	Alan Goldsborough
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 believe that 2B is the best build option.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9107
<b>Full Name</b>	Ann 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>	Yes
<b>Your response - Please add your response here</b>	Having seen the Exhibition <b>my preferred option is 2B</b> .
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9133
<b>Full Name</b>	jenny 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>	I understand the more informed local opinion is to support plan 2B and I wish to follow their advice.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9136
<b>Full Name</b>	MRS DIANA FRY
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	With regard to all the above comments, I feel that Option 2B would be the best outcome, However, I do feel that the surrounding villages should be taken into the equation, and I hope that some of my comments may be helpful and taken into consideration.
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO9146
<b>Full Name</b>	MR NIGEL EGERTON-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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9175
<b>Full Name</b>	S Langley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the

	<p>Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9196
<b>Full Name</b>	Mr & Mrs Gregory
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My option is 2B no homes at all
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9204
<b>Full Name</b>	poppy hitch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Preferred Option - Option 2B</p> <p>1. Bovingdon village is already suffering due to lack of infrastructure and services with out trying to accommodate hundreds of more families. The school is full! The doctors surgeries are full! The high street is dangerously busy! There is not enough parking anywhere the village!</p> <p>2. We are an exceptionally busy village with a prison placed on its outskirts, this leads to more vehicles coming</p>

	<p>to the village to staff the prison and the constant flow of inmates visiting orders. We also have a very busy Saturday market which generates horrific amounts of traffic all day long on the Chesham road and Box Lane, this is already an issue for Bovingdon residents and now we have a large McCarthy &amp; Stone property being built on Box Lane which will add to the problem, and mean all those residence needed to use the village facilities.</p> <p>3. As mentioned the new retirement homes becoming available next year and several other sites in the village already earmarked for more housing - I think the village is already expanding beyond its means and there should be no more additional homes until roads and services are adequately improved.</p> <p>4. Green belt should not be built on !</p> <p>5. Drainage and sewage needs to be improved to cope with the risk to flood areas.</p> <p>6. Lastly I live on a lovely country narrow lane - which is fast becoming a dangerous rat run for vehicles wanting to avoid the village especially on Saturdays and rush hours !! The village is not easily accessed as with the recent weather conditions Box Lane is steep and led to numerous cars being abandoned as usual when we have snow! My worry is how can we rely on emergency vehicles being able to reach the village when this road is grid locked with market goers or impassable when the weather is bad!!</p> <p>Option 2B is the only option for Bovingdon.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9205
<b>Full Name</b>	ANDY MCMAHON
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Preferred Option - Option 2B</p> <p>1. Bovingdon village is already suffering due to lack of infrastructure and services with out trying to accommodate hundreds of more families. The school is full! The doctors surgeries are full! The high street is dangerously busy! There is not enough parking anywhere the village!</p> <p>2. We are an exceptionally busy village with a prison placed on its outskirts, this leads to more vehicles coming to the village to staff the prison and the constant flow of inmates visiting orders. We also have a very busy Saturday market which generates horrific amounts of traffic all day long on the Chesham road and Box Lane, this is already an issue for Bovingdon residents and now we have a large McCarthy &amp; Stone property being built on Box Lane which will add to the problem,</p>

	<p>and mean all those residence needed to use the village facilities.</p> <p>3. As mentioned the new retirement homes becoming available next year and several other sites in the village already earmarked for more housing - I think the village is already expanding beyond its means and there should be no more additional homes until roads and services are adequately improved.</p> <p>4. Green belt should not be built on !</p> <p>5. Drainage and sewage needs to be improved to cope with the risk to flood areas.</p> <p>6. Lastly I live on a lovely country narrow lane - which is fast becoming a dangerous rat run for vehicles wanting to avoid the village especially on Saturdays and rush hours !! The village is not easily accessed as with the recent weather conditions Box Lane is steep and led to numerous cars being abandoned as usual when we have snow! My worry is how can we rely on emergency vehicles being able to reach the village when this road is grid locked with market goers or impassable when the weather is bad!!</p> <p>Option 2B is the only option for Bovingdon.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9208
<b>Full Name</b>	GERALDINE 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>	<b>At this time the only acceptable and appropriate outcome for Bovingdon is OPTION 2B</b>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9229
<b>Full Name</b>	IRIS STANMORE
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 FEEL THE ONLY POSSIBLE OPTION TO CONSIDER FOR VILLAGE LIFE (we are NOT a town and do not wish to be one) IS OPTION 2B although great consideration must be given to the public safety who use the High Street daily for taking their children to

	<p>school and the elderly walking to the local shops and doctors.</p> <p>THE HIGH STREET CANNOT TAKE ANY MORE TRAFFIC.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9268
<b>Full Name</b>	FIONA MACDONALD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development of additional housing in the village of Bovingdon.</p> <p>Without infrastructure improvements, any further developments beyond the 90 new homes in the existing plan is not sustainable and will negatively impact the quality of life within the village.</p> <p>Bovingdon Academy is fully subscribed as are the 2 local GP surgeries. The high street is currently unable to cope with the existing traffic.</p> <p>At this time option 2B is the only viable option for Bovingdon</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9273
<b>Full Name</b>	SUZANNE BURRAGE
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 that any proposed building work can only be supported if the following infrastructure was developed fully - adequate NHS services / new secondary school / existing junior school adequately expanded to cope / roads and parking reviewed in the high street. The only option I can support at this time is Option 2B</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9348
<b>Full Name</b>	TONY DAVIDSON
<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	My preferred option as set out in the Consultation papers is Option 2 B
Include files	
Number	Question 43
ID	LPIO9376
Full Name	Ms Julie Steer
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 with all these consultations most people would consider minor development once the infrastructure is in place to support such projects IN ADVANCE not after or during as these promises fall by the wayside and we are not so trusting of councils and parliament anymore.</p> <p><b>The only option I would support at this stage until more information is available is OPTION 2B - 0 HOMES which I feel is best for the village as it is now unless something is done to resolve the infrastructure issues.</b></p> <ul style="list-style-type: none"> <li>• FLOOD risk assessment</li> <li>• 1 of our doctors surgeries is shared with Kings Langley if development goes ahead in Kings Langley on any scale will we lose our doctors ?</li> <li>• School – only 10 places left across all the years which will be filled by current building developments including the 60-80 planned on Molyneaux Avenue.</li> <li>• Roads – our roads are breaking up with the weight of traffic and lorries (Shantock Hall Lane, Chesham Road/Ley Hill Road). Chesham Road is the busiest B road in the county and has a narrow pavement that you have to walk single file along and then you are still at risk from vehicles. The High Street cannot cope with the large vehicles including buses due to lack of parking and road width. Proposed development in Chesham will put extra pressure on our main road.</li> <li>• Parking – there is limited parking in the High Street of which more will be lost to yellow lines soon. The village cannot cope as it currently is with any more influx of cars. The village and the surrounding roads ground to a halt on Saturday 2/12 due to the</li> </ul>

	<p>weight of the traffic heading to the airfield and backlogged to Chesham.</p> <ul style="list-style-type: none"> <li>• Hospital – with all the proposed developments in DBC , Watford hospital will never cope so now is the time to build a new hospital to meet the forthcoming need ideally just off the A41/M25 junction</li> <li>• Road safety – crossings need to be in place with any increase in traffic movement</li> <li>• Power – we constantly have power dips/ cuts in the village and the mobile network is not reliable</li> </ul> <p>Work – what jobs are being created</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9414
<b>Full Name</b>	Joanna Kedgley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 reasons for not using the other options are.....</p> <p>Primarily the loss of substantial green belt areas which would impact greatly on the well being of the people and wildlife in these areas particularly option C.</p> <p>As it is, Kings Langley in particular struggles already with traffic congestion and over subscribed schools, doctors, and medical facilities. By adding more houses, cars and people this will just add more of an enormous strain on these already overburdened facilities.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9422
<b>Full Name</b>	Mr Gary Poust
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to</p>

	accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9468
<b>Full Name</b>	ELIZABETH EASTHAM
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 think that Dacorum's Development Plan 2B is the only option for our village.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9503
<b>Full Name</b>	Duncan Eggar
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>OPTION PREFERENCE.</b> Subject to the observations above my present preference is for Option 2B – i.e. for the bulk of development to be in Hemel Hempstead. This is not for NIMBY reasons, rather it is because HH has a far better provision of infrastructure, is a significant transport hub and has a greater likelihood of attracting jobs for the people who will live in the new houses
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9550
<b>Full Name</b>	Ian Yates
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My preferred option for development is Option 2B.
<b>Include files</b>	

Number	Question 43
ID	LPIO9557
Full Name	Kevin Allen
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 strongly favour option 2B for the following reasons:</b>
Include files	
Number	Question 43
ID	LPIO9560
Full Name	Tom Morkill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	prior to any further houses being started. Until this becomes available for consultation option 2 B has to be the best option for Bovingdon.
Include files	
Number	Question 43
ID	LPIO9582
Full Name	Stephen Watkins
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Therefore, Option 2B is the best outcome for Bovingdon.
Include files	
Number	Question 43
ID	LPIO9788
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9836
<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>	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, 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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However,</p>

	<p>this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9855
<b>Full Name</b>	Aznim Ewer
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 that the proposed development is not sustainable. Especially regarding community services – Doctors and Dentists at near capacity and the primary school is near capacity. Building on Green Belt areas is not the ethical thing to do.</p> <p>I therefore suggest option 2B is selected.</p>
<b>Include files</b>	



<b>Number</b>	Question 43
<b>ID</b>	LPIO9864
<b>Full Name</b>	CR & LD 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>	The best option available as it appears the building that is already taking place in Bovingdon plus applications for building coming forward will supply the requirements in Bovingdon, now and in the future.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9878
<b>Full Name</b>	David and Elizabeth Harris
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My choice is OPTION 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9881
<b>Full Name</b>	LEIGH WISEMAN
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 Best outcome for Bovingdon would be 'Option 2B'.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9921
<b>Full Name</b>	N K Hopes
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	my options are 1A and 2B.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9966
<b>Full Name</b>	JOHN BANKS
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My preferred option is "Option 2B"
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO9968
<b>Full Name</b>	DEENA & MICHAEL BLENNERHASSETT
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 therefore chose option 2b as the best option for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10011
<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>	<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>

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

Include files

Number

Question 43

<b>ID</b>	LPIO10059
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in</p>

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10073
<b>Full Name</b>	Sarah Coen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Re: Bovingdon Development Preferred Option: 2B - 0 Homes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10076
<b>Full Name</b>	Malcolm Sillick
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	You will therefore not be surprised to hear I vote for <b>Option 2B.</b>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10080
<b>Full Name</b>	Jayant Mukherjee
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Preferred Option: Option 2B - 0 Homes (in Bovingdon).
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO10082
<b>Full Name</b>	Sarah Feehely
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 comments on the proposed over development of our village, bovingdon in Hertfordshire.</p> <p>How it can be considered a measured approach to add 450 homes to a small village without adding to our infrastructure defies belief, we have one small school, how will these children be schooled? We already have problems with parking, traffic, doctors appointments, cutting local transport, flooding, electrical outages, what plans are in place to address 450 new families to our village without adding additional resource to us and impact on daily life.</p> <p>Why is the green belt so readily available now to be developed?</p> <p>Please reconsider this over development it is too much for our small village to adopt, people need new homes, please build the infrastructure and then builders can add some homes around this infrastructure, not the other way round, surely a compromise can be achieved, where all get what they need.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10083
<b>Full Name</b>	Gillian 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>I understand that we must build but having considered all the options , I feel option 2B is the best outcome for the village</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10128
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

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

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10176
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for</p>

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10187
<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>The other options are not sustainable and I do not believe that these developer led initiatives, will provide the much needed affordable housing that the South East so desperately requires.</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>No consideration has been given critical planning considerations such as recent and on-going build</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10233
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10280
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10330
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and</li> </ul> </li> </ul>

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

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10379
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes.

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10444
<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>	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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of</p>

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

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10493
<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><b><u>However, I would like to take this opportunity emphasize just a few of the most important points within that response</u></b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

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**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10543
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives,</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10591

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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted</li> </ul> </li> </ul>

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10638
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	



Number	Question 43
ID	LPIO10688
Full Name	Sally and David Williams
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please register as support for BRAG's submission.</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in</li> </ul> </li> </ul>

	<p>Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10736
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried</p>

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10830
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in</p>

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**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10882
<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>	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.

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10930
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who</p>

	generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO10981
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11030
<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>

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

*Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11077
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP1011109



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

	<p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11157
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

	<ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11204
<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>	not sustainable
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11254
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as

confirmation that I wish DBC to duplicate BRAG's responses under my name

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

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

development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11301
<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. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the</p>

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

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11331
<b>Full Name</b>	David Greenwood
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Option 2B as this option doesn’t go beyond the 90 homes already agreed
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11343
<b>Full Name</b>	Jonny and Jane Edser
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	With that in mind, our preferred option from the plan is <b>Option 2B</b>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11390
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report,</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11440
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

*Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring

	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11500
<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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11503
<b>Full Name</b>	Mrs G.S Fisher
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 resident of Bovington for over forty years, I strongly support Option 2B for the next issue of the Dacorum Local Plan. This precludes any further housing allocation to Bovington over and above the 90 dwellings in the present plan. The proposal to increase the number of dwellings would infringe principles developed by listening to the community.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11546
<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>	Option 2B would result in massive over-development of both Berkhamsted and Tring, changing their respective historic and individual character and settings forever, requiring the removal of large areas of land from the Green Belt and the consequent destruction of the natural environment, and represents completely unsustainable development.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11574
<b>Full Name</b>	Ms Anna Barnard
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / 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 wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11578
<b>Full Name</b>	Elizabeth Harding
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 support Option 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11628
<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>	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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring



	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11635
<b>Full Name</b>	LUCY BANCROFT
<b>Company / Organisation</b>	Aldbury 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>	Aldbury Parish Council recommends Growth Option 2B with its greater focus on Hemel Hempstead. This is on the basis that Hemel Hempstead is already a large town. Adding a significant number of houses would not change its character. Also, at present, it struggles to compete with other towns to provide facilities and amenities for its own inhabitants and the wider Borough. Allowing it to be the focus of new house building should increase its ability to draw in new businesses and improve its centre further. It also has by far the best transport links with the rest of the country.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11736
<b>Full Name</b>	Steven Bowen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Given our comments above and the total absence of any mitigating measures at any of the sites proposed, in the absence of new information we can only support proposed build options 1B, 2B and 3B i.e. no new homes in Bovingdon over and above the 90 sites already identified.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11782
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5</p>

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

**Brag Response to question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11821
<b>Full Name</b>	John Thomson
<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	Unnecessary to go to these lengths for the reasons stated herein
Include files	
Number	Question 43
ID	LPIO11869
Full Name	Councillor Alan Anderson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Re options 1 / 2 / 3</b>, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p><b>Re options A / B / C</b>, support option A for the following three reasons.</p> <ol style="list-style-type: none"> <li>1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached to Q39).</li> </ol> <p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> <li>• It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy</li> </ul>

	<p>policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable locations, leading for example to traffic deadlock outside the towns.)</p> <p>1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11932
<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>	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO11978
<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>	<b>The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe Markyate is appropriate for any further building save to meet local needs.</b>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12020
<b>Full Name</b>	MALCOLM AND SUSAN RAYNER

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	For these reasons. our preferred option for our village is Option 2B.
Include files	
Number	Question 43
ID	LPIO12080
Full Name	David Wilyman
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

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

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

Standard BRAG response to Question 43. Please note full document is attached to Question 46

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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



	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12142
<b>Full Name</b>	FRANCES COX
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	At this time, Option 2B is the best outcome for Bovingdon – 0 homes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12178
<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

**Your response - Please add your response here**

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

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Standard BRAG response to Question 43. Please note full document is attached to Q46.

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12235
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt</p>

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12314
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first</p> <p>10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel</p>

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12382
<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> Same reason as the previous question.</p> <p>[Response to Q42: Although the total figure is objectively determined, being based on projected population growth, the proportion for Tring is substantially higher than calculated on projected population growth for the town. We calculate the figure for Tring at around 1,120 new homes including the 500 in the urban envelope. That means 620 homes for Tring green belt.]</p>
<b>Include files</b>	



<b>Number</b>	Question 43
<b>ID</b>	LPIO12384
<b>Full Name</b>	Robert 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>	I support option 1A but the other options I object to on the grounds that the required infrastructure is non existent and they are unsustainable
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12405
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12411
<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>	My strong opinion is that the majority of the new houses should be located in Hemel Hempstead. It was developed as a new town and additional housing and associated infrastructure funding should be channelled there to improve the facilities that Hemel Hempstead residents and everyone in the Borough can enjoy and benefit from. I would like Hemel Hempstead to aspire to be more of a Milton Keynes. But I fear that our planners don't have the appetite for the real vision it takes to create this. Instead they would rather impose more

	housing on our beautiful market towns and by doing so destroy them.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12458
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

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	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12506
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without</p>

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**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP1012553
<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>	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.

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

Standard BRAG response for Question 43. Please note full document is attached to Question 46.

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12603



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

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12653
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12701
<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>	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 our name.</b></p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth</p>

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12749
<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>	Here are my comments on the new Local Plan

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12798
<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><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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to</p>

	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12802
<b>Full Name</b>	R Woollon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 appears to me that the CURRENT local plan for future housing is quite adequate for Dacorum Council needs and even this will certainly need major changes to our infrastructure so the only option under “Proposed Build” is 2b.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12845
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

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

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

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

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12893
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul> </li> </ul>

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12915
<b>Full Name</b>	Valerie Power
<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	<b><u>The only option must be "2B"</u></b>
Include files	
Number	Question 43
ID	LPIO12948
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for</p>



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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12953
<b>Full Name</b>	Anthony Power
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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><u>The only option must be “2B”</u></b>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO12996
<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>	<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>

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP1013045
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

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

**BRAG response to question 43 below (full BRAG response see question 46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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	is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13050
<b>Full Name</b>	Sarah Mash
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Thus in my view the correct outcome for the village would be Option 2b
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13098
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring</li> </ul> </li> </ul>

	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13146
<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



Your response - Please add your response here

**The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response:-**

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

<b>Number</b>	Question 43
<b>ID</b>	LPIO13247
<b>Full Name</b>	Mr K. C. 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>	My preferred option therefore is Option 2B.
<b>Include files</b>	

Number	Question 43
ID	LPIO13248
Full Name	Mrs D. M. Beckley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	The village cannot sustain 450 new homes the answer is 2B. No to <u>any</u> more house building.
Include files	
Number	Question 43
ID	LPIO13274
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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13280
<b>Full Name</b>	Mr Mike Leon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 our view Option 2B is the best outcome for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13283
<b>Full Name</b>	Mrs Jill Leon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 our view Option 2B is the best outcome for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13289
<b>Full Name</b>	mr ian mash
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Thus, in my view the correct outcome for the village would be Option 2B. I trust that my views will be represented to the planning committee.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13293
<b>Full Name</b>	Mrs Valerie Nicholson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	At this time Option 2B is the best outcome for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13301
<b>Full Name</b>	Mr David Hash
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Thus, in my view the correct outcome for the village would be Option 2B. I trust that my views will be represented to the planning committee.
<b>Include files</b>	

Number	Question 43
ID	LPIO13303
Full Name	S.A. Grimes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Under Dacorum Council assessed need - Option 2B is the only one which should be given consideration.
Include files	
Number	Question 43
ID	LPIO13343
Full Name	Mrs Christine Pettit
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>In response to your consultation my opinion is as follows.</p> <p><b>The three broad options:</b></p> <p>Options 1&amp;2 are achievable without building on greenbelt sites. There is a constant infilling and change of use of buildings on a small scale which could achieve these figures without major new developments. For example planned houses replacing unused garages in Rucklers Lane, Kings Langley and the conversion of offices to flats in Hamilton House on the Marlowes.</p> <p><b>Subdivisions A, B &amp; C</b></p> <p>Second choice would be option 'B' bearing in mind the considerations mentioned above.</p>
Include files	
Number	Question 43
ID	LPIO13428
Full Name	Mr Alan Mitchell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No



<b>Your response - Please add your response here</b>	1A is the most fair option
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13429
<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>	No
<b>Your response - Please add your response here</b>	1A is the most fair option
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13436
<b>Full Name</b>	Mr Peter McClelland
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 strongly support Option 2B for the next issue of the Dacorum Local plan which precludes any further housing allocation to Bovingdon above the 90 dwellings in the current plan.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13480
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4

No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13528
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of

	<p>development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13578
<b>Full Name</b>	Sue & Fraser 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>	Yes
<b>Your response - Please add your response here</b>	We support Option 2B i.e. no further housing being planned for Bovingdon above the 90 homes in the current plan
<b>Include files</b>	

Number	Question 43
ID	LPIO13586
Full Name	Mr Alan O'Neill
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.</p> <p>Of the options put forward, <b><u>Option 1B is the only one that would be acceptable for Berkhamsted.</u></b></p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical</li> </ul> </li> </ul>

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13636
<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>	

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.</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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.</p> <p>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However,</p>



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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LP1013698
<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>

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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Include files

Number

Question 43

<b>ID</b>	LPIO13708
<b>Full Name</b>	Charlotte Wadsworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 to state my preference is Option 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13714
<b>Full Name</b>	Grace Wadsworth
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 to state my preference is Option 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13763
<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>Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the</p>

consultation document indicates that DBC have ill-conceived ideas of how to do this.

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

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

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

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

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

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

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

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

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

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Include files

<b>Number</b>	Question 43
<b>ID</b>	LPIO13814
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a</p>

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13869
<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
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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO13907
<b>Full Name</b>	peter faulkner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1A is the only justifiable option</p> <p>Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work,</p>

	schools and shops and only development in the 3 towns in the borough achieves this.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14038
<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><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> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once</li> </ul>

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14087
<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>	No
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local</li> </ul> </li> </ul>

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

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14135
<b>Full Name</b>	Sue Elleray
<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>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points 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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14186
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14218
<b>Full Name</b>	Arthur Jepsen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 object to the proposed development on Green Belt in around Kings Langley because: Options 2 + 3 would infill the area so much that we would almost be a suburb of Hemel Hempstead.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14226
<b>Full Name</b>	Mrs L. Jepsen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 object to the proposed development on the Green Belt in around Kings Langley because:  The whole ethos of the village would be lost if we accept Local Plan 2, 3, B and C.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14334
<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 do confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

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**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14373
<b>Full Name</b>	Peter 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>	Yes
<b>Your response - Please add your response here</b>	In summary, therefore, I choose Option 2B of the Proposed Build Options :NO Homes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14415
<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>	The Berkhamsted Residents Action Group (BRAG) have responded in full to the ‘Issues & Options’ consultation. To

avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

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	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14464
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>



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<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14513
<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 confirmation that I wish DBC to duplicate BRAG’s responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><i>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth</i></p>

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

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14534
<b>Full Name</b>	D A Mash
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Thus in my view the correct outcome for the village would be option 2b.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14541
<b>Full Name</b>	Mrs J 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>	OPTIONS - On the choices listed in your report, i would choose Option 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14661
<b>Full Name</b>	K Mash
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Thus, in my view the correct outcome for the village would be Option 2b.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14691
<b>Full Name</b>	Mr & Mrs B 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>	Yes
<b>Your response - Please add your response here</b>	We can only accept Option 2B as the best outcome for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14722
<b>Full Name</b>	Mrs J M Ensor
<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	I therefore propose option 2B.
Include files	
Number	Question 43
ID	LPIO14729
Full Name	Mr Alan Gurnett
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Thus build option 2B has my support, with development in Bovingdon restricted to existing and new sites within the village boundaries, subject to the qualifications set out in the next paragraph.</p> <p>I support Build Option 2B provided that all aspects of the village infrastructure are made <u>fit for purpose</u> before any further development is commenced.</p>
Include files	
Number	Question 43
ID	LPIO14790
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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14862
<b>Full Name</b>	Bev Mckenna
<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	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s</p>



policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

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

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

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

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

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14908
<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>	See the response to Q40. The level of housing need in Option 2 exceeds the capacity of Hemel Hempstead and, therefore Dacorum, to absorb the proposed growth.  [Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated

	to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO14919
<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p> <p>[Response to Q4: <b>I have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</b></p> <p>For example, water supply is a major issue and can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose residents propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care, particularly local care, has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.]</p> <p>[Response to Q5: but given the numerous constraints, these new proposals will not be able to deliver them.]</p> <p><b>[Response to Q6:</b> but we suggest some textual amendments</p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.]</p> <p>[Response to Q7: The policies identified are crucial – all options should be measured against them. But the list tabled is silent on incorporating Character Appraisals, which are vital to helping to create/sustain a sense of place.]</p>
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO14965
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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

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	<ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15015
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development</p>

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- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15063
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land</p>



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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

	<p>impact given different topographies and (inadequate) supporting</p> <ul style="list-style-type: none"> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15086
<b>Full Name</b>	Tom Simmons
<b>Company / Organisation</b>	St William Homes LLP
<b>Position</b>	Development 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>St William are of the strong view that only growth options 2 and 3 should be considered as the New Local Plan is progressed.</p> <p>St William consider that a balanced approach would be to adopt growth option 2 until such time that a standardised calculation of objectively assessed housing need comes into effect at which point growth option 3 would take precedence.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15108
<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>As we explain in relation to the growth scenarios options put forward at paragraph 1.8 of the consultation document, we support the adoption of growth level Option 2, which is the 'Locally Assessed Need' figure. At paragraph 10.4.2 of the consultation document, the Council then offers a series of further options for the distribution of growth under each of the headline growth level options. Under Option 2, three options are put forward for the geographical distribution of growth. Further to our comments at paragraphs 3.2 and 3.3, our favoured Option under Option 2, is Option 2A. Of the three options, Option 2A takes the most balanced approach to development across the three main towns in the Borough and therefore offers the greatest opportunity to achieve sustainable and deliverable development.</li> <li>Notwithstanding our support for Growth Option 2, we would invite the Council to carefully consider the balance of growth proposed between Hemel Hempstead as the largest town in the Borough and to Berkhamsted and Tring respectively. As we explain above, in relying upon one location as part of a growth strategy, it is possible that the delivery of growth can be endangered, either by way of difficulties associated with the provision of infrastructure, or the market to support such growth.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15140

Full Name	Simon Foster Monique Bos
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No, for the reasons given in our response to question 42. (see below) <b>Question 42 - Is Option 2A your preferred option for delivering the growth needs of the Borough?</b> <b>No, as this option proposes some 1175 new homes at Tring which is disproportionate to the size of the settlement and would place an unreasonable pressure on local infrastructure, which is already at capacity.</b>
Include files	
Number	Question 43
ID	LPIO15187
Full Name	Bert Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith. <b>Answer – NO</b> The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – it is wholly disproportionate to that allocated to other area of the Borough, given the relative size of the town. For Tring to be allocated 26% more houses than Berkhamsted (a much larger town) is, for example, grossly inequitable. The infrastructure needed to support such levels in Tring would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.
Include files	
Number	Question 43
ID	LPIO15207
Full Name	Valerie Smith
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>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p><b>Answer – NO</b></p> <p>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – it is wholly disproportionate to that allocated to other area of the Borough, given the relative size of the town. For Tring to be allocated 26% more houses than Berkhamsted (a much larger town) is, for example, grossly inequitable. The infrastructure needed to support such levels in Tring would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15215
<b>Full Name</b>	Mr Mike Kember
<b>Company / Organisation</b>	Bovingdon Parish 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>The Parish Council, after listening to our resident's views, consider that none of the Local Plan options address the infrastructure problems outlined in the core strategy, they will only add to them. Therefore we conclude that the only viable option for the village of Bovingdon is for the Borough to adopt Option 2B, as no additional housing can currently be supported in Bovingdon for the reasons that we have highlighted above.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15233
<b>Full Name</b>	Lynn and David Lovell
<b>Company / Organisation</b>	
<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><u>Option 2B (zero new homes in Bovingdon) is the best outcome for Bovingdon and the least impactful and we strongly support all new development being located in Hemel Hempstead and other Dacorum towns</u></p> <p><u>Our preferred option:</u> taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents, including the prison population and new elderly residents at the McCarthy and Stone development.</p> <p><u>Our 2nd preferred option:</u> for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option:</u> if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 43</p>
<p><b>ID</b></p>	<p>LP1015238</p>
<p><b>Full Name</b></p>	<p>Lynn and David Lovell</p>

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<i>Option 2B (zero new homes in Bovingdon) is the best outcome for Bovingdon and the least impactful and we strongly support all new development being located in Hemel Hempstead and other Dacorum towns.</i>
Include files	
Number	Question 43
ID	LPIO15292
Full Name	Caroline Manson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43: <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15342
<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



**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) has already responded to the Issues & Options Consultation.

I have studied their comments and confirm that I support the arguments put forward in their submission.

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure
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	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15391
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed</li> </ul>

	<p>was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15453
<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>

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.

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

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.

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

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**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

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

Include files

Number	Question 43
ID	LPIO15501
Full Name	Sarah and Nigel Tester
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill- conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15558
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul>



	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15607
<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 43 (please note full document is attached to Q46)</b></p>

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

**Include files**

**Number**

Question 43

<b>ID</b>	LPIO15625
<b>Full Name</b>	Mrs Annette Compton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to inform that I object to all proposals except option B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15673
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate),</p>

	<p>while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15732
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	

Number	Question 43
ID	LPIO15780
Full Name	Maria & Colin Sturges
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I believe the proposed Local Plan lacks vision and fails to keep the character of Dacorum. Less than 6 months ago (16th July) the previous 25 year plan was approved and that took 10 years in the making, and now we are being asked to approve a new plan having just agreed to an additional 500 houses in Tring. If the worst case scenario of the plan were to take place this would result in a 60% increase of the town of Tring. I have attached a report from a planning consultant with regards to the over-development of Tring. Tring has specific issues being a small market town...</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO15827
Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p>No – see Question 40</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives,</li> </ul>

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15843
<b>Full Name</b>	Rob McCarthy
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 resident of the hamlet of Tring Station in the Parish of Aldbury, liable to be affected by development on the proposed sites Tr-h1, Tr-h2 and Tr-h3 to the east of Tring Town, I wish to add my support to the response submitted by Aldbury Parish Council.</p> <p>Aldbury response :</p> <p>Aldbury Parish Council recommends Growth Option 2B with its greater focus on Hemel Hempstead. This is on the basis that Hemel Hempstead is already a large town. Adding a significant number of houses would not change its character. Also, at present, it struggles to compete with other towns to provide facilities and amenities for its own inhabitants and the wider Borough. Allowing it to be the focus of new house building should increase its ability to draw in new businesses and improve its centre further. It also has by far the best transport links with the rest of the country.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15848
<b>Full Name</b>	Judith McCarthy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 resident of the hamlet of Tring Station in the Parish of Aldbury, liable to be affected by development on the proposed sites Tr-h1, Tr-h2 and Tr-h3 to the east of Tring Town, I wish to add my support to the response submitted by Aldbury Parish Council.</p> <p>Aldbury response :</p> <p>Aldbury Parish Council recommends Growth Option 2B with its greater focus on Hemel Hempstead. This is on the basis that Hemel Hempstead is already a large town. Adding a significant number of houses would not change its character. Also, at present, it struggles to compete with other towns to provide facilities and amenities for its own inhabitants and the wider Borough. Allowing it to be the focus of new house building should increase its ability to draw in new businesses and improve its centre further. It also has by far the best transport links with the rest of the country.</p>

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15885
<b>Full Name</b>	D B Land and Planning
<b>Company / Organisation</b>	D B Land and Planning
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• DBLP does not support either option for delivering the levels of growth which are required in the Borough</li> <li>• In terms of releasing land from the green belt, case law in IM properties v Lichfield has already established that there is no test that green belt land is to be released as a “last resort”. Given that the need for green belt review is justified, there is need to consider the guidance in the Framework. Paragraph 84 requires the policy maker to consider the “consequences for sustainable development”. Given the support elsewhere for the SHMA figure, it remains to be seen how an approach which only provides either a limited level of housing in the green belt or none at all can be supported by the evidence base.</li> <li>• In Option 2A’s, the consequences are stark in that there is no new development in the green belt, thus seriously impeding the Plan’s ability to ensure the vitality of Markyate in respect of paragraph 55 of the Framework</li> <li>• In Option 2B’s case, the proposed focus of development on a handful of locations green belt fails to consider the impact such a strategy has on sustainable development. This undermines the ability of Larger Villages in the green belt to accommodate modest levels of growth to support the vitality of settlements in accordance with paragraph 55 of the Framework. The evidence base for DBLP’s site MY-3A (in the Arup Report) has identified that it is suitable to be released from the green belt</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15909
<b>Full Name</b>	Mrs Sue Yeomans



<b>Company / Organisation</b>	Chilterns Countryside 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>	We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15932
<b>Full Name</b>	James Pitt
<b>Company / Organisation</b>	Gleeson Developments Limited
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 Option 2B relates to a level of housing growth that meets the requirements of the SHMA, it is substantially below the new standard methodology figure for Dacorum (bearing in mind the Core Strategy, whilst adopted within the last 5 years, if effectively out of date as regards housing provision). Therefore Option 2 generally should be rejected in favour of Option 3 (see also our response to Question 16).</p> <p>Option 2B ignores the housing needs of the three larger villages – even in scenarios that seek to accommodate the majority of development at the three main towns, it is inappropriate to make no provision at the larger villages, to sustain their growth and provide for local needs (including affordable housing needs) arising from those larger villages and (in the case of Bovingdon and Markyate at least) their dependent hinterlands.</p> <p>Whichever option is selected, Dacorum is facing a high housing delivery target, and in order to maximise the prospects for successful delivery, a wide choice of development sites in a wide variety of locations will be needed.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15971
<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>	Yes
<b>Your response - Please add your response here</b>	<p>As set out in the Issues and Options document, it is a requirement of Local Plans to meet housing needs in a manner which will best deliver sustainable development. This has been made all the more challenging by the recent publication of the Government's draft methodology for assessing housing needs. This indicates that Dacorum's housing needs could be as high as 1,100 homes per year.</p> <p>In this context, it is recognised that Hemel Hempstead is not only the largest town in Dacorum, but it also has the greatest range of jobs, services, facilities and public transport. As such, it is the settlement which has the greatest potential to deliver a more sustainable pattern of development and minimise the use of the car. For this reason, TCE considers that Option 2B is the most appropriate strategy to guide the development of Dacorum up to 2036. This combines the evidence on housing need in your SHMA with the current focus on Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO15994
<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>	Yes
<b>Your response - Please add your response here</b>	<p>This is the preferred option of The Crown Estate since it combines the SHMA housing need figure with a greater focus on Hemel Hempstead. This enables the strategy to capitalise on the critical mass of services, facilities, jobs and public transport at the largest town in the Borough. It is the option most likely to deliver a sustainable pattern of development into the 2030s.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16084
<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>	Please find the attached document describing issues and options that I and many other residents of Tring have addressed regarding housing development <b>GFRA Response to Question 43, full document attached to question 46</b> It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16139
<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>	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. <b>GFRA Response to Question 43, full document attached to question 46</b> It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16198
<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>	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. <b>GFRA Response to Question 43, full document attached to question 46</b>

	It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16257
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16316
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16378

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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO16426
Full Name	Ruth and Stephen Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16491
<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>In particular, I believe:-</p> <ol style="list-style-type: none"> <li>1 Dacorum Borough Council needs to make a strong case in support of a lower target figure for homes, following government requirements to protect the Green Belt. Since almost all non-urban areas of</li> </ol>

	<p>Dacorum are Green Belt, this constraint makes such a position highly justifiable.</p> <p>2 I believe the target figure should be at most the Government draft figure of 602 homes per year. The current target of 430 homes per year is more sustainable.</p> <p><b>GFA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16516
<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>1 Dacorum Borough Council needs to make a strong case in support of a lower target figure for homes, following government requirements to protect the Green Belt. Since almost all non-urban areas of Dacorum are Green Belt, this constraint makes such a position highly justifiable.</p> <p>2 I believe the target figure should be at most the Government draft figure of 602 homes per year. The current target of 430 homes per year is more sustainable</p> <p><b>CCG response to question 43 full document attached to question 46</b></p> <p>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16567
<b>Full Name</b>	Ian Emmas
<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>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>. This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>. No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>. Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the</li> </ul>

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16702
<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 do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough's many heritage assets.</p> <p>We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16736
<b>Full Name</b>	Martin Ephgrave

<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements, which also have a need for new homes</li> <li>• Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF</li> </ul> <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16755
<b>Full Name</b>	Martin Ephgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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, for the reasons given in our response to question 39.copy below</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
<b>Include files</b>	

<b>Number</b>	Question 43
<b>ID</b>	LPIO16764
<b>Full Name</b>	Mrs June Gossling
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 opposed to the proposal to build 360 additional homes in the Bovingdon area in the latest plan.</p> <p>My greatest concern is that the infrastructure is already overstretched, particularly regarding congestion on our roads. The volume of traffic in the village has grown significantly in recent years leading to constant delays in the High Street and insufficient parking places. This is compounded by the number of HGV delivery vehicles and large agricultural machinery that pass through. You will also be aware that Bovingdon Market accentuates local traffic congestion on a Saturday when it can take 30 minutes to drive from the village down to Hemel. Furthermore your proposals for two sites accessed via Louise Walk and Homefield will worsen the access and egress to and from Green Lane/Bovingdon High Street.</p> <p>Secondly the volume of traffic will inevitably have a negative impact on air quality which will only get worse with additional road users.</p> <p>Thirdly parts of the village are prone to flooding particularly around Rymill Close and more development will increase surface run off. The drainage/sewerage system failed to cope last year and some families had to move out until their homes were made habitable again.</p> <p>I am against taking more sites out of the green belt which should be left to safeguard the countryside.</p> <p>For these and other reasons such as a shortage of school places and medical facilities that will become overstretched, I consider that the allocation should be ruled out or greatly reduced.</p> <p>I have lived in other places which did not offer the good quality of life I have come to appreciate in Bovingdon and I fear that allowing development to proceed on the proposed scale will destroy a vibrant and cohesive community</p>
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO16768
<b>Full Name</b>	Keith 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>In response to the consultation on the above plan as a resident of Bovingdon I comment as below</p> <p>1) I accept that some development does need to progress but consider the plan to allow 90 new homes as in the existing plan is as much as the village can support.</p> <p>2) The village is under pressure with regard to vehicle capacity in and around the High Street and current developments will increase this if we assume 2 cars per new home.</p> <p>3) The school is virtually at capacity with no room to expand as are local Doctors and Dental Services.</p> <p>4) Loss of Green Belt, impact on sewers and increased risk of flooding within the village will all adversely impact the environment.</p> <p>5) My preferred option therefore is Option 2B</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16782
<b>Full Name</b>	Emma Duke
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 <b>preferred option as 2B</b> on the following basis:</p> <p>As resident in Bovingdon it is clear to see the pressure that the village infrastructure is currently under, even without the proposed new builds. I expect that I will not be the first or last person to mention that the school is at capacity, as are the local doctors surgeries (one of which is connected to The Nap in Kings Langley and will certainly be impacted by the proposed development there).</p> <p>Traffic management in the village is already exceptionally poor with rush hour times being perilous. We have two young children which we walk to the village school each</p>

	<p>day and it is common to see cars mounting the pavement, or blocking the pavement (due to lack of parking) causing pedestrians into the street. This is compounded at the weekends when everyone is on the move. We in the village have been very vocal about this issue in the past to no avail. In fact someone mentioned to me that it would take a fatality to facilitate a change here and I think that sadly that may be true.</p> <p>Although I am very much against the proposed development in our village, I feel that if another option were to be selected then investment in infrastructure should be made BEFORE any build is undertaken thus showing a commitment to the residents.</p> <p>Aside from the community services and infrastructure which would be negatively impacted by the proposed build, I object on the basis that the development of Green Belt is in direct contradiction with Dacorum's Core Strategy. Bovingdon community values it's countryside surroundings. It is part of the identity of the village and I feel that preserving the Green Belt is of paramount importance to the village.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16850
<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>I would rule out, on the basis of over-development, Options 2A, 2B, and 2C.</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO16918
<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	<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO17006
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	<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO17063
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 43, full document attached to question 46</b></p>

	It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17120
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17148
<b>Full Name</b>	Mararet and Alan 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>I am writing to express my views on the planning proposals.</p> <p>I fail to understand why such a large number have been suggested !!,</p> <p>At present the supporting services I.e Drs. Schools etc are stretched to the limit .</p> <p>The traffic congestion is a nightmare.there are not enough provisions for car parks . Nor is there any space on which to build them,,</p> <p>Has the need for supported infrastructure been considered . ?.</p> <p>I would imagine that the governments edict to provide more homes has been the driving force behind these proposals ,,,</p> <p>Surely a better option would have been to allow more social housing to be built ?</p>



	But that would have not satisfied the building companies. I would opt for option 2B
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17157
<b>Full Name</b>	Jacqui Manton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development in Bovingdon of 360 homes. This is in addition to the 90 homes in the existing plan.</p> <p>As a long term resident of Bovingdon I have seen no improvement in infrastructure since I have been here and without any significant improvement I can't see how the village can sustain 450 homes let alone 90 homes.</p> <p>The High Street can barely cope with the amount of traffic, especially on Saturday mornings and on the school runs. The end of the High Street where the kebab shop is located can only cope at the moment with traffic coming in one direction. Vehicles regularly need to give way on this road already. Also, the turning into Old Dean is regularly very difficult to navigate, due to people irresponsibly parking on the yellow lines. You might argue that people will walk to the village but this is not the case for the vast majority of the residents who are going to work or other duties after they have visited the village to drop off children or to shop.</p> <p>From what I understand the Bovingdon Academy is at near capacity, the Secondary Schools are over subscribed and as it can be very difficult to get an appointment at the GP surgery.</p> <p>I purposely moved to the village for the relative safety and tranquility of village life and a place to bring up my family. A build of 360 houses would ruin the character of this charming village and blight the life of many of us who live there.</p> <p>Therefore my proposed option for building in Bovingdon is <b>Option 2B</b> which will have the least impact on the village and ensure it can remain sustainable.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17167
<b>Full Name</b>	Helen 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>I am writing to state I strongly object to the proposed local planning for new homes in Bovington.</p> <p>I have lived in Green Lane for the past 22 years and enjoy living in a village after moving here from Central London.</p> <p>The proposal BOV-h2 – land south of Homefield would include access from Green Lane.</p> <p>The proposal BOV-h3 – land behind Green Lane and Louise Walk</p> <p>Both of these proposals would seriously affect me, my family, those of us who live in Green lane and the village as a whole greatly.</p> <p>Currently Green Lane is a busy road leading directly to the High Street. Traffic exceed the speed limit, cars are parked on the left going towards the village, by the pavement.</p> <p>Only a few Sunday's ago we had a serious collision involving a car pulling out onto Green Lane and a motorbike going too fast. Both the driver of the car and motorcyclist were taken to hospital.</p> <p>Currently Green Lane would not cope with an increase in traffic.</p> <p>Louise Walk is not currently wide enough as a road, suggestion has been made to include a left turn only. This is really a silly irresponsible plan and would cause traffic turning at the Green to then drive down Green Lane rather than drive around the village via Green Lane onto the Hempstead Road.</p> <p>This would have a negative impact on the quality of life in Green Lane. The secret lies in the name – Green Lane, its not a main road but sometimes it feels like it!</p> <p>Each new home would approximately have 2 cars, so 75 new homes in Louise Walk would mean another 150 cars each day!</p> <p>A proposal of 130 homes in Homefield would cause 260 additional cars in Green Lane.</p> <p>Both these proposals are on Green Belt land. Once gone, Green Belt is lost forever. Currently I work in Hemel Hempstead and Watford. The journey to Hemel Hempstead is just over 4 miles and can take around 25 minutes, mainly due to heavy traffic down Box Lane, my only direct route to Hemel Hempstead. While the journey to Watford is twice the length, some 8 miles, I can do this in the same time as my journey is a delightful country drive via Chipperfield. By building new properties on Green Belt we are eroding our countryside. The very reason I moved from London to live in a village. The reason I have stayed for 22 years as I enjoy living in a village. I want our village to remain a village!</p> <p>There is little work in Bovington, most villagers travel out of the village for work, such as myself to Hemel, Watford and Hatfield mainly. Traffic would increase in</p>

	<p>and out of the village as those who could afford new homes would need to travel to work elsewhere!</p> <p>Parking is a well know issue in the High Street, or lack of parking. While my children were at the local Primary School it was a joy to walk with them to school and back from Green Lane. I have a disability since a serious accident in March 2016 and can no longer walk to the village. Parking at any time can be difficult and I don't believe we have any disabled parking in the High Street.</p> <p>When I worked as a teacher at Bovingdon Primary (now Bovingdon Academy) it was one of the top 3 schools in Hertfordshire, so it was always oversubscribed. Having more families in the village I really don't know where the children would go to school?</p> <p>My children went to Hemel Hempstead Secondary School via bus as this was their closest school. This changes every few years and I believe children now go to Kings Langley School.</p> <p>A secondary school is much needed in our village.</p> <p>Last year we had severe flooding in the lower High Street, without infrastructure improvements to our village and new development would add to the possibility of further flooding. Any new developments would not be sustainable and would impact negatively impact the quality of life for our villagers.</p> <p>Therefore in conclusion at this time my response to this proposal is</p> <p><b>OPTION 2B – THE BEST OUTCOME FOR BOVINGDON.</b></p> <p>I choose to live in Bovingdon, I want to continue to live here.</p> <p><b>NO TO PROPOSED LOCAL PLANNING FOR BOVINGDON</b></p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17171
<b>Full Name</b>	Jennifer Cooper
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 been resident in New Hall Close off Bovingdon High Street for 34 years and the proposed developments are a major concern.</p> <p>1) Bovingdon infrastructure cannot support the proposed developments.</p> <p>2) The loss of precious green Belt, contrary to Dacorum core strategy of safeguarding the countryside.</p> <p>3) Bovingdon already has a traffic congestion and parking problem, which I experience on a daily basis.</p>

	<p>Parked vehicles block my vision (and frequently block the exit). More homes will result in increased traffic which our roads cannot cope with.</p> <p>4) Bovingdon academy is at, or close to capacity, as are doctors surgeries and dentists.</p> <p>5) The proposed developments will have a huge environmental impact. More traffic means more pollution. Pressure on drainage/sewer system would result in increased flood risk in vulnerable areas.</p> <p>6) Further development would seriously affect our already decreasing quality of village life.</p> <p>7) My preferred option for the future of Bovingdon is without doubt 2B.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17183
<b>Full Name</b>	Jacqui Manton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development in Bovingdon of 360 homes. This is in addition to the 90 homes in the existing plan.</p> <p>As a long term resident of Bovingdon I have seen no improvement in infrastructure since I have been here and without any significant improvement I can't see how the village can sustain 450 homes let alone 90 homes.</p> <p>The High Street can barely cope with the amount of traffic, especially on Saturday mornings and on the school runs. The end of the High Street where the kebab shop is located can only cope at the moment with traffic coming in one direction. Vehicles regularly need to give way on this road already. Also, the turning into Old Dean is regularly very difficult to navigate, due to people irresponsibly parking on the yellow lines. You might argue that people will walk to the village but this is not the case for the vast majority of the residents who are going to work or other duties after they have visited the village to drop off children or to shop.</p> <p>From what I understand the Bovingdon Academy is at near capacity, the Secondary Schools are over subscribed and as it can be very difficult to get an appointment at the GP surgery.</p> <p>I purposely moved to the village for the relative safety and tranquility of village life and a place to bring up my</p>

	<p>family. A build of 360 houses would ruin the character of this charming village and blight the life of many of us who live there.</p> <p>Therefore my proposed option for building in Bovington is <b>Option 2B</b> which will have the least impact on the village and ensure it can remain sustainable.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17255
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional</p>

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

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17257
<b>Full Name</b>	Pauline McMahon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Preferred Option - Option 2B</p> <p>Bovingdon village is already suffering due to lack of infrastructure and services without trying to accommodate hundreds of more families. The school is full! The doctors surgeries are full! The high street is dangerously busy! There is not enough parking anywhere the village!</p> <p>1 We are an exceptionally busy village with a prison placed on its outskirts, this leads to more vehicles coming to the village to staff the prison and the constant flow of inmates visiting orders. We also have a very busy Saturday market which generates horrific amounts of traffic all day long on the Chesham road and Box Lane, this is already an issue for Bovingdon residents</p> <p>and now we have a large McCarthy &amp; Stone property being built on Box Lane which will add to the problem, and mean all those residence needed to use the village facilities.</p>

	<p>1 As mentioned the new retirement homes becoming available next year and several other sites in the village already earmarked for more housing - I think the village is already expanding beyond its means and there should be no more additional homes until roads and services are adequately improved.</p> <p>1 Green belt should not be built on !</p> <p>1 Drainage and sewage needs to be improved to cope with the risk to flood areas.</p> <p>1 Lastly I live on a lovely country narrow lane - which is fast becoming a dangerous rat run for vehicles wanting to avoid the village especially on Saturdays and rush hours !! The village is not easily accessed as with the recent weather conditions Box Lane is steep and led to numerous cars being abandoned as usual when we have snow! My worry is how can we rely on emergency vehicles being able to reach the village when this road is grid locked with market goers or impassable when the weather is bad!!</p> <p>Option 2B is the only option for Bovingdon.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17311
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different</li> </ul>



topographies and (inadequate) supporting infrastructure.

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17367
<b>Full Name</b>	Mr David Parker
<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	<p>As a member of the Grove Fields Residents Association (GFRA) and a resident of Grove Road, Tring I attach the response prepared by the planning consultant appointed by the GRFA.</p> <p>...</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO17419
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 43 below (copy of full response attached to question 46)</p> <p><b>Question 43</b></p> <p><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <ul style="list-style-type: none"> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service</li> </ul>

provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17475
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17533
<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>...</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17580
<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 43 below (copy of full response attached to question 46)</p> <p><b>Question 43</b></p> <p><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <ul style="list-style-type: none"> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>• Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.</li> <li>• Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>• It has long been accepted that we need a new hospital for this area.</li> </ul> <p><b>Question 5</b></p> <p><b><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should</i></b></p>

	<p><i>continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,</i></p> <p><i>or the wider countryside?</i></p> <p>Yes, but this new plan does not, and the proposals will not deliver!</p> <p><b>Question 6</b></p> <p><b><i>Do you agree with the suggested objectives for the new Local Plan?</i></b></p> <p>Yes</p> <ul style="list-style-type: none"> <li>• Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography</li> <li>• The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p>Yes</p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17588
<b>Full Name</b>	Mr Garry Lilburn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>would like to register my objections to the strategic plans of building on any green belt areas within Dacorum. If building is necessary it should only be confined to the towns and should not lead to villages being increased in size.</p> <p>My reasons are that I chose to live in Kings Langley as it was a village. I enjoyed that when you approached the</p>

	<p>village you came through green belt areas such as by the Hillside Farm and that when I went for a walk I had a short walk before I was in the countryside.</p> <p>The character of the village is why I chose to live here and to increase its size, allowing the village to join up with other areas will lose the current identity of the village and will lose its character. Village life should be exactly that. Any proposals to increase the size of the village would make it like a small town rather than a village and this should be opposed.</p> <p>The joining up of areas i.e. using up green areas for building will lose Kings Langley's character of a village atmosphere, green spaces close to the village centre, as sense of community which towns do not offer. This is the reasons why so many people live here and to change that character through the coalescence with other areas should be opposed and I object to any building in this area for that reason.</p> <p>I would also state that building in Shendish is NOT Hemel Hempstead despite the postcode but is very much part of Kings Langley. Allowing Kings Langley to be swallowed up to Hemel Hempstead in this manner who be terrible for Kings Langley and particularly its character as a village.</p> <p>I also do not think that the arterial roads or services could cope with such developments but I appreciate that this may not hold sway with your design making. I do however think that making the severely congested roads even more congested would affect the character of the village. To have a High Street completely blocked by traffic queuing to join the M25 or queuing to enter the village High Street from the M25 will ruin the character too: eating/drinking in the High Street will be very unpopular and the sense that the High Street is the centre of the village will be eroded if it cannot be reached due to weight of traffic twice a day.</p> <p>In summary, I object to building in Kings Langley and favour the options of increasing the Dacorum towns but not to the detriment of neighbouring villages.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17640
<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>	<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</b>

	<p><b>Planning &amp; Development details my concerns comprehensively.</b></p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17656
<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>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p><b>Growth Options</b></p> <p><b>Not GB</b></p> <p><b>GB</b></p> <p>1A &amp; 1B 200</p> <p>1C 200 160</p> <p>2A &amp; 2B 200</p> <p>2C 200 160</p> <p>3 200 600</p> <p>Keymer Cavendish 400 – see <b>Appendix 5 (Appendix attached to Q46 - LPIO17659)</b></p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17714
<b>Full Name</b>	Michael and Jill Sanders
<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>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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO17763
Full Name	Diana Woodward
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.</p> <p>BCA response to Question 43 below - full document attached to Question 46</p> <p><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)(copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> </ul>

- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

**Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

	<ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17819
<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). GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17877
<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). GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO17935
<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 plants for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17945
<b>Full Name</b>	Caroline and Peter Armstrong
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 wish to comment on the proposals for Bovingdon as follows:-</p> <ol style="list-style-type: none"> <li>1 The four proposed sites in Bovingdon are all green belt land. This conflicts with Dacorum's Core Strategy to "minimise impact on the Green Belt" and "safeguard countryside". Once Green Belt land is built on it is lost forever. The Green Belt land is what separates Bovingdon from Hemel and preserves its separate identity. By building on Green Belt land in Bovingdon and surrounding villages, each of their separate identities is eroded and Hemel as a town will swallow up these villages, like Leverstock Green which was an old village but is now a suburb of Hemel.</li> <li>2 The proposal to build 450 new homes in Bovingdon will increase the population of the village by at least 25%. More people means more cars, more congestion, ,more pollution. Already stretched services being stretched further.</li> <li>3 There are already major traffic problems in the village. The high street is a narrow road which is already overloaded and frankly dangerous at present. Cars are mounting the pavements to pass each other (sometimes at speed). With the busy</li> </ol>

	<p>village centre and school it is an accident waiting to happen and there have been near misses. Hempstead Road is again what was originally a country lane but is now a major through fare for large lorries all hours of the day and night. Box Lane is frequently congested at the weekends, with traffic backing up to the golf course. A bypass road directing traffic away from the village and onto the A41 is required NOW. More homes will increase traffic on an infrastructure already under pressure. More traffic means more pollution, negative impact on air quality, quality of the life and road safety.</p> <p>4 The village community services are already at capacity. The school and doctors are overloaded. One surgery is shared with Kings Langley and therefore the proposed increases to both Kings Langley and Bovingdon will mean that it is doubly impacted.</p> <p>5 Bovingdon will suffer an environmental impact with such a dramatic increase in new homes and loss of Green Belt land.</p> <p>6 The proposals to build 450 new homes in Bovingdon are not sustainable without major investment <u>upfront</u> in the infrastructure and services.</p> <p>7 The best outcome for Bovingdon presently is Option 2B - <u>0 new Homes</u>.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17982
<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>The figures contained in this document do not state the current number of houses in each of the sites so that an assessment of the relative impact of each of the options can be made by someone who is not an expert.</p> <p>I am not sure if this is deliberate but it is a serious omission. I think that Tring has 12,000 people so at 3 people a house this is 4000 houses. The plans in Option 2b to build 1850 houses and increase the population by 30-40% would have a significant impact on the character of the town which is contrary to the aims of the plan and significant impact on the town centre and the infrastructure. These impacts are not catered for in the plan which expects minor impacts on transport, leisure and sports infrastructure and on the town centre. This is clearly not the case.</p>

	Both primary and secondary school provision would be impacted with no answers for secondary schools provided in the plan.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO17990
<b>Full Name</b>	George 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><u>“NO” – to Proposed Local Plan New Homes in “BOVINGDON”.</u></b></p> <p><b>The Infrastructure is <u>“BROKEN”</u></b></p> <p><b>The Only Options for BOVINGDON are “2B NONE” or the AIRFIELD.</b></p> <p>Given the traffic problems in Bovingdon (The High Street, Box Lane &amp; Chesham Road being well rehearsed) the most dangerous road in Bovingdon (GREEN LANE) is being proposed with possibly two accesses for hundreds more vehicles.</p> <p>Green Lane which does not even come anywhere near “B Road” standards is an unsuitable Bus Route, carries extensive commuting and “Rat Run” traffic, is used by oversized commercial and farming traffic, is mostly “Single Footpath” and has Poor or No existing Sight Lines and Blind Accesses.</p> <p>Given the above and two extensive pinch points due to inadequate road width and parking 50% of the traffic is forced onto the wrong side of the road (where there’s no footpath) from the High Street to The Green at inappropriate speed blocking oncoming traffic and causing numerous incidents and recently a potentially fatal accident.</p> <p>Clearly it is ludicrous to even consider two additional inappropriate accesses (particularly Louise Walk) and scores of vehicles onto this already Chaotic and Inadequate LANE where there is no room for improvement and which even in its present state breaches many Highway Rules and Regulations.</p> <p>The following are all Major Infer Structural areas that are totally inadequate and incapable of coping with the present capacities required by Bovingdon.</p> <p>Traffic, Parking, Retail, Services &amp; Infrastructure in the High Street,</p> <p>School and Medical Services: - At Capacity.</p>

Highways: - Box Lane, Chipperfield Road, Chesham Road, Lanes off the Green.  
Services & Drainage: - At Capacity - (3 days of Electricity cuts this week)  
Flooding of Properties & Businesses: - Lower High St.  
I am sure other objectors will go into the above items and other matters in more detail I have therefore just a listed "Headings" of a few of the Infrastructure problems that exist in Bovingdon.

Given that there are other areas of land identified in Dacorum's Plan where a "Purpose Designed New Development" with all the necessary facilities, infrastructure and easy access to jobs could be built to meet the council's requirements. This appears a much more practical and desirable proposal than building on Bovingdons Green Belt with no additional infrastructure capacity and all its existing logistical problems.

***OPTION "2B NONE" FOR BOVINGDON.***

**Include files**

Number	Question 43
ID	LPIO18044
Full Name	mr Richard Lambert
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMENT), my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	

Number	Question 43
ID	LPIO18056
Full Name	Robert Sheppard
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>Comments: My family and I are privileged to live in Bovington. It is a village of character, community and beauty. I think other people deserve to get the chance to live here at affordable rates.</p> <p>However my key concerns with all plan options are that</p> <ol style="list-style-type: none"> <li>1 the volume of housing proposed in other plans is disproportionate to the current village size relative to other locations.</li> <li>2 Bovington has existing structural challenges that will be exacerbated by further housing unless absolute commitments are given to resolve all of <ul style="list-style-type: none"> <li>- parking on the high street</li> <li>- primary school class sizes and catchment areas</li> <li>- access to secondary school places without dividing year groups</li> </ul> </li> </ol>



	<p>- improved local transport / pedestrian access / cycleways to Hemel Hempstead and Chesham to allow living here without a car or a second car.</p> <p>I would like to see cast iron commitments to address these even if 2b is chosen.</p> <p>I trust we will not see a repeat of the issues around the Leavesden development and ensuing U turn / misinformation on school building</p> <p><del>www.leavesden2b.com/leavesden2b/leavesden2b.html</del></p> <p>I am grateful for the chance to have a say and hope these fears can be assuaged</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18115
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18172
<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 43, full document attached to question 46</b></p>

	It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18229
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18238
<b>Full Name</b>	Mr Richard Owens
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 the seven proposed Build Options, option 2B must be the logical choice, with emphasis being placed on Hemel Hempstead and to a lesser extent, Tring and Berkhamsted. Bovingdon would assimilate the already agreed 90 homes
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18283
<b>Full Name</b>	Gail Skelton
<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	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, <b><u>Option 1B</u></b> is the only one that would be acceptable for Berkhamsted.</p>

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18342
<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. 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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18367
<b>Full Name</b>	Plato Property Investments LLP
<b>Company / Organisation</b>	Plato Property Investments LLP
<b>Position</b>	C/O Aitchison Rafferty
<b>Agent Name</b>	
<b>Company / Organisation</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 Statement has been prepared to respond to the questions set out in the Issues and Options Consultation published by the Council in November 2017. It is submitted on behalf of Plato Property investments LLP in respect of a site located to the south east of the Mini dealership at London Road, Cow Roast HP23 5RE.</p> <p>This Statement should be read along with the Planning Statement attached at <b>Appendix 1 (see Q 46 for attachment)</b> which sets out the detailed planning case in support of the allocation of the site for housing in the emerging Local Plan.</p> <p>In summary, we consider that:</p> <ul style="list-style-type: none"> <li>• It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be</li> </ul>

	<p>at the expense of the smaller settlements in the Borough, which also have a need for new homes</p> <ul style="list-style-type: none"> <li>• Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "<i>Planning Policies should support economic growth in rural areas...</i>"</li> <li>• The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy</li> </ul> <p>No, for the reasons given in our response to question 39. (copy below)</p> <p>No. This is based on the draft government figure of only 600 dwellings per year, which is unacceptable. This level of growth is below the locally assessed need figure of 756 which is currently the most up to date assessment of housing needs, so will not deliver the housing that is needed in the Borough. This level of growth is also represents only 40% of actual need (based on the new Government methodology), and only applies for a limited time until Sept 2018 when the Core Strategy will be 5 years old. The new local plan will be adopted after this date and should the new government method be introduced, the actual requirement will increase to 1,100.</p> <p>Furthermore, for the reasons already identified in respect of our response to Question 8 (proposed broad approach to distributing new development), the council should not adopt a growth option which does not allocate any housing to the settlements that exist in the 'Rest of the Borough'. To do so would deprive these rural communities of much needed housing growth and this is not sustainable.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18510
<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 43</b>      <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different</li> </ul>

	<p>topographies and (inadequate) supporting infrastructure.</p> <ul style="list-style-type: none"> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul> </li></ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18557
<b>Full Name</b>	Mrs Juliet Chodzko
<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	<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high</li> </ul>



	is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18603
<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><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate</li> </ul>

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18649
<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>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it’s pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the</li> </ul>

proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18696
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18742
<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>Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
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Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus

	<p>development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18788
<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>	No
<b>Your response - Please add your response here</b>	<p><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it’s pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’</li> </ul>



(water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).

- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

	<p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18837
<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><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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18884
<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>	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the

rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO18929
<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 43 (please note full document is attached to Q46)</b></p>

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

**Number**

Question 43

ID	LPIO18953
Full Name	Rupert Symmons
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 43
ID	LPIO19008
Full Name	Mrs Emma Robertson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO19025
Full Name	Beverly Hope
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to oppose any plans to build any houses, nursing homes etc. in Bovingdon.</p> <p>The village is already at total capacity and can hardly cope as it is. Doctors and Dentists are full as is the local school. There are also not enough infrastructures in</p>



	<p>place to deal with the increased capacity of Cars and People. There is no Fire Station anymore and the parking and congestion in the Village is nearing danger levels. There was a serious accident in the village last year when a car overturned in the High Street.</p> <p>Primarily, it is Green Belt land and it does conflict with Dacorum's Core Strategy to minimise impact on Green Belt. We realize that you are under pressure to build but a tiny village is not a good starting point. There are larger towns nearby with more facilities in place for New Houses.</p> <p>I therefore would answer to no 1 The draft Government Assessed Need option 1A 0 Homes and to option 2 The Dacorum Council Assessed Need option 2B 0 Homes</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19026
<b>Full Name</b>	Mr Peter Durman
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 the strongest objections to further expansion of Bovingdon village but recognise the need for housing and would therefore support option 2b.</p> <p>My detailed objection to the expansion of Bovingdon village beyond the previously planned 90 or so houses yet to be built are as follows.</p> <p>1.0 Green belt development</p> <p>Under the plan up to 450 houses involves the taking of green belt land. This clearly conflicts with Dacorum's core strategy to ' minimise impact on Green Belt' The taking of green belt land should not be considered just because it has been offered which appears to be the case. It should only be considered when brownfield land within the borough has been exhausted</p> <p>2.0 Infrastructure</p> <p>2.1 Roads</p> <p>The main road into Bovingdon between Chesham and Hemel Hempstead is already the busiest in Hertfordshire. Adding up to 25% more housing into Bovingdon will place unacceptable additional strain on this vital link. There are few employment opportunities in the village meaning most of the population travel along this and other roads to rail and main road links expanding the village will draw in more people who use these links creating more journeys along already overcrowded roads.</p>

Roads within Bovingdon are already oversubscribed. In particular the High Street is dangerously overcrowded with no traffic calming or management. Additional housing will generate the same proportion of additional traffic IE: 25%. The main roads within Bovingdon will be unpleasant and dangerous places to live, drive, cycle and walk.

### 2.2 Parking

Bovingdon centre has on-road/pavement parking with no separate parking areas. Parking around the High Street to service the shops is already inadequate and interferes with the traffic flow causing congestion and is frankly dangerous when the village is busy. The village has its school near most of the shops in the High Street the transportation of children from the outskirts, hamlets and lanes around the village creates further parking needs as does shopping trips from these communities that use the village. Minor accidents are frequent. 25% additional is not sustainable and beyond dangerous without a dedicated car park on or near the high street available for school drop off and pick up as servicing the shops.

### 2.3 School

The school has no further capacity and no room to expand further

### 2.4 Doctors/ dentists

These services are also close to capacity

### 2.5 Drainage

Bovingdon has endemic issues with surface water drainage. Recent flooding at the junction of Green Lane and High Street and elsewhere in the village is but the latest of a long list of incidents demonstrating that infrastructure improvements are needed without addition housing and would be more frequent with additional housing in the Green Lane area in particular.

Summary of reasoning for no further development of Bovingdon village.

The combination of loss of green belt land, limitations of infrastructure, and community services at or near capacity means that the village cannot support additional housing beyond the 90 or so already agreed in previous plans and yet to be built. To contemplate up to 450 houses would require a large investment in infrastructure and would have a negative impact on the quality of life in a village community already close to capacity. For that reason I would only support option 2b which provides the housing required by the area but sites them where the transport infrastructure is available and close to the opportunities for work, schooling and other essential services. Siting housing close to where most members of the household need to travel to on a daily basis makes sense in terms of carbon footprint, quality of life and convenience.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19071

Full Name	Barbara Gainsley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p>Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.</p> <p>Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.</p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.</li> <li>Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>It has long been accepted that we need a new hospital for this area.</li> </ul>

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

#### Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

#### Question 8

***Do you agree with the proposed broad approach to distributing new development?***

**No**

- Agree with the proposed approach – especially that Berkhamsted should continue to meet the qualities identified in Q5. Unfortunately, the options identified in section 10 fail to do this.
- The current approach is proving incompatible with preserving the character of our market towns and Berkhamsted in particular which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. Infrastructure always lags

	<p>development and in some instances, such as road improvements to ease congestion, cannot be achieved given existing topographic constraints.</p> <ul style="list-style-type: none"> <li>• The current allocation methodology also ignores “spill over effects” into neighbouring areas such as vehicle usage from LA3 into Berkhamsted. Planned development should not be a proportional arithmetic exercise when it comes to distribution.</li> <li>• This matching of infrastructure and development would appear to be only achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.</li> <li>• More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</li> <li>• We will have achieved target by 2020 – so we are ahead of our build rate – want us to continue at 73 pa rather than 47</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19129
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19134
<b>Full Name</b>	Janet Goldsborough
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 Bovington and am responding to the Local Plan Consultation.</p> <p>I object to more houses being built in Bovington because:</p> <p>The village is large enough. Significant development in Bovington will negatively impact on the quality of life.</p> <p>All services are full- infant school, GP surgeries.</p> <p>Local roads cannot cope with an increase in traffic.</p> <p>There is little work in Bovington therefore most people who live here have to travel by car to work. Box Lane is already one of the busiest B roads in Hertfordshire. The High Street is overcongested with cars and there is no where to park.</p> <p>There cannot be any increase in housing without parallel infrastructure improvements.</p> <p>We should not be building on Green Belt land.</p> <p>There are already plans to build new homes in Bovington in Molyneaux Avenue and Hyde Meadows.</p> <p>I believe that 2B is the best build option.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19187
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19244
<b>Full Name</b>	Grove Fields Residents Association
<b>Company / Organisation</b>	Grove Fields Residents Association
<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 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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO19301
Full Name	Marcus, Jane, Abigail and Jennifer Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Our family ( 4 adults) live in Tring and are extremely concerned about the proposed increase in housing for Tring. We are all members of Grove Fields Residents Association and attended the meetings at Pendley and Tring Town Council so that we could make an informed decision regarding the proposal from Dacorum Borough Council. GFRA response attached.</p> <p>We urge you to consider the issues and proposals in the attached report. Please do not develop Tring and further compromise the town's infrastructure. We feel strongly that green belt land should be preserved for future generations</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO19355
Full Name	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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent</p>



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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19405
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current</p>

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

**BRAG response to Question 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19451
<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 43</b></p> <p><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <ul style="list-style-type: none"> <li><b>No</b></li> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service</li> </ul>

provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

#### Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

**Include files**

Number	Question 43
ID	LPIO19506
Full Name	John Wignall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to endorse the findings of the attached report prepared for the Grove Fields Residents Association.</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted</p>
Include files	
Number	Question 43
ID	LPIO19563
Full Name	Kevin Cullen
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 refer to the attached report.(BRAG)</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO19621
Full Name	Mark Lawson and Sharon Wilkie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19677
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19736
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19790
<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 43</b></p> <p><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (Copy Below)</li> <li>• <b>Question 4</b></li> </ul> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union</li> </ul>



Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

#### Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

	<p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19859
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO19943
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20000

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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO20057
Full Name	Kate and Ben Marston
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>As residents of New Mill, Tring, my husband and I would like to register our response to the Grove Fields Residents Association Report (attached).</p> <p>We agree with the recommendation of the association and Tring Town Council that location TR-HR (Dunsley) is the preferred site for new housing, playing fields and employment site.</p> <p><b>GFRA Response to Question 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
Include files	
Number	Question 43
ID	LPIO20114
Full Name	Marcus, Jane, Abigail and Jennifer Fox
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>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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20172
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20229
<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>	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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20277
<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>	<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development</li> </ul>

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20332
<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>	The attached report was provided to me by the Grove Fields Residents Association. I have reviewed the

	<p>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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20390
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20438
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The</li> </ul>



	reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20500
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20547
<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>	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.

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.

The 46 Questions have been eloquently answered by many and I support the answers given by both the **Berkhamsted Citizens' Association** and the **Berkhamsted Residents Action Group**. It seems to me that there is much repetition of the points made and so I have opted to write in email/letter format to list and outline the main points I feel should be considered.

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 43 (please note full document is attached to Q46)**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

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

COPY BRAG Q 4 to 7 -

**BRAG response to Question 4 (please note full document is attached to Q46)**

**Question 4** *Do you agree with the suggested vision for the Borough?*

**No**

- The vision is far removed from reality. To be credible they should stand a realistic chance of being achievable. The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements – just the opposite. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had very little impact on the realities of travelling to the hospital).
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- To suggest that the character of our market towns will be preserved with the escalating housing targets envisaged is laughable. The topography of many of our towns and villages make some of the aspirations in relation to pedestrians and cyclists unachievable
- Elderly care has been omitted from the vision, as has mental health
- There is no recognition of the benefits of increased cultural provision in the Borough

**BRAG response to Question 5 (please note full document is attached to Q46)**

**Question 5** *Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?*

**Yes**

- Unfortunately nothing in this consultation convinces BRAG that they will continue to be reflected in the new Local plan

**BRAG response to Question 6 (please note full document is attached to Q46)**

**Question 6** *Do you agree with the suggested objectives for the new Local Plan?*

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. Planners need to demonstrate that they are ‘Living the Vision’ – or accept that it is entirely unrealistic and be honest with the local population

**BRAG response to Question 7 (please note full document is attached to Q46)**

**Question 7** *Do you agree with the proposed policy coverage of the new Local Plan?*

**Yes**

- Policies identified are crucial – all options should be measured against them

Berkhamsted Citizens response

***Is Option 2B your preferred option for delivering the growth needs of the Borough?***

**No**

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

**Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it’s pie in the sky**

- The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC’s policies to respect our industrial heritage and to promote tourism

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,***

*or the wider countryside?*

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20594
<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>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum</li> <li>Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>It has long been accepted that we need a new hospital for this area</li> </ul> <p><b><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></b></p> <p><b>Yes, but this new plan does not, and the proposals will not deliver!</b></p> <p><b>Question 6</b></p>

	<p><b><i>Do you agree with the suggested objectives for the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography</li> <li>• The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b><i>adequate</i></b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20666
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43

<b>ID</b>	LPIO20722
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20770
<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>See the response to Q40. The level of housing need in Option 2 exceeds the capacity of Hemel Hempstead and, therefore Dacorum, to absorb the proposed growth.</p> <p>[Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20818
<b>Full Name</b>	Usha Kilich
<b>Company / Organisation</b>	Northchurch Parish Council
<b>Position</b>	Parish Clerk



Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 43
ID	LPIO20864
Full Name	Mr Iain Manson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim</p>

	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20888
<b>Full Name</b>	Mrs. Sue 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>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>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
<b>Include files</b>	

Number	Question 43
ID	LPIO20940
Full Name	Mr Jake Storey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the</li> </ul>

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO20995
<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>Q42 to Q45(2A,B,C,3.)BRAG</p> <p><b>BRAG response to Question 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

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

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

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

**Berkhamsted Town Council response**

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

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

**Include files**

<b>Number</b>	Question 43
<b>ID</b>	LPIO21013
<b>Full Name</b>	Michael Rogers
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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'm writing to raise concerns regarding the proposed building development in Bovingdon.</p> <p>I've lived in Bovingdon for my whole life (35 years) and I have concerns that the proposed development will cause a massive strain on the infrastructure of the village.</p> <p>The roads around the village are already overcrowded, narrow and are not up to increased numbers of residents. In particular the village high street is very crowded and in accessible at busy points of the day. My wife is disabled and uses an electric wheelchair and she struggles to get around safely as cars are parked all over kerbs and pavements.</p> <p>Other facilities would also be put under strain if these developments went ahead. These include medical services, schools and drainage which are already under significant pressure.</p> <p>If development has to happen then I would support option 2B as the best for Bovingdon at this time.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21015
<b>Full Name</b>	Mr Christopher Day
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 appalled at the prospect of Bovingdon being asked to absorb yet more housing development. I attended the public meeting in the Bovingdon Memorial Hall on 5th December and took on board virtually all of the comments made by members of the public who attended. The hall was packed – with many people having to stand at the back and down the sides of the main hall. There was an unopposed consensus that we can't take any more. I have attended many such meetings in the 34 years that I have lived here yet I have never come across such a unified response to any planning issue.</p>

The village is already struggling to function, with daily gridlocks of traffic in the High Street caused by the combination of parked vehicles, delivery lorries and traffic volume. How long before we have a serious accident as a result of this latter issue?

We were told at the meeting that the B4505 from London Road in Boxmoor to Chesham is the busiest A road in Hertfordshire. This compounds some information that I was given by a Senior member of Herts Police about 10 years ago who told me that at that time this road was a B road carrying A road volumes of traffic. There are no obvious significant employment opportunities in Bovingdon, so any occupiers of the new homes will have to travel out of the village to work – thus increasing these traffic volumes.

In addition, whilst any new homes are being built – presumable over a period of several years – there will be an increase in construction related vehicles coming into the village.

We are all aware that Hertfordshire is not the only county being asked to accommodate additional housing. As you know, we are very close to the border with Buckinghamshire, and any developments agreed for the Chesham area will also result in additional traffic on the B4505.

Some may propose an upgrade of this road but I don't see how this can be achieved, even if there was a will to do so – which I doubt. I have many years of road building experience and I can see several reasons why this would be very difficult and very expensive. Any such improvement would require a major reconstruction of the junction with the A4251 at The Swan traffic lights, or the traffic would just gridlock back up the hill from this junction even more often than it already does. Again this would be very difficult to achieve due to the proximity of the rail and road bridges adjacent to the station. The only real benefit would come from creating a new slip road directly to the A41. However, this would mean 3 such junctions on the A41 within a very short length of road – which would be far from ideal, and this one would be on Boxmoor Trust land.

We have previously been told that The Tesco development will not detract from the volume of trade experienced by the existing shops in the high street. Therefore, if the Tesco business is to thrive then by definition their trade will have to come from outside the village, which can only mean more traffic. In addition, if this shop does thrive then it will need a regular supply chain which again will have to come from outside the village = yet more traffic.

Without any improvements to this road it is difficult to see how it is going to cope with these resulting additional volumes of traffic.

I understand that the development of Bourne End Lane including an extension across the airfield to effectively create a Bovingdon By-pass is a possible option, but it is not currently being considered by the County. This could be a workable solution to some extent.

We have recently experienced floods in Bovingdon – for the first time in 50 years. This is surely a warning of things to come. Any further reduction in naturally draining fields combined with an increase in buildings and hard landscaping associated with housing developments will only exacerbate this threat.

Two of the proposed development sites are far enough from the village high street that some of the new residents will drive their cars to get to the shops and/or the school. As is well documented; the high street is already a big problem with regards to parking, and the ability to drive through in either direction. As with the B4505, it is very difficult to see how any changes will result in any significant improvements to this situation. A Parish Council lead working party has been considering changes for at least 6 months, and despite their best efforts, so far they have come up with nothing tangible. One option being considered, that has since been abandoned as it was deemed to be impractical, would have generated 5 additional parking spaces. With all due respect to this team; this is a drop in the ocean, but it does demonstrate how difficult it will be to bring about any worthwhile changes.

The proposal for 450 new houses will generate approximately 600 additional cars, 100 primary school children, and 100 secondary school pupils. These children will all require schools. I was a Governor of Bovingdon school about 10 years ago and at the time we were told that it was the biggest Primary School in Hertfordshire. Even if we could cram more buildings on to the already cramped site – would we want to? Is a 400+ pupil school a good model for the Primary level?

The creation of a new school complex will result in less fields replaced by more buildings and hard landscaping which will further increase the flooding risk.

Similarly, are their places for the secondary age pupils in the existing schools within reasonable travelling distance? I suspect not. Has the Dfe been consulted about providing funding for new schools? I doubt that as well.

The 600 cars will not sit on their drives all day. They will all need to be absorbed by the existing road network, either the overused B4505, or the inappropriate country lanes heading out through Chipperfield and beyond.

Ironically, if these additional houses are all built then all of the residents of the village post this event will not be able to attend any future public meetings to discuss future developments, as the village hall is not even big enough for the existing population!

I understand that the proposal is based on the national defined need for additional housing. I would ask if this defined need was calculated by the same “experts” who predicted a financial disaster for the country immediately following a Brexit vote? I am deeply suspicious of these figures. Even if they are correct I object to the strategy to meet the need by spreading out the new housing developments across areas of the country where there is never likely to be any employment opportunities to soak up the additional people. This strategy will either lead to an increase in unemployment, and the resulting



	<p>detrimental impact on society, or an increase in the use of cars – which in the South East is just going to add to all our problems, not least for the national pollution targets.</p> <p>If there is such a definite need for additional housing in Bovingdon, why are there currently about 40 2 to 4 bedroom houses on the local Estate Agent's books, and why have Tesco not proceeded to build the flats that they fought so hard to get Planning permission for many years ago?</p> <p>As you are aware there are already approved plans for the provision of about 90 dwellings in the village. Over half of these are aimed at older people. This will put a disproportionate strain on the existing medical services, both in the village, and on Hemel, Watford and St Albans hospital services. How will this be addressed? And what provision is to be made for the other 360 dwellings?</p> <p>Most of the current village residents were not born here; we chose to live here. We chose to live in this particular, and in many ways unique, environment. These proposals will go a long way towards seriously eroding this environment in many ways.</p> <p>A summary of my comments is that the village is full. No significant increase in housing is possible without having a detrimental impact on the existing village infrastructure and environment, and ultimately the quality of life of the residents. My view is that we have accommodated enough increase in recent years; not least the prison and the adjacent housing, the ex Hadlands plot, and the various infill projects, and now we have 90 dwellings more in the plans. We have done enough</p> <p>My preference is clearly for Option 2b, i.e. no further development within Bovingdon within this plan period.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21020
<b>Full Name</b>	Mr Derek Benson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 preferred option is 2B.</p> <p>I would wish to make the following observations regarding the proposed developments in Bovingdon. Additional housing is inevitable but needs to be carefully considered alongside the 900 houses being built between Bovingdon and Chesham.</p> <p>It is reasonable to assume at least 50% of those residents will turn left toward Bovingdon and wider Dacorum. The Chesham Road/Box Lane is regularly gridlocked and further development will exacerbate this.</p>

	<p>This issue along with flooding in Ley Hill Road (adjacent to Loveday's) has been reported to HCC but consistently ignored. The Green Lane proposal is particularly prone to flooding. Who is responsible for a drainage plan? I think it is reasonable to assume Dacorum and HCC are in dialogue, and will not pass the buck to the other. Bovingdon Primary is an academy and as such can do what it likes in terms of its admission policy. Were it to restrict admission to Bovingdon residents, it may well be able to absorb the impact of development. Good luck with getting them to listen; they are a business and will admit those children who fit their business model regardless of where they live.</p> <p>As for GP surgeries a condition imposed on a developer would easily solve the problem of a building. Attracting the clinicians is another matter. Are you consulting health care providers? If not, why not?</p> <p>Are you developing a traffic management strategy? The High Street, Green Lane, Chesham Road are often quoted but it goes beyond that. None of the proposed developments offer anything other than further congestion and certainly offer no solutions. If it is not a condition placed on developers to incorporate Road and infrastructure improvements, then why not?</p> <p>Has Dacorum exhausted all brown field opportunities (Bovingdon brickworks?) before embarking upon an irreversible policy of defiling Green Belt ?</p> <p>I accept more housing is needed but short term thinking will simply lead to long term problems.</p> <p>Are the planning committee happy with this as their legacy?</p> <p>I look forward to your response answering the questions posed above.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21026
<b>Full Name</b>	Mrs Irene Beck
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the latest development proposals.</p> <ul style="list-style-type: none"> <li>-I feel that the infrastructure cannot cope with the existing traffic in Bovingdon.</li> <li>-Box Lane on a Saturday is like the M25.</li> <li>-There is nowhere to park in the High str and the flow is restricted most of the time.</li> <li>-the surgery is oversubscribed and it's impossible to get an urgent appointment</li> <li>- the school is oversubscribed and cannot be expanded.</li> <li>- there are no plans to improve the infrastructure.</li> </ul>

	<p>- the High St cannot be improved and if it was possible, it would change the character of the village.</p> <p>-why hasn't Bovingdon airfield being considered?</p> <p>- Also The brownfield sites in the Hemel industrial area would be a better proposition as there is industry and the pollution impact would be lessened as there would be less travelling.</p> <p>-As we speak 20 houses are being built in Bovingdon, of the High Str.</p> <p>- the new proposal would increase the village's total homes and cars by 25%.</p> <p>-these developments would have a direct impact on the Green Belt. Once taken, the Green Belt cannot be replaced.</p> <p>I therefore suggest option 2b.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21027
<b>Full Name</b>	Matthew McMahon
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Preferred Option - Option 2B</p> <ol style="list-style-type: none"> <li>1. Bovingdon village is already suffering due to lack of infrastructure and services without trying to accommodate hundreds of more families. The school is full! The doctors surgeries are full! The high street is dangerously busy! There is not enough parking anywhere the village!</li> <li>2. We are an exceptionally busy village with a prison placed on its outskirts, this leads to more vehicles coming to the village to staff the prison and the constant flow of inmates visiting orders. We also have a very busy Saturday market which generates horrific amounts of traffic all day long on the Chesham road and Box Lane, this is already an issue for Bovingdon residents and now we have a large McCarthy &amp; Stone property being built on Box Lane which will add to the problem, and mean all those residence needed to use the village facilities.</li> <li>3. As mentioned the new retirement homes becoming available next year and several other sites in the village already earmarked for more housing - I think the village is already expanding beyond its means and there should be no more additional homes until roads and services are adequately improved.</li> <li>4. Green belt should not be built on !</li> <li>5. Drainage and sewage needs to be improved to cope with the risk to flood areas.</li> <li>6. Lastly I live on a lovely country narrow lane - which is fast becoming a dangerous rat run for vehicles wanting</li> </ol>

	to avoid the village especially on Saturdays and rush hours !! The village is not easily accessed as with the recent weather conditions Box Lane is steep and led to numerous cars being abandoned as usual when we have snow! My worry is how can we rely on emergency vehicles being able to reach the village when this road is grid locked with market goers or impassable when the weather is bad!! Option 2B is the only option for Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21080
<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>	The attached report says what we friends of Grove Fields cannot say in the correct language. <b>GFRA Response to Question 43, full document attached to question 46</b> It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21091
<b>Full Name</b>	Ronald 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>	I have lived much of my life in Bovingdon. The proposed development sites for 450 new homes would increase the size of the village by 25%. There are so many existing problems resulting from developments in recent years and others already given planning approval that village cannot absorb any more without a strategic plan to improve the infrastrucure and services first. No such commitments have been put forward in this Local Plan.  <b>My preferred option is therefore 2B.</b> My main reasons are:-

	<ol style="list-style-type: none"> <li>1 The four proposed developments are all on Green Belt which is contrary to Dacorum's Core Strategy to minimise impact on Green Belt and safeguard the countryside.</li> <li>2 The main routes through the village are already heavily congested.</li> <li>3 There is inadequate parking in the High Street.</li> <li>4 School and doctors are at or near capacity.</li> <li>5 During heavy rain the drains and sewers cannot cope with the existing development.</li> </ol> <p>Any significant new development would require are more radical plan for the village structure to be implemented first and paid for by the developer.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21145
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21174
<b>Full Name</b>	St Albans Diocesan Board of Finance
<b>Company / Organisation</b>	St Albans Diocesan Board of Finance
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• SADBDF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities</li> </ul>

	<ul style="list-style-type: none"> <li>SADBF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21221
<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 42, 43,44</b>      <i>Is Option 2A, 2B, 2C your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> </ul>

	<ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21268
<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>	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)

The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the vision .

This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring and Berkhamsted with considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.

The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:

Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.

Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.

Policy L5: Developments which detract from the Chilterns' special character should be resisted.

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

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

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

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <http://www.chilterns.org/conservation/setting-development/position-statement>. It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical



	<p>emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);</p> <ul style="list-style-type: none"> <li>- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;</li> <li>- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;</li> <li>- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;</li> <li>- Change of use of land that is of sufficient scale to cause harm to landscape character;</li> <li>- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;</li> <li>- Loss of features of historic interest, particularly if these are contiguous with the AONB;</li> <li>- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and</li> <li>- Increase in air or water pollution.</li> </ul> <p>- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.</p> <p>The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilterns.org/conservation/development/position-statement">http://www.chilterns.org/conservation/development/position-statement</a></p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21292
<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>	I strongly support the Chiltern Countryside Group's submission regarding the Green Belt and AONB (below)  We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21344
<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 43 (please note full document is attached to Q46)</b></p> <p><b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at</p>

	<p>a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21390
<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 43 (please note full document is attached to Q46)</b></p>

**Question 43** *Is Option 2B your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21433
<b>Full Name</b>	Mr R Smith and Mr A Lyell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements, also with a level of growth at larger villages to support sustainable growth at these locations too</p> <p>1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21453
<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>	Yes
<b>Your response - Please add your response here</b>	<p><b>Q.41-45 Yes in each case and add comments below.</b></p> <p>40. Rather than answer questions 39-45 separately, we will provide an overall assessment of the options and present our consideration below</p> <p>41. We strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options identify significant numbers of homes in the Green Belt to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement. These 4 options also favour the significant expansion of Berkhamsted as a town, which we strongly support.</p> <p>42. The site at Spring Garden Lane is designated as Green Belt, but is a suitable and sustainable location for the development of a specialist residential care home. Should any of the 4 options specified above be preferred, this site could contribute to meeting the housing needs of Berkhamsted by providing a high quality residential care facility. Registered care provision falls within a C2 use class; with households who live in care homes counted as part of the institutional rather than the</p>

	household population. As such provision of residential care provision is treated in the analysis of housing need separately in the SHMA from that for C3 dwellings (SHMA 2016). However the provision of a high quality care facility will assist in the release of C3 properties across the borough to house couples and families
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21469
<b>Full Name</b>	Audley Court 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>	<p><b>Q.41-45 Yes in each case</b></p> <p>45. We do however strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options favour the significant expansion of Berkhamsted as a town, and also these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement.</p> <p>46. We consider the site at Bank Mill Lane to be a logical expansion of Berkhamsted as a town and that land designated as Green Belt will need to be released for residential development in order to provide sufficient and suitable land to meet the growing needs of the borough for all types of development. We therefore do not consider that options 1A and 1B realistically reflect this requirement. We also consider that Berkhamsted requires additional infrastructure, residential development and service provisions in order for it to maintain its current status as a sustainable and vibrant market town</p> <p>47. Should any of the 4 options specified above be preferred and the site at Bank Mill Lane released from the Green Belt for allocation in the Local Plan, the site could provide a high quality Care This will assist in the adequate provision of elderly care accommodation, and also contribute to meeting the housing needs of Berkhamsted and the Dacorum Borough as a whole, responding to paragraph 182 in the Framework that requires local plans to be based on proportionate evidence.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21481
<b>Full Name</b>	Luton Airport
<b>Company / Organisation</b>	Luton Airport
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</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>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</b></p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p> <p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Night contour.</p> <p>(for noise contour maps see attached document )</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially significantly, the number of residential dwellings within, or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p> <p>The Government's Aviation Policy Framework 2013 states <i>"The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise"</i>. The Framework goes on to state: <i>"We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</i></p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new</p>

	residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.
<b>Include files</b>	<a href="#">Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reprs.pdf</a>
<b>Number</b>	Question 43
<b>ID</b>	LPIO21507
<b>Full Name</b>	Hightown Housing Association
<b>Company / Organisation</b>	Hightown Housing 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>	<b>Question 43 Is Option 2B your preferred option for delivering the growth needs of the Borough?</b> No.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21570
<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>	I have read the proposals and strongly agree BRAG's responses. <b>BRAG response to Question 43 (please note full document is attached to Q46)</b> <b>Question 43</b> <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix</li> </ul>



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

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21627
<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 43, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2B is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21700
<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 suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21727
<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</p>

unique perspective on what made the town attractive and what is now at risk.

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

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

BRAG response

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21772
<b>Full Name</b>	Carl Perkins
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Having studied your proposals I have the following comments to make:</p> <p>Bovingdon is a large village that has been the receiver of much development in the past. This has been done piecemeal and consequently the infrastructure is at breaking point. You are proposing more development that again is piecemeal and not proposing any improvement to the roads, parking, schools or medical services. An increase of homes by 20% without tackling these problems would be a seriously irresponsible error by Dacorum Council. The total size of the village has been protected by the Green Belt and you would be ignoring current Government Guidelines in this matter should you erode the protective Green Belt around the village.</p> <p>Box lane is already severely congested, especially on Saturdays and I do hope that you have considered what it would be like when Chesham expands as proposed and many extra cars use Box Lane to get to Hemel Hempstead.</p> <p>I have given considerable thought to this matter and the only option I am prepared to vote for is your OPTION 2B as without any infrastructure improvements any level of significant development is not sustainable and will negatively impact on the quality of life in our village.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21774
<b>Full Name</b>	Marion Perkins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Having studied your proposals I have the following comments to make:</p> <p>Bovingdon is a large village that has been the receiver of much development in the past. This has been done piecemeal and consequently the infrastructure is at breaking point. You are proposing more development that again is piecemeal and not proposing any improvement to the roads, parking, schools or medical services. An increase of homes by 20% without tackling these problems would be a seriously irresponsible error by Dacorum Council. The total size of the village has been protected by the Green</p>

	<p>Belt and you would be ignoring current Government Guidelines in this matter should you erode the protective Green Belt around the village.</p> <p>Box lane is already severely congested, especially on Saturdays and I do hope that you have considered what it would be like when Chesham expands as proposed and many extra cars use Box Lane to get to Hemel Hempstead.</p> <p>I have given considerable thought to this matter and the only option I am prepared to vote for is your OPTION 2B as without any infrastructure improvements any level of significant development is not sustainable and will negatively impact on the quality of life in our village.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21776
<b>Full Name</b>	Adrian Watney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 been made aware of the above and the proposals to substantially increase housing in Bovingdon. I have seen a plan with the proposed sites and I am aware of the proposed build options for a total of 450 new homes which would increase the village's total homes, population and cars by 25%.</p> <p>I do understand the need to substantially increase housing in England and the shortage of housing has clearly reached a critical level. However, the necessary infrastructure must be in place before any development in Bovingdon takes place.</p> <p>There are severe infrastructure problems in Bovingdon even before the 90 houses in the existing plan are built. In particular:</p> <ol style="list-style-type: none"> <li>1 The congestion and chronic lack of parking in Bovingdon High Street is causing severe problems on a daily basis. I, and many others, have expressed our concern to the Parish Council and I am sure you are aware of this. There is an immediate need to increase car parking in the village even before any new houses are built.</li> <li>2 The local school, Bovingdon Academy, is at or near full capacity with no room to expand.</li> <li>3 The village doctors and dentists are at or near full capacity and my medical practice is shared with Kings Langley and will suffer twice the impact .</li> <li>4 There is already a significant risk of flooding at the bottom of Green Lane by the Ryder Memorial.</li> </ol> <p>If the above problems could all be addressed and substantially dealt with, then I would have no objection</p>

	to a significant increase in new houses in the order of 130 homes but, until that happens I strongly urge Dacorum Council to accept Option 2B - 0 houses for Bovingdon
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21778
<b>Full Name</b>	Sheena Watney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 been made aware of the above and the proposals to substantially increase housing in Bovingdon. I have seen a plan with the proposed sites and I am aware of the proposed build options for a total of 450 new homes which would increase the village's total homes, population and cars by 25%.</p> <p>I do understand the need to substantially increase housing in England and the shortage of housing has clearly reached a critical level. However, the necessary infrastructure must be in place before any development in Bovingdon takes place.</p> <p>There are severe infrastructure problems in Bovingdon even before the 90 houses in the existing plan are built. In particular:</p> <ol style="list-style-type: none"> <li>1 The traffic congestion and chronic lack of parking in Bovingdon High Street is causing severe problems on a daily basis. I, and many others, have expressed our concern to the Parish Council and I am sure you are aware of this. There is an immediate need to increase car parking in the village even before any new houses are built.</li> <li>2 The local school, Bovingdon Academy, is at or near full capacity with no room to expand.</li> <li>3 The village doctors and dentists are at or near full capacity and my medical practice is shared with Kings Langley and will suffer twice the impact .</li> <li>4 There is already a significant risk of flooding at the bottom of Green Lane by the Ryder Memorial.</li> <li>5 Box Lane is the busiest B road in Hertfordshire and at times, especially on a Saturday when Bovingdon Market takes place on the Airfield, the time it takes to drive to and from Hemel Hempstead is considerable, over an hour one Saturday recently. This is worrying especially with regard to access for emergency vehicles.</li> </ol> <p>In view of the above problems I strongly urge Dacorum Council to accept Option 2B - 0 houses for Bovingdon.</p>

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21782
<b>Full Name</b>	Paul Bougourd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 with regard to the above referenced proposal. On reviewing online and studying what is proposed, I can see what I can only describe as a potential disaster for Bovingdon village and the surrounding areas.</p> <p>There is no provision for tackling the Bovingdons needs of the present, let alone the needs of the future if 25 % additional housing stock was to be built in this village.</p> <p>The following is a list of what is real, or potential problems that this proposal does not address.</p> <p><u>Water supply</u></p> <p>The water supply is through an aged pipe system, made up of cast iron, galvanized, plastic and lead pipes. The pressure frequently drops making showering etc a long drawn event.</p> <p><u>Electric Supply</u></p> <p>In the past we have had frequent power outages and have been recently treated to many more. A close of five houses were built in Green lane some years ago and the electricity supply could not cope , so for many months a large generator was positioned by the Ryder memorial to increase the supply</p> <p><u>Gas</u></p> <p>The gas supply is struggling to cope with demand with noticeable pressure drops_</p> <p><u>The High Street</u></p> <p>The high street is full to capacity most days with parked cars, I doubt whether it could cope with even another ten more cars venturing trying to use it as a means of driving through. Let alone the potential of a possible 450 houses creating 1350 extra vehicle drive throughs.</p> <p><u>Pollution</u></p> <p>The children at Bovingdon Academy are already being treated to a cocktail of vehicle created filth, which makes the air hazardous to breath, even more at school closing time and admission.</p> <p><u>Community and Medical Services</u></p> <p>These already in use at full capacity, in fact some of the doctors appointments and are now farmed out to Kings Langley to try address demand.</p> <p>In conclusion this village cannot possibly cope with an increase of 25% of everything. The idea of building on</p>



	<p>green belt what should be held sacred, would create a dangerous president. We need as much green if we are to have air to breath, there is enough land smothered in concrete as it is.</p> <p>If I was to pick a proffered option it would be 2B</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21844
<b>Full Name</b>	W Lamb Ltd
<b>Company / Organisation</b>	W Lamb 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>	<ul style="list-style-type: none"> <li>• See response to Question 44 as follows:</li> <li>• It is generally agreed that new housing growth should be spread across the Borough to ensure local needs are met, but with a greater focus of development at the three towns, in particular Hemel Hempstead. Option 2C is the sub-option which most closely aligns with this, however queries are raised as to how the figures proposed for each settlement have been derived for each sub-option, as summarised in Table 2</li> </ul> <p><i>Table 2 – Summary of Dacorum’s proposed housing distribution under Growth Option 2</i></p> <p><b>Settlement</b></p> <p><b>Identified Housing Capacity</b></p> <p><b>Option 2A</b></p> <p><b>Option 2B</b></p> <p><b>Option 2C</b></p> <p>Hemel Hempstead</p> <p>8,900</p> <p>3,675</p> <p>4,150</p> <p>3,450</p> <p>Berkhamsted</p> <p>600</p> <p>1,175</p> <p>1,350</p> <p>1,000</p> <p>Tring</p> <p>500</p> <p>1,600</p> <p>1,350</p>

1,000
Bovingdon
90
130
-
360
Kings Langley
50
-
-
380
Markyate
200
-
-
160
Rest of Borough
600
-
-
155
Sub-total
10,940
6,580
6,850
6,505
Total (incl. identified housing capacity)
17,520
17,790
17,445

- Whilst the figures above appear at first glance to broadly reflect the three main options for distributing growth identified in the Issues and Options document (as listed at para. 10.3.1), there is no explanation in the supporting text or evidence base as to how each of the figures has been derived for each settlement. For instance, if Option 2B is supposed to reflect a greater focus of development at Hemel Hempstead, why is the level of growth for Berkhamsted greater than Option 2A, which proposes to focus growth at all three towns (i.e. Hemel Hempstead, Berkhamsted and Tring)?
- For the reasons discussed in response to Question 16, it is also considered that the Council should be pursuing a growth option based on a minimum OAN of 800 homes per year. Over the period 2013 – 2036, this takes the OAN from 17,388 dwellings to a minimum of 18,400 dwellings, which equates to an additional 1,012 dwellings. This needs to be

reflected in the Council's selected preferred growth strategy accordingly

- In order for the new Local Plan to ultimately be found sound, the proposed spatial strategy must be justified in terms of the level of housing growth that is reasonably expected to be accommodated at each settlement. As has been highlighted elsewhere in these representations, Hemel Hempstead should continue to be the focus for housing development within the Borough given its sustainability credentials, and provide sufficient new homes to meet the natural growth of its population as well as unmet need from neighbouring authorities where required. This is essential to secure the necessary continuing investment and regeneration of the town, as envisaged in the emerging Local Plan
- The Housing White Paper (2017) emphasised the Government's desire for local authorities to focus development and increase development density around public transport hubs. As detailed in paragraph 3.4.4 of the draft Settlement Hierarchy Study (2017), Hemel Hempstead (alongside Watford and St Albans) falls within the Hertfordshire LEP's M1/M25 Growth Area Forum, one of three identified growth areas defined around principal road and rail corridors in the county.
- The need for re-investment in Hertfordshire's New Towns, including Hemel Hempstead, is also recognised in the LEP's latest Strategic Economic Plan: 2017-2030 (July 2017), which also emphasises the importance of focussing growth and higher density development around railway hubs, stating that:

*"Re-investment in the New Towns needs an active development process. It also needs new and more creative thinking with higher density solutions, recognising the particular opportunities linked to railway hubs within the three growth corridors. Hertfordshire's New Towns are well located in these terms (p.33)"*

- Hemel Hempstead is also less constrained than many of the other settlements in the Borough, for example by the Chilterns AONB, which should be afforded the highest status of protection in accordance with NPPF para. 115.
- Whilst it is agreed that all main settlements within the Borough should accommodate some new housing in order to meet local needs, it is therefore considered that Hemel Hempstead should be the main focus for growth and new housing development.

As highlighted in response to Question 9, it is therefore essential that a robust methodology is followed for the Council's Green Belt Assessment, to ensure that the Council's growth strategy is able to appropriately consider all options for growth and help ensure that growth is sustainable.

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21864
<b>Full Name</b>	Fairfax Acquisitions Limited
<b>Company / Organisation</b>	Fairfax Classical Properties Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Tim Rodway
<b>Company / 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>Option 2</b> (about 756 homes a year or 17,388 over the 2013-36 Plan period):  The provision of 756 dpa would meet the OAHN currently identified for the Borough, and therefore this could offer a positive effect, but this is dependent on the update to the OAHN, which will take place before the Local Plan is published.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21909
<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>	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 .  Berkhamsted Residents Action Group response: <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> </ul>

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21978
<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>	No
<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). copy below</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p>No, we have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</p> <p>For example, water supply, waste water management, power supply, health facilities, highway constraints, and secondary education are all major issues which can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p>Yes, but these new proposals will not be able to deliver them.</p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p>Yes, but we suggest some textual amendments</p> <p>The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p>Yes</p>

	The policies identified are crucial – all options should be measured against them
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO21985
<b>Full Name</b>	Waterside Way
<b>Company / Organisation</b>	Waterside Way Sustainable Planning Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Stephen Harris
<b>Company / Organisation</b>	Emery Planning Partnership
<b>Position</b>	Senior Consultant
<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>• Section 10.4 sets out a detailed commentary of each option. Questions 39 to 46 then asks for views on each option</li> <li>• As we consider at this stage that Option 2 is the most appropriate we focus our comments on Options 2A, 2B and 2C</li> <li>• We consider that Option 2C is the least preferred as it loses focus on the three main towns which are the most sustainable options for growth.</li> <li>• With regard to the other options we consider that a higher level of development can be accommodated at Tring as it is self-contained in that it has all the necessary shops, services and facilities for its residents and it does not depend on Hemel Hempstead or surrounding settlements for education, health, shopping or leisure. Therefore it is considered that Tring does have the potential for additional development and could meet the needs under Option 2A. This would accord with the existing settlement hierarchy and therefore should be proceeded with. Whilst we see merit in Option 2B for similar reasons to 2A, a greater concentration of houses to be delivered at Hemel Hempstead will in our view make delivering the overall requirement harder.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22056
<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>	<p>The following answer is in response the three questions 42,43,44.</p> <p>The proposed housing requirement under Option 2 of 756 dwellings per annum is more realistic than Option 1, however, a number of data sources are out of date and it is known that should the SHMA be updated it is likely that the dwelling requirement would be higher. Further, there is concern that affordability and the ability to deliver the affordable housing needed per annum cannot be achieved with this mid figure. As such, it is difficult to support any of these options fully.</p> <p>Nevertheless, these options do at least accept the likelihood that Hemel Hempstead, Tring and Berkhamsted are all likely to expand to an extent that requires the release of significant Green Belt land. It is welcomed that the Council has addressed this in the Issues and Options document and its Stage 1 and Stage 2 Green Belt Assessments.</p> <p>Of the three Option 2 scenarios, Gallagher Estates consider Option 2A to be most appropriate, although our opinion is that some expansion to villages should not be discounted by the Council as this will assist to maximise housing delivery within the Borough.</p> <p>As mentioned above, there is little justification for a disproportionate concentration of expansion around Hemel Hempstead. Green Belt release must take into account not only the location of sites relative to the Borough's largest settlement, but also the extent to which they contribute to the purposes of the Green Belt, their landscape sensitivity and other constraints. Indeed, focusing growth in one location will limit the ability to deliver a significant amount of completions, due to potential saturation due to limited variety of new homes being built.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22112
<b>Full Name</b>	Crest Nicholson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Sarah Moorhouse
<b>Company / Organisation</b>	Lichfields
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Please see Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov 2017) document by Lichfields on behalf of Crest Nicholson Chiltern.
<b>Include files</b>	<a href="#">Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Reps (13.12.17).PDF</a>
<b>Number</b>	Question 43



<b>ID</b>	LPIO22157
<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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22201
<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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22245
<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>	Yes
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22425
<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>	It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22436
<b>Full Name</b>	Mr & Mrs J Godfrey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Mr &amp; Mrs Godfrey:</b></p> <p>As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:</p> <ul style="list-style-type: none"> <li>• The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below).</li> <li>• Hemel is the only town where infrastructure is available and can be properly planned</li> <li>• As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)".</li> <li>• In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope.</li> <li>• All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per annum, should not have been included as your</li> </ul>

document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in

- Option 1A “Focussed on Three Towns” showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and
- Option 1C “Spread More Evenly Across the Borough” with a significant reduction in Hemel (8900 with 0 Green Belt) and significant increases in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not “Spread More Evenly” in Option 1C – it should have been re-titled as “Focussed on Two Market Towns & Settlements” and from their inclusion had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers’ proposals of “Call for Sites” and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum’s Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders’ merchants are seeing lead times lengthen.” With an estimated 80% of new homes using bricks within their construction plus a known existing construction labour shortage DBC should be basing house-building on long term achievability and not panicked by developers into

	<p>making early release of Green Belt based on dubious house-building growth projections.</p> <ul style="list-style-type: none"> <li>Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.</li> </ul> <p>the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22444
<b>Full Name</b>	Mr Richard Collins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22467
<b>Full Name</b>	Ashleigh Michnowiec
<b>Company / Organisation</b>	Harrow Estates plc
<b>Position</b>	
<b>Agent Name</b>	Mrs Sam Ryan
<b>Company / Organisation</b>	Turley Estates
<b>Position</b>	Director

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As set out in response to Q33 it is not considered that Option 2 will provide for the full OAN across the authority. It cannot therefore be considered to be justified or based on robust evidence.
Include files	
Number	Question 43
ID	LPIO22477
Full Name	Mr & Mrs Wotherspoon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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></p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p>
Include files	
Number	Question 43
ID	LPIO22524
Full Name	Mr & Mrs Lisa-Lotte & Henrik Hansen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

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

<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22574
<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

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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p>
Include files	
Number	Question 43
ID	LPIO22593
Full Name	Berkhamsted Schools Group
Company / Organisation	The Berkhamsted Schools Group
Position	
Agent Name	Kevin Rolfe
Company / Organisation	Aitchison Raffety
Position	Group Director, Development & Planning
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	We would support the level of growth proposed for Berkhamsted (should the higher government figure not be introduced). The level of growth for Berkhamsted is broadly the same for Options 1C, 2A, 2B, and 2C.
Include files	
Number	Question 43
ID	LPIO22644
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 <b>LPIO18384, 18385</b>) and the draft response prepared by Berkhamsted Town Council.</p> <p><b>Berkhamsted Town Council Response:</b></p>

	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22721
<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 43 – Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></p> <p>Please see response to Question 38.</p> <p><b><i>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</i></b></p> <p><b><u>Preferred Options for Delivering Growth</u></b></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.</p>
<b>Include files</b>	
<b>Number</b>	Question 43
<b>ID</b>	LPIO22830
<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>	No
<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>437</b>
Filtered Respondents	<b>423</b>
Questions	<p><b>Question 44</b></p> <p><b>Is Option 2C your preferred option for delivering the growth needs of the Borough?</b></p> <p><b>Yes / No</b></p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764280-QUESTION-44</b>
Pivot	<i>(none)</i>
Document Name	Question 44 - Summary Report
Created on	2019-04-23 10:59:23
Created by	Strategic Planning Admin

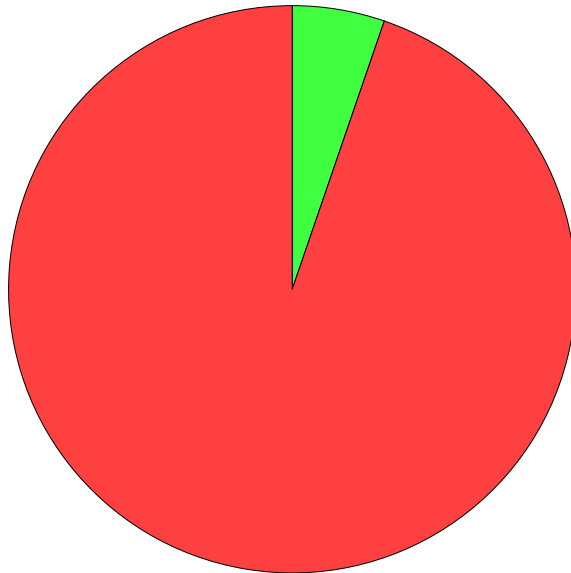
Your Opinion

Question responses: 437 (100.00%)

Question 44

Is Option 2C your preferred option for delivering the growth needs of the Borough?

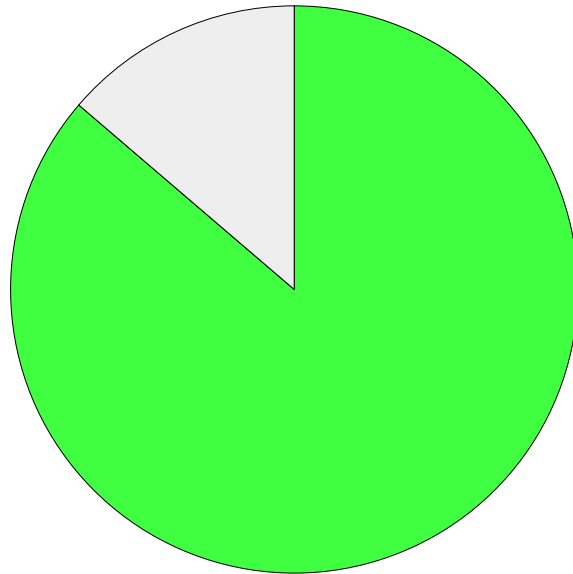
Yes / No



	% Total	% Answer	Count
Yes	5.26%	5.26%	23
No	94.74%	94.74%	414
Total	100.00%	100.00%	437

Responses

Question responses: **377 (86.27%)**



	% Total	% Answer	Count
<span style="color: green;">■</span> Responses	86.27%	100.00%	377
<span style="color: grey;">■</span> No Response	13.73%	--	60
Total	100.00%	100.00%	437

Supporting evidence

Question responses: **6 (1.37%)**



	% Total	% Answer	Count
■ Responses with File(s) Uploaded	1.37%	100.00%	6
■ Responses with No Uploads	98.63%	--	431
Total	100.00%	100.00%	437

## Issues and Options All Responses to Question 44

<b>Number</b>	Question 44
<b>ID</b>	LPIO133
<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>	No
<b>Your response - Please add your response here</b>	No way, please see main comment for question 46. This option would ruin the unique historic village of Kings Langley and change its character forever - the residents do not want this to happen. Traffic problems, train issues, service problems. Village community changed forever. Green belt built on, absolutely no way is this a sensible option.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO232
<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>	I cannot agree to any of the higher figures for numbers of homes required in the future.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO281
<b>Full Name</b>	Mrs Niki Pinchin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 would ruin our village - its history - its character and start to create an unimaginable sprawling conurbation, surrounded by traffic chaos. This proposal is preposterous, unrealistic and would open the doors to ongoing site identification to infill with Hemel entirely.

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO308
<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>	Protect our greenbelt
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO358
<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>	It is unclear to me whether option 2 is in addition to the implementation of option 1. However I would object because it does mean an incursion into Green belt. As in my other responses, sharing the burden of expansion across all of Dacorum is preferable.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO403
<b>Full Name</b>	Ms Penny Gore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 acceptable for all the reasons given for the previous two options for the higher figures. Too many houses and too much Green Belt destruction.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO477
<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>	No
<b>Your response - Please add your response here</b>	Bovingdon could not sustain that level of increase in homes without major infrastructure improvements
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO602
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO696
<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>	No I do not support option 2C - My preference is for the 1A proposal in preference to all other options as it seems the the most balanced option with the fairest distribution of new homes.  2C seems disproportionate for Tring and in indeed the whole of Dacorum. The scale of overall growth 27.2%, cannot be supported by the proposed infrastructure improvements.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO727
<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>	<p>A jump from the current yearly average of 404 to 602 homes a year is already a considerable increase. Exceeding this rate would surpass the area's capacity in terms of public services and infrastructure and, therefore, would not be sustainable. To note, experience has shown that even at the current rate of home building, infrastructure improvements have been virtually absent. If more schools, hospitals and roads are to be provided, the loss of green space, biodiversity and the coalescence of villages and towns would be unavoidable.</p> <p>One point of huge importance is that Dacorum falls within the London commuter belt, served by the west-coast mainline rail corridor, which is already at full capacity at the peak. This is forecasted to be alleviated somewhat by the construction of HS2. However, within the timeframe set out in the local plan, much of the proposed housing (most notably in options 2 and 3) would be in place prior to the completion of HS2. Increased freight movements during construction, which will reduce passenger train paths, will further deplete Euston station's capacity to receive commuters.</p> <p>Given that train services are already at capacity and the construction of HS2 will constrain Euston for at least another 9 years, it is difficult to envisage how housing growth in excess of 602 homes a year could be sustained. The ability of smaller stations such as Kings Langley to deal with a potential doubling of commuters is also highly questionable.</p> <p>With regard to road congestion, Kings Langley already suffers greatly from its proximity to the A41/M25. Due consideration needs to be given to the pollution and health impacts any expansion of the village would have.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP10786
<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>	I prefer Option 1A
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP10898

<b>Full Name</b>	Mr Ian 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO918
<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>	<p>As stated in previous answers I do not want any developments in Kings Langley or on Shendish Manor either. My main reasons being:</p> <ul style="list-style-type: none"> <li>- Pollution</li> <li>- Impact on traffic and congestion on the village and residents</li> <li>- It will destroy the ethos and character of the village</li> <li>- Impact on Watford General Hospital (to facilitate all extra residents of the development. Watford General's current CQC result is requires improvement, this can only get worse with all the extra patients it will incur as a result of these developments)</li> <li>- Wildlife and countryside will be destroyed</li> <li>- Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have t go somewhere</li> <li>- I want my children to be able to have the same childhood I had, growing up around fields and woodlands with animals around them, not cars, pollution and traffic and congestion.</li> <li>- Impact on the roads with all the extra vehicles</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1057
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1117
<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 think 2c with housing spread across the area, obviously more will inevitably be around Hemel Tring & Berkhamsted as they have facilities but a considered approach with each place or village allowing some extra Building is sensible  important to get the infrastructure right you can't have 600 mire homes & no bus route as in the Piccotts End site
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1126
<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>	Such development is not sustainable for Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. Berkhamsted already has a population in excess of 20,000 with some 8,500 dwellings. There is already an obligation on Berkhamsted to build 600 new homes, this further increase would amount to a 14% growth rate.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1166
<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>	My preferred option is 1A. This option uses too much green belt land throughout the borough
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1233
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1290
<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>	It is still nearly 7000 houses in the Green Belt. How can that be good for anyone.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1317
<b>Full Name</b>	Mrs Alison Cadge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO1348
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1367
<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>	No
<b>Your response - Please add your response here</b>	Berkhamsted cannot absorb the proposed scale of development. A commonly accepted definition of overpopulation is a population that cannot be supported by the available resources and that will be the result in Berkhamsted. Also, Berkhamsted has already taken more than its share of new housing in Dacorum. The wish of developers to build in Berkhamsted is not a reason for the Local Plan to concentrate development in the town
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1422
<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>	For all the reasons previously stated
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1467

<b>Full Name</b>	Mr Brian Rook
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 growth numbers within option 2 and option 3 are excessive and are incompatible with the objectives of the Core Strategy
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1519
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1555
<b>Full Name</b>	MR PETER SUMMERFIELD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO1592
<b>Full Name</b>	Linda Hattersley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO1648
<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>	Over-development of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1670
<b>Full Name</b>	Jenny Thorburn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO1835
<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 44
<b>ID</b>	LPIO1843
<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 development on green belt land should be considered
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1867
<b>Full Name</b>	Mr Adam 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>	My arguments against expanding the smaller villages are outlined in my answer to Q.41, and the number of new houses proposed in this option would only make the situation worse. Their local character would be greatly threatened and their infrastructures placed under even more pressure.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1954
<b>Full Name</b>	Mrs Lesley Drake
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 lived in Berkhamsted for 40 plus years and have personal experience of the issues arising from the level of development over those years; development which has accelerated recently. In particular the wait for a doctor appointment, overcrowding on peak time trains, inability to park in the town, time required to travel through town due to weight of traffic, traffic congestion in side roads etc. etc.</p> <p>The Berkhamsted infrastructure is struggling and I believe that development in Berkhamsted should be limited to the current commitment and no more.</p> <p>Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger</p>



	population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1969
<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>	Vastly too much development in general and totally, horrifically unacceptable amount on Green Belt farmland. (please see comments on questions 4, 33 ,45 & 46).
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO1992
<b>Full Name</b>	Mrs Katie Garner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO1995
<b>Full Name</b>	Mr Barry 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2090

<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2145
<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>	For all the reasons already previously mentioned. It impacts too heavily on the green belt which needs to be protected to ensure quality of life, continuing community spirit, and ensure no coalescence with neighboring large towns. It also impacts too heavily on services, already overloaded transport connections, connecting roads, schools etc.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2146
<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>	Because the green belt should not be built upon. Because villages like Bovingdon and Kings Langley and smaller towns like Berkhamsted and Tring cannot absorb this scale of development without it being detrimental to their existing historical character, residents quality of life, health and environment and because it is contrary to the stated objectives and core values of Dacorum's existing Core Strategy and Vision.
<b>Include files</b>	
<b>Number</b>	Question 44

<b>ID</b>	LPIO2185
<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>	This would represent massive over development of Tring and Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. No consideration has been given to recent build against targets and local impact given different topographies and inadequate supporting infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2191
<b>Full Name</b>	Mr Simon Ware
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Goes against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2234
<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>	Excessive green belt development at all locations but particularly in and around Kings Langley where infrastructure cannot support it.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2270
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2292
<b>Full Name</b>	Mr Austen Constable
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO2359
<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>	It is simply unacceptable to build so many homes in Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2383
<b>Full Name</b>	Mrs Corran 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>	We should not be building on the Green belt. Once we do this there is no way back, the countryside is lost forever.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2391
<b>Full Name</b>	Mr Tom Bloch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO2457
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2468
<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>	Meeting government targets is one thing, but building more properties than requested which will change our local area forever is nonsensical. The challenge of accommodating the government target is large enough, given the changes for infrastructure etc that will be needed. Given that we will have to do this as a minimum, let's get this target number achieved, done well, with suitable facilities and infrastructure before increasing the minimum requirement, and making a poor job of it, affecting existing and new residents.

	I am against this option whether just in Hemel, the towns or the villages.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2509
<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 44
<b>ID</b>	LPIO2569
<b>Full Name</b>	Mr Kevin Kelly
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 Q39
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2769
<b>Full Name</b>	Mr Michael Guy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2825

<b>Full Name</b>	mr Mario yiannopoulos
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO2900
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced</li> </ul>

	<p>against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2996
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO2997
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs



	being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3034
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3043
<b>Full Name</b>	Ms Evelina Furmanek
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 government's draft figure should be worked towards. Proposals to build more in our villages on greenbelt are unacceptable and not what the residents want.</p> <p>Greenbelt cannot be built on except in exceptional circumstances, the governments draft figure is fine hence there are no exceptional circumstances.</p> <p>This plan to cover greenbelt in houses risks ruining the character of Kings Langley and will cause coalescence with neighbouring settlements.</p> <p>Rectory farm is an area of beauty, how can you consider building houses on greenbelt regions like this? Madness.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3065
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3128
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3234
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3270
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3274
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3292
<b>Full Name</b>	
<b>Company / Organisation</b>	Premier Property Acquisition
<b>Position</b>	
<b>Agent Name</b>	Mr Jonathan Buckwell
<b>Company / Organisation</b>	DHA Planning
<b>Position</b>	Director
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	For the reasons set out in our answer to Q33, Growth Option 2 is not our favoured option and therefore it follows that none of its variants are our preferred options.  If the Council decides to proceed with Option 2 in any event, then Option 2A would be preferred to 2B or 2C in that it would maximise development options (within the scope of Growth Option 2) at Berkhamsted. However, for the reasons set out elsewhere, especially in the answers to Q16 and Q33, we consider that opportunities exist for a greater quantum of sustainable development in Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3334
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3357
<b>Full Name</b>	Mr Michael 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>	This major development of Bovingdon would be completely unsustainable, particularly considering that the local infrastructure is already at capacity and there are no obvious or planned ways to significantly improve.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3398
<b>Full Name</b>	Mrs Susan 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3462
<b>Full Name</b>	Mrs Linda 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>	This major development of Bovingdon would be completely unsustainable, particularly considering that the local infrastructure is already at capacity and there are no obvious or planned ways to significantly improve.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3521
<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>	Berkhamsted cannot accommodate the number of new houses proposed and increased development whereas Hemel has the infrastructure and employment to do so. Berkhamsted has already achieved more than required in its housing targets and unfortunately is targeted by developers for profit. Green belt land should be protected from those wishing to use it for development.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3535
<b>Full Name</b>	Mr Ashley Martin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 previous responses to Q39
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3540
<b>Full Name</b>	Mr David 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3619
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 far too much expansion of Bovingdon, which could not absorb so much new housing.
<b>Include files</b>	
<b>Number</b>	Question 44

<b>ID</b>	LPIO3625
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Far too much development
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3666
<b>Full Name</b>	Mr Garry Power
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 would have serious implications for the Green Belt and the loss of identity for each settlement. This would undermine the historic and unique identity of rural settlements inevitably creating an urban or at best suburban environment. The implications are far reaching with the need to provide more primary and even secondary school places. This is more building on the Green Belt by stealth to accommodate the expansion in population e.g. New schools or school buildings. The knock on effects in terms of traffic would also require a change to the character of the villages as inevitable expansion in car numbers either leads to unacceptable congestion or the widening of roads to meet the needs the new numbers. The idea of the Gren Belts, New Towns Act etc. in the post war era was to prevent the expansion of London into the surrounding countryside. This proposal in not sustainable. Bruntland's 1987 definition of sustainability means it should be economically, socially and environmentally sustainable. This proposal is none of the aforementioned.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3668
<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>	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3745
<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 44
<b>ID</b>	LPIO3749
<b>Full Name</b>	Mrs Valerie Gale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development of the smaller villages and too much green belt land being used for building
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3863
<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>	Too much development for the areas, especially the villages infrastructure
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3876

<b>Full Name</b>	Mr Anthony Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Markyate doesn't have the infrastructure to support the development. The allocation of 200 homes should be spread across other villages.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3896
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3933
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 acceptable for Bovingdon as development is proposed in the Green Belt
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO3936
<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 2.43 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (15)</a>
<b>Number</b>	Question 44
<b>ID</b>	LPIO3991
<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>	If adopted, it appears that there will be no alternative other than to remove Green Belt status from a significant area. This would be a tragedy from a wide range of viewpoints and is contrary to the stated policy of numerous administrations going back 70 years.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4017
<b>Full Name</b>	Mrs Sarah Gray
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO4039
<b>Full Name</b>	Mr Charles Bayley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 the worst of the options, spreading the pain throughout the borough without any real thought to the impact on the infrastructure and needs. it vastly increases road use as less people can use public transport and takes no account of local facilities. The

	recent cold weather as an example has resulted in a large section of Bovingdon being totally cut off and some parts have had no electricity for a large percentage of that time. More housing would only make matters far worse.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4040
<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 2.43 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (31)</a>
<b>Number</b>	Question 44
<b>ID</b>	LPIO4103
<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 2.43 in attached report
<b>Include files</b>	<a href="#">Local Plan Issues and Options (47)</a>
<b>Number</b>	Question 44
<b>ID</b>	LPIO4141
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 live in Bovingdon and I am against this option on two main issues: the use of Green Belt land is totally unacceptable and will set a dangerous precedent as any subsequent planning applications for developments on

	Green Belt land will be impossible to refuse on the grounds that the application is on Green Belt. Secondly this option would increase the size of Bovingdon significantly - the existing infrastructure is at breaking point already - sewerage / drains / roads. It would exacerbate the problems of flooding which are already a problem in Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4180
<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 2.43 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (63)</a>
<b>Number</b>	Question 44
<b>ID</b>	LPIO4188
<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>	See previous comments Q 33-39
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4212
<b>Full Name</b>	Mr Douglas Gurney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Far too much housing in far too many places like villages and market towns. Completely unnecessary.
<b>Include files</b>	

<b>Number</b>	Question 44
<b>ID</b>	LPIO4306
<b>Full Name</b>	Mrs Sarah Roberts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 see reply to Q 42
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4360
<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>	Kings Langely cannot support this
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4412
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4442
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4497
<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>	Far too much development of the green belt
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4551
<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>	See above
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4620
<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>	This level of development is not sustainable. This option is however preferable to 2A and 2B.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4621
<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>	Kings Langley does not have the facilities or infrastructure to support this development. It is essential that we preserve the countryside around our village which keeps us a village rather than an urban sprawl between Watford and Hemel.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP104633
<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>	Far too much development on Green Belt land surrounding the smaller towns Tring & Berkhamsted. Any development of Green Belt land is totally unacceptable when there are many Brownfield areas in this borough
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP104700
<b>Full Name</b>	Miss Anna Nickalls
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses suggested is unnecessary. The over-development of greenbelt areas and a dramatic increase in population will negatively impact the character of the borough's villages.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP104702
<b>Full Name</b>	Mrs Caroline Nickalls
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses required has not been proven. Any significant development of green field sites will change the characteristic of local villages
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4791
<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>	Berkhamsted should not be punished because the town has developed at a faster rate than required by the plan.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4810
<b>Full Name</b>	Mrs Joanna 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>	No building on green belt
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4889
<b>Full Name</b>	Mrs Beverley Griffiths
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 result in massive over-development of both Berkhamsted and Tring, and the villages which would

	change their respective historic and individual character and settings forever and the removal of large areas of land from the Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4913
<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>Expanding the villages is unsustainable, they were never meant to be the size they already are, let alone making them bigger. Kings Langley, in particular, with its proximity to the M25, suffers huge amounts of traffic at peak times (a minimum of 10 minutes to cover the mile from the High St to J20 every morning), and could not absorb the extra traffic from the commuters that will inevitably buy the properties.</p> <p>I do not believe that any of the larger growth figures have any real evidence behind them, and history has proven that house building cannot meet targets anyway. So there is no reason to burden the area with larger targets, to the detriment of the smaller communities, when there is no need. Also, it will send a message that the government should focus investment away from London and the South East.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4943
<b>Full Name</b>	Mr Simon Scott
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	6,580 Green belt housing in Dacorum. Green belt should not be built on
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO4955
<b>Full Name</b>	Mrs Shirley 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>	Too much new housing.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP105013
<b>Full Name</b>	Ms Anette Corbach
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 more appropriate to focus on the three towns. They have better infrastructure than the villages with stations where fast trains to Euston stop, offering a quicker and more frequent service than places like Kings Langley & Apsley where the number & frequency of trains is already inadequate at current population levels. Roads are also better and overall less congested. Apsley is already suffering from poor air quality due to traffic congestion. There is no scope to improve the roads around Kings Langley & Apsley due to the railway bridges.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP105039
<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>	(i) This would represent massive over-development of Berkhamsted and would be entirely contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).  (ii) No consideration has been given to critical planning considerations, such as the relative levels of recent and on-going build against targets, or to the likely local impact, given differences in topography and the practicality or impracticality of improving inadequate supporting infrastructure.  (iii) The current Core Strategy covers the 25 year period 2006 to 2031, and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

Development Programme” reveals that in the first 5 years of the plan (2006-11), Berkhamsted delivered 10 years' worth of new housing stock, and that by 2016 the rate of development in Berkhamsted had exceeded Core Strategy targets by a massive 34%. All of this has been done without any improvements in its infrastructure. Compare this to the rest of the Borough: Tring has done its part (5% above target rate), whilst small villages and countryside locations have also hit targets. But this is in stark contrast to Hemel Hempstead, which the Inspector argued should be the correct place to focus development. Whilst development in Hemel Hempstead has been at a pretty constant rate over the first 10 years of the CS, this has unfortunately been at a rate some 21% BELOW the target figure. So, effectively, all of the shortfall that DBC now believes is needed to be picked up under the new plan has come from a failure to concentrate on achieving an adequate level of development in Hemel.

(iv) Berkhamsted should most of all not be 'punished' as a result of having developed at a faster rate than required by the plan. It should be recognised that Berkhamsted has moved ahead, and due allowance made in developing the new plan. Just like a pint pot, once it is full, it is FULL, and adding mora just makes for one almighty mess.

(v) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth of housing, etc, in Berkhamsted that is proposed in this option simply does not recognise this.

(vi) The Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor of the Exchequer in his recent budget speech. The plain reason for the rate of build in Berkhamsted being so high is a simple function of demand from the developers, who can generate the highest profit margins by building in Berkhamsted. This level of 'artificial' demand no reason to focus even more unwarranted development on Berkhamsted - indeed, under Government policy there should not even be any consideration of Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5114
<b>Full Name</b>	Dr Oliver Pengelley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO5120
<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>	Developing on green belt land in or around Kings Langley should not be considered. The infrastructure in Kings Langley cannot cope with any expansion. Shendish Manor (while incorrectly listed under Hemel Hempstead) should also not be developed. This is a historical site which homes an abundance of wildlife and separates Hemel Hempstead from Kings Langley.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5139
<b>Full Name</b>	Miss michelle hilditch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 not my preferred option.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5176
<b>Full Name</b>	Jameson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 will still result in excessive development of Berkhamsted. house building in Berkhamsted is already 34% above target and so this valley town should not be subjected to excessive development. Berkhamsted does

	<p>not have the infrastructure to support these new plans and they will destroy the character of the town and the sense of community.</p> <p>The focus of the core house building for Dacorum should be Hemel Hempstead. Hemel is 21% below target for house building. If this was rectified then there wouldn't be a shortfall across the Borough.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5188
<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>	Local infrastructure in terms of transport, schools, access to medical services like GPs could not cope with such proposed development of Kings Langley, Bovingdon, Berkhamsted and Tring.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5231
<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>	The proposed numbers for options 2 and 3 are excessive and will ruin the character of the area.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5291
<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>	This option requires too many homes to be built

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5302
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5355
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5387
<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>	The proposed number of houses is in excess of the Urban Assessment and cannot be supported for the reasons given in the response to previous questions. In addition it implies the use of farmland and green belt around Piccotts End which is unacceptable;le for reasons given in previous questions ie it is an Area of Archaeological significance, historic interest, conservation area and susceptible to flooding which would be significantly increased by run off.It would completely distroy the character of the hamlet.
<b>Include files</b>	
<b>Number</b>	Question 44

<b>ID</b>	LPIO5429
<b>Full Name</b>	Mr Padraig 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5435
<b>Full Name</b>	Mr Reuben Bellamy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option would not provide for the housing needs of the District as evidenced by the Government's standard methodology for calculating housing need. It does not accommodate any needs arising from outside the District.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5601
<b>Full Name</b>	Mrs Christine Cosgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 'large villages' of bovingdon and kings langley cannot accomodate this level of increase as there is no room to create the necessary infastructure
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5647
<b>Full Name</b>	Erica 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>	Inadequate infrastructure / public services to match increased population. Extent of the loss of greenbelt land. This does not reflect growth but is an artificial jump in development.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP105659
<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>	<p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the Local Plan's vision.</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring, Berkhamsted and Markyate, and</p> <p>155 homes at unspecified locations in the rest of the borough (potentially AONB or AONB setting). There would be considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p> <p>Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.</p> <p>Policy L5: Developments which detract from the Chilterns' special character should be resisted.</p>

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

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

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

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <http://www.chilterns.org/conservation/development/positionstatement>. It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
  - Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
  - Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
  - The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
  - Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
  - Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
  - Change of use of land that is of sufficient scale to cause harm to landscape character;
  - Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
  - Loss of features of historic interest, particularly if these are contiguous with the AONB;
  - Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
  - Increase in air or water pollution.
- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's



	<p>finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilternsconservationboard.org/developments/position-statement/">http://www.chilternsconservationboard.org/developments/position-statement/</a></p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5691
<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>	Unrealistic growth targets, excessive development of the market towns/villages and unnecessary destruction of the Green Belt
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5709
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5762
<b>Full Name</b>	Ms Ann 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>	Building at the edges of Kings Langley would lead to blurring of its boundaries with Hemel and Watford, and a change of its nature from a large village to a small town. The historic character of the village would be lost, together with its unique social and historic identity. The infrastructure in Kings Langley is unable to absorb more housing developments, as it has already absorbed significant increases in population and cars from building at Nash Mills and the Ovaltine development.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5769
<b>Full Name</b>	Mr Brian 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5806
<b>Full Name</b>	Mr Colin Colin Little
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO5827
<b>Full Name</b>	Mr Roy 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>	

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5920
<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>	No. This would be a significant over-development of Berkhamsted which would not be sustainable and would exacerbate existing infrastructure deficits. These deficits might reasonably be expected to worsen with the approved (but not yet built) schemes in the town and surrounding areas (including Potten End and Picketts Wood). This would be wholly inconsistent with the objectives and policies set out in section 4. See responses to questions 4-7 above. It would also have a negative impact on the surrounding Greenbelt and AONB and diminish the Historic Market Town character of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5958
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO5973
<b>Full Name</b>	Mr Neal Marshment
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option goes directly against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt land before utilising all other options
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6013
<b>Full Name</b>	Mr Paul Craig
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO6124
<b>Full Name</b>	Mrs Alana Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option is planning to add significant levels of housing to the villages, without any plans to improve the infrastructure in these villages. The school in Bovingdon is already oversubscribed and the roads through the villages are already frequently blocked with significantly more traffic than they were designed for. The cost of improvements to the infrastructure in the villages is unlikely to be met by the plan.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6151
<b>Full Name</b>	M Gareth Goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 be protecting the character of our villages and small towns, . Berkhamsted, Tring and Kings Langley

	are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead, this is what has already been started in Aylesbury.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6162
<b>Full Name</b>	Mrs Rebecca 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6197
<b>Full Name</b>	Mrs Helen 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 44
<b>ID</b>	LPIO6234
<b>Full Name</b>	Mr Colin Tate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 prefer Option 1A. Shendish (HH-h3) is part of the Parish of Kings Langley, not Hemel Hempstead. Please refer to my detailed comments in response to Questions 39 to 45 regarding Options 1A, 1B and 1C.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6241

<b>Full Name</b>	Mr Gavin Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option involves a very material increase in the population of Bovingdon without any plans to increase infrastructure in the village. Additionally this contradicts Dacorum's core strategy to minimise the Green Belt impact
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6305
<b>Full Name</b>	dr kim goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO6374
<b>Full Name</b>	Mrs Beryl Irvine
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 really bad for the people, Green Belt and the environment
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6601
<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>	Government figures lack substance (eg. job growth in the SE might slow). Some of the underlying imperatives such as more walking, cycling and use of public transport, are undeliverable.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6709
<b>Full Name</b>	Mrs Clare Joyce
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	My reaction is to say no to all options as there is significant loss of green belt and this is unsustainable across the borough. However presented with the three options I think we can only accept that all communities will have to share the pain. I expect Dacorum however to adequately assess the quality of the green belt.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6745
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6767
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6787
<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>It is still nearly 7000 houses in the Green Belt. How can that be good for anyone.</p> <p>As I've mentioned elsewhere, this area borders with Three Rivers, so it cannot be considered in isolation without taking that area and its plans/options into account too. Note Ovaltine, where a significant number of new dwellings have already been added to the housing stock of Kings Langley. Maybe there are brownfield sites in their area which could be utilised? What liaison are DBC undertaking with Three Rivers in order to ensure everything is taken into account over the WHOLE area, and is a unified approach being adopted?</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6805
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6820
<b>Full Name</b>	Mr David Zerny
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 would change the essential character of the area-turning Green Belt villages into an extension of Greater London. Yet the Green Belt exists to serve an essential purpose: to prevent this type of urban sprawl.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6829
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6840
<b>Full Name</b>	Mr Andrew Lambourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development, too much loss of green belt, inadequate infrastructure and amenities
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6864
<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 44
<b>ID</b>	LPIO6885

<b>Full Name</b>	Mrs Juliette Kent
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 44
<b>ID</b>	LPIO6893
<b>Full Name</b>	Mrs Regina 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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO6914
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7011
<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>	too many houses for decorum to absorb

Include files	
Number	Question 44
ID	LPIO7012
Full Name	Dr Jane Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 44
ID	LPIO7072
Full Name	Mrs Gillian Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Q. 36 to 45 No</b></p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it is <u>bursting</u> with all the development currently underway and planned. The schools are pretty full, the Doctors are overworked, air pollution exceeds EU regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is <b>Option 1B</b>.</p>
Include files	
Number	Question 44
ID	LPIO7134
Full Name	Mr & Mrs Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

**Your response - Please add your response here**

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.

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

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

BRAG RESPONSE TO Q44 - FULL DOC ATTACHED TO Q46

Question 44

*Is Option 2C your preferred option for delivering the growth needs of the Borough?*

No

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

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

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

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

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

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

5 years (2006-11) of

the plan Berkhamsted

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

exceeded

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

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

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

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

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

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

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

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against

	<p>the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in</p> <p>this option does not do this.</p> <p><input type="checkbox"/></p> <p>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7346
<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 44 (please note full document is attached to Q46)</p> <p>Question 44</p> <p><i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <p><input type="checkbox"/></p>

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

No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

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

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

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

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

Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries"

	<p>(letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt</p> <p>Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP107384
<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>	No
<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. The response has been agreed with the Chiltern District Council Portfolio Holder for Sustainable Development, Councillor Peter Martin.</p> <p>The response of the South Bucks District Council Portfolio Holder for Sustainable Development, Councillor John Read is currently awaited at the time of sending this email. If there are any changes to this response in the light of comments which he may wish to make I will contact you straight away.</p> <p>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u>Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p>



	<p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites. However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovingdon from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p> <p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7414
<b>Full Name</b>	Mr Clive Birch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 answer to question 39
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7441

Full Name	Diane and Norman Brooks
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	Option 2C - Yes We consider Option 2c is the maximum development that Tring could accommodate and retain the nature of the town and the surrounding area, subject to the necessary expansion of the infrastructure to accommodate this.
Include files	
Number	Question 44
ID	LPIO7476
Full Name	MR Christopher Kendall
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Answer – NO The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – the infrastructure needed to support such levels would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.
Include files	
Number	Question 44
ID	LPIO7690
Full Name	JUNE LIGHTFOOT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<b>Questions 41 to 45</b> No – see Question 40 <b>Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough?</b>

	<p>Yes.</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP107703
<b>Full Name</b>	MR & MRS MP & ME HARNETT
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Questions 40 -45 – <i>Option 1 a is our preferred option</i>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7769
<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>	Hemel Hempstead is best placed to accommodate the housing needs and the associated infrastructure. We shouldn't consider alternative options until H/H is saturated.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7875
<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>	No
<b>Your response - Please add your response here</b>	Option 1A preferred
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO7970
<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

**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 Q44

No

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

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

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

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

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

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

5 years (2006-11) of

the plan Berkhamsted

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

exceeded

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

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

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

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

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

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

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

	<p>this option does not do this.</p> <p><input type="checkbox"/></p> <p>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8017
<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>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8348
<b>Full Name</b>	Ms Gillian Flesher
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 resident of Kings Langley I would like to register my objection to the proposed Option 2/3/C to develop new housing on 4 sites in the village.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8468

Full Name	Mr Peter Shell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Because of the above I am not in a position to myself provide detailed answers to all the questions, but have seen the response prepared by BRAG and agree with their comments which should also be regarded as my own.</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul>

	<ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8510
<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><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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>



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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP108520
<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><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><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St</p>

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**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP108528
<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
<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</b>

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

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Include files

Number	Question 44
ID	LPIO8589
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 44(please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8687
<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>Q44</p> <p>No</p> <p>1- see previous comments. No</p> <p>1- Still far too many, and unacceptable incursion into the Green Belt.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8750
<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
<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/we request you accept this as confirmation that I/we wish DBC to duplicate BRAG's responses under my/our name.</p>



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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8783
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP108790
<b>Full Name</b>	Mr Lawrence 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>	<p>I make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> <li>1 The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet demands similar to those being considered by Dacorum.</li> </ol> <p>Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.</p> <ol style="list-style-type: none"> <li>1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High</li> </ol>

	<p>Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity.</p> <p>Kings Langley is struggling, even as it is today.</p> <p>No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8890
<b>Full Name</b>	mrs susan stier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Q43-45- NO
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO8973
<b>Full Name</b>	barney greenwood
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 – see Question 40 q40

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

Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.

Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

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

	Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9051
<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>	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</i></p> <p><b>Yes</b></p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p><b>Yes</b></p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9062
<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>	<p><b>No</b></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4 Do you agree with the suggested vision for the Borough?</b></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5 Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</b></p> <p><b>Yes</b></p> <p><b>Question 6 Do you agree with the suggested objectives for the new Local Plan?</b></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7 Do you agree with the proposed policy coverage of the new Local Plan?</b></p> <p><b>Yes</b></p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9147
<b>Full Name</b>	MR NIGEL EGERTON-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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 44

<b>ID</b>	LPIO9176
<b>Full Name</b>	S Langley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44



<b>ID</b>	LPIO9415
<b>Full Name</b>	Joanna Kedgley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 reasons for not using the other options are.....</p> <p>Primarily the loss of substantial green belt areas which would impact greatly on the well being of the people and wildlife in these areas particularly option C.</p> <p>As it is, Kings Langley in particular struggles already with traffic congestion and over subscribed schools, doctors, and medical facilities. By adding more houses, cars and people this will just add more of an enormous strain on these already overburdened facilities.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9423
<b>Full Name</b>	Mr Gary Poust
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9789
<b>Full Name</b>	Aly MacLean
<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, 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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, <u>Option</u></p>

1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9837
<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>	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, 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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,</p>

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

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO9865
<b>Full Name</b>	CR & LD 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>	Bovingdon Airfield fills the bill.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10012
<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>	

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

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**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10060
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>



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	<ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10129
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10177
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10188
<b>Full Name</b>	Natalie Crane
<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. However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>The other options are not sustainable and I do not believe that these developer led initiatives, will provide the much needed affordable housing that the South East so desperately requires.</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of</li> </ul>

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10234
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>



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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure.

	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1010281
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10331
<b>Full Name</b>	Kathleen Lally
<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	<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10380
<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>. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul> </li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10445
<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>	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>



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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10494
<b>Full Name</b>	David Burbidge
<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, <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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p> <p><b>BRAG response to Question (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p>

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

**Number**

Question 44

ID	LPIO10544
Full Name	Mr Stephen Doughty
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in 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 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted</li> </ul> </li> </ul>

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10592
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the</li> </ul> </li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10639
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation.

To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1010689
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) –</li> </ul>

	and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10737
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted has <u>exceeded by</u></p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	<ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10783
<b>Full Name</b>	Mrs J 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 44
<b>ID</b>	LPIO10831
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10883
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10931
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

	<p>many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO10982
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of

	<p>new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11031
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as

confirmation that I wish DBC to duplicate BRAG's responses under my name. However, I would like to take this opportunity emphasize just a few of the most important points within that response

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

*Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

**Include files**

**Number**

Question 44



<b>ID</b>	LPIO11078
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	

Number	Question 44
ID	LPIO11110
Full Name	Denis Maclure
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>see [preferred option] Question 40 (below)</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced</p>

	<p>against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11158
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,</li> </ul>

	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11205
<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>	not sustainable
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11255
<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

**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name

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

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11302
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11391
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for</p>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11441

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

*Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11460
<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>No, because it does not protect the Green Belt in Kings Langley.</p> <p>"Fixing our broken housing market" a White Paper dated 7 Feb 2017 stated in para 1.37 that the Green Belt is highly valued by communities ... however parts of it are not the green fields we often picture. The fields at Hill Farm and Wayside Farm are the green fields we picture.</p> <p>Para 5.2.6 of the Consultations Report said that whether or not particular areas of land meet Government criteria for Green Belt designation is not the only consideration for growth locations. We also need to consider how sustainable these areas would be if they were developed. For example, how could they be accessed, could they provide the necessary infrastructure needed to support the development and how would they affect the character of the town or village? Sites KL-h1 and KL-h3 cannot be supported by the local infrastructure and would severely affect the character of the village.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11501
<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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11547
<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>	Option 2C would result in massive over-development of Berkhamsted, Tring and the villages, changing their respective historic and individual character and settings forever, requiring the removal of large areas of land from the Green Belt and the consequent destruction of the natural environment, and represents completely unsustainable development.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11575
<b>Full Name</b>	Ms Anna Barnard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11629
<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>	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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>



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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11657
<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>No, because it does not protect the Green Belt in Kings Langley.</p> <p>“Fixing our broken housing market” a White Paper dated 7 Feb 2017 stated in para 1.37 that the Green Belt is highly valued by communities ... however parts of it are not the green fields we often picture. The fields at Hill Farm and Wayside Farm are the green fields we picture.</p> <p>Para 5.2.6 of the Consultations Report said that whether or not particular areas of land meet Government criteria for Green Belt designation is not the only consideration for growth locations. We also need to consider how sustainable these areas would be if they were developed. For example, how could they be accessed, could they provide the necessary infrastructure needed to support the development and how would they affect the character of the town or village? Sites KL-h1 and KL-h3 cannot be supported by the local infrastructure and would severely affect the character of the village.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11783
<b>Full Name</b>	Edmund Hoblely
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you</b>

**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.**

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

**Brag Response to question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

**Number**

Question 44

<b>ID</b>	LPIO11822
<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>	Unnecessary to go to these lengths for the reasons stated herein
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11870
<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><b>Re options 1 / 2 / 3</b>, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p><b>Re options A / B / C</b>, support option A for the following three reasons.</p> <ol style="list-style-type: none"> <li>1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached to Q39).</li> </ol>

	<p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> <li>It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable locations, leading for example to traffic deadlock outside the towns.)</li> </ul> <p>1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11933
<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>	This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO11979
<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>	<b>The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe</b>

	<b>Markyate is appropriate for any further building save to meet local needs.</b>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12081
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report,</p>

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

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

Standard BRAG response to Question 44. Please note full document is attached to Question 46

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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



	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12179
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current</p>

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

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

Standard BRAG response to Question 44. Please note full document is attached to Q46.

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy

	<p>targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12236
<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>	<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>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12315
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first</p> <p>10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June</p> <p>2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate</p>

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

Standard BRAG response to Question 44. Please note full document is attached to Question 46.

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12383
<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>Yes.</b> Option 2C is our preferred option, although the allocation to Tring, based on projected population growth of 22.9%, should be amended to 620 in Green Belt + 500 in its urban area.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12393
<b>Full Name</b>	Robert 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>	I support option 1A but the other options I object to on the grounds that the required infrastructure is non-existent and they are unsustainable
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12406
<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>	No



<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12459
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

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

Standard BRAG response to Question 44. Please note full document is attached to Question 46.

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12507
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1012554
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name.

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

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

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**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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	<p>policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12604

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



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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12654
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure.

	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1012702
<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>	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 our name</b></p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan

	<p>Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12750
<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>	Here are my comments on the new Local Plan

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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



	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12799
<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><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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to</p>

	<p>focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1012846
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require</p>

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

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

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

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12894
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12949
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more</p>

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO12997
<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>	<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.**

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

**Number**

Question 44

<b>ID</b>	LPIO13046
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the</p>

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**BRAG response to question 44 below (full BRAG response see question 46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13099
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at</p>

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13147
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have</p>

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

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**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13227
<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>	<p>The C options would involve developing unsustainable sites by overloading the road network which is already under extreme pressure and cannot be extended.</p> <p>The C option would spoil the character of Kings Langley, would put extreme pressure on local services and destroy one remaining part of undeveloped canal bank within the Parish.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13275
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the</p>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13344
<b>Full Name</b>	Mrs Christine Pettit
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 response to your consultation my opinion is as follows.</p> <p><b>The three broad options:</b></p> <p>Options 1&amp;2 are achievable without building on greenbelt sites. There is a constant infilling and change of use of buildings on a small scale which could achieve these figures without major new developments. For example planned houses replacing unused garages in Rucklers Lane, Kings Langley and the conversion of offices to flats in Hamilton House on the Marlowes.</p> <p><b>Subdivisions A, B &amp; C - Options 'C'</b></p> <p>This is the option which concerns me the most as a longstanding Kings Langley resident.</p> <p>I am against all the proposed green belt sites mentioned as they would all endanger the unique character of our vibrant village community and merge us with the surrounding towns. Hertfordshire is a rural county and should remain so. Greenbelt building would destroy our village and its way of life forever.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13430

<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>	No
<b>Your response - Please add your response here</b>	1A is the most preferred option
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13431
<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>	No
<b>Your response - Please add your response here</b>	1A is the most preferred option
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13481
<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>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4</p> <p>No consideration has been given critical planning considerations such as recent and on-going build against</p>

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

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

	<p>Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13529
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead,</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13587
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p>



Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13637
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted</p>

proposed in all but one of the options on the table does not do this.

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
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- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) –

	<p>and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13699
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different</p>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,

	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13764
<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>Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the</p>

consultation document indicates that DBC have ill-conceived ideas of how to do this.

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

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

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

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

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

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

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

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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



<b>Number</b>	Question 44
<b>ID</b>	LPIO13815
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a</p>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13870
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of

	<p>new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO13908
<b>Full Name</b>	peter faulkner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>1A is the only justifiable option</p> <p>Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work,</p>

	schools and shops and only development in the 3 towns in the borough achieves this.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14039
<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><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> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14088
<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>	No
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> </ul>

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14136
<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>	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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14187
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up</p>

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14219
<b>Full Name</b>	Arthur Jepsen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development on Green Belt in around Kings Langley because:</p> <p>Options 2 + 3 would infill the area so much that we would almost be a suburb of Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14229
<b>Full Name</b>	Mrs L. Jepsen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / Organisation</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 object to the proposed development on the Green Belt in around Kings Langley because:</p> <p>The whole ethos of the village would be lost if we accept Local Plan 2, 3, B and C.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14335
<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 do confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

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

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1014416
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another</p>

Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

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

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



	<p>Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14465
<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

**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14514
<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 confirmation that I wish DBC to duplicate BRAG's responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><i>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</i></p>

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14791
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be</p>

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**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

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

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14863
<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>	No

Your response - Please add your response here

**The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, please take this as confirmation that I wish DBC to duplicate BRAG's responses under my name.**

**In addition, I draw attention to some of the most important points within that response**

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



to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

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

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

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

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

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO14909
<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>See the response to Q40. The level of housing need in Option 2 exceeds the capacity of Hemel Hempstead and, therefore Dacorum, to absorb the proposed growth.</p> <p>[Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]</p>
<b>Include files</b>	

Number	Question 44
ID	LPIO14920
Full Name	Mr Garrick Stevens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p> <p>[Response to Q4: <b>I have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</b></p> <p>For example, water supply is a major issue and can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose residents propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care, particularly local care, has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.]</p> <p>[Response to Q5: but given the numerous constraints, these new proposals will not be able to deliver them.]</p> <p><b>[Response to Q6:</b> but we suggest some textual amendments</p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.]</p> <p>[Response to Q7: The policies identified are crucial – all options should be measured against them. But the list tabled is silent on incorporating Character Appraisals, which are vital to helping to create/sustain a sense of place.]</p>
Include files	
Number	Question 44
ID	LPIO14966
Full Name	Malcolm and Jill Allen
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>	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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15016
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

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

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15064
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St</p>



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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15087
<b>Full Name</b>	Tom Simmons
<b>Company / Organisation</b>	St William Homes LLP
<b>Position</b>	Development 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>St William are of the strong view that only growth options 2 and 3 should be considered as the New Local Plan is progressed.</p> <p>St William consider that a balanced approach would be to adopt growth option 2 until such time that a standardised calculation of objectively assessed housing need comes into effect at which point growth option 3 would take precedence.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15141
<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>No, for the reasons given in our response to question 42. (see below)</p> <p><b>Question 42 - Is Option 2A your preferred option for delivering the growth needs of the Borough?</b></p> <p><b>No, as this option proposes some 1175 new homes at Tring which is disproportionate to the size of the settlement and would place an unreasonable pressure on local infrastructure, which is already at capacity.</b></p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15188
<b>Full Name</b>	Bert 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>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – it is wholly disproportionate to that allocated to other area of the Borough, given the relative size of the town. For Tring to be allocated a similar level of houses to Berkhamsted (a much larger town) is, for example, grossly inequitable. The infrastructure needed to support such levels in Tring would be extremely difficult if not impossible to provide. I do not accept that</p>

	the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15208
<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>The level of housing shown for Tring is unsustainable. I disagree with the unacceptably high levels of housing allocated to Tring – it is wholly disproportionate to that allocated to other area of the Borough, given the relative size of the town. For Tring to be allocated a similar level of houses to Berkhamsted (a much larger town) is, for example, grossly inequitable. The infrastructure needed to support such levels in Tring would be extremely difficult if not impossible to provide. I do not accept that the SHMA Projections up to 2036 can be sufficiently accurate to justify the ruination of our neighbourhoods.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15234
<b>Full Name</b>	Lynn and David Lovell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p><u>Our preferred option</u>: taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents,</p>

	<p>including the prison population and new elderly residents at the McCarthy and Stone development.</p> <p><u>Our 2nd preferred option:</u> for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option:</u> if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15293
<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>	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.

I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.

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.

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44: *Is Option 2C your preferred option for delivering the growth needs of the Borough?***

**No**

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

	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15343
<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>Q33 to Q45 I support the BRAG submission. Yet again the failure to provide an accurate base from which to proceed renders much of what follows suspect and in many parts misleading.</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure</li> </ul>

	<ul style="list-style-type: none"> <li>• Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15392
<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 and represented very clearly the views of many Berkhamsted Residents.



Standard **BRAG** response to **Question 44** (please note full document is attached to **Q46**)

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15454
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.</p> <p>Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need</p>

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

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15502
<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 reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.</p> <p>I would like to take this opportunity emphasize some of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill- conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15559
<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 44 (please note full document is attached to Q46)</b></p>

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

Include files	
Number	Question 44
ID	LPIO15608
Full Name	Melanie Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I am writing to support the submissions by The Berkhamsted Town Council, the Berkhamsted Residents Action Group and The Berkhamsted Citizens Association opposing further development in Berkhamsted.</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has</li> </ul>



	<p>to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15629
<b>Full Name</b>	Mrs Annette Compton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to inform that I object to all proposals except option B
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15674
<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 44 (please note full document is attached to Q46)</b></p>

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

**Number**

Question 44

<b>ID</b>	LPIO15733
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15781
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15828

Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p>No – see Question 40</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the</li> </ul>

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15886
<b>Full Name</b>	D B Land and Planning
<b>Company / Organisation</b>	D B Land and Planning
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>In conjunction with other representations DBLP support Option 2C in terms of identifying a green belt release for 160 dwellings at Markyate. It is recommended that this release takes place at My-h1, land south of Markyate, as detailed in the Site Appraisals document.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15910
<b>Full Name</b>	Mrs Sue Yeomans
<b>Company / Organisation</b>	Chilterns Countryside 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>	We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	

<b>Number</b>	Question 44
<b>ID</b>	LPIO15933
<b>Full Name</b>	James Pitt
<b>Company / Organisation</b>	Gleeson Developments Limited
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 Option 2C relates to a level of housing growth that meets the requirements of the SHMA, it is substantially below the new standard methodology figure for Dacorum (bearing in mind the Core Strategy, whilst adopted within the last 5 years, if effectively out of date as regards housing provision). Therefore Option 2 generally should be rejected in favour of Option 3 (see also our response to Question 16).</p> <p>That factor aside, Option 2C does seek to provide a reasonably balanced approach to meeting housing needs, with a legitimate and proportionate concentration of growth on the three main towns, but also with a level of growth that would assist in meeting locally arising need from the larger villages and their hinterlands.</p> <p>We note that the specific figures provided for the larger villages are based on the expected dwelling yield from specific sites, rather than being led by the expected development needs of the area. The normal approach would be to consider the scale of development appropriate to the settlement in question, and then consider which locally available sites could best deliver that quantum of growth, rather than determining the scale of growth based on pre-selecting locally available sites. We accept that it is important that ultimately the scale of growth is deliverable by reference to specific sites, but we would expect the appropriate scale of growth to be considered first.</p> <p>We further note that the quantum of housing of 360 in Option 2C for Bovington is premised on the delivery of sites Bov h1, h2 and h3. As per our response to Question 46, this site pre-selection is not supported by the Council's own evidence base, specifically in the form of the Sustainability Appraisal of sites working note, as site Bov h4 performs best in terms of the SA findings.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO15995
<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>	

Your Opinion - Please state your opinion here	No
Your response - Please add your response here	Option 2C is the least appropriate of the Option 2 variants. This is because it disperses more development to greenfield locations in the smaller settlements in the Borough. This is not an appropriate or sustainable option.
Include files	
Number	Question 44
ID	LPIO16085
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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO16140
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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16199
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16258
<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>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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16317
<b>Full Name</b>	Kitty Thomas
<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>please find the attached report written on mine and other residents request.</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO16379
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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO16427
Full Name	Ruth and Stephen Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &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>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16492
<b>Full Name</b>	Andrew Yeomans
<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>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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO16517
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>..</b></p> <p><b>CCG response to question 44 full document attached to question 46</b></p> <p>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
Include files	
Number	Question 44
ID	LPIO16568
Full Name	Ian Emmas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No

Your response - Please add your response here

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

**No**

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

. No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

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

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

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

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

. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from

	Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16580
<b>Full Name</b>	Cllr Rene De Silva
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	(2) The 'c' options are less sustainable as they involve developing less sustainable parts of the borough e.g. overloading our road network which is already under pressure and could not be extended (3) The 'C' options would harm Kings Langley's village character.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16591
<b>Full Name</b>	Mr S. Judd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Although there is a need for housing, the development that has been proposed is far in excess than the village can take.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16703
<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 do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough's many heritage assets.</p> <p>We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16737
<b>Full Name</b>	Martin Ephgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements, which also have a need for new homes</li> <li>• Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF</li> </ul> <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16756
<b>Full Name</b>	Martin Ephgrave
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>For the reasons set out in details in our response to Question 8, (copy below) the level of growth proposed for the 'Rural Area' should be increased significantly.</p> <p>Q8 response</p> <p>We agree that the Council should use a settlement hierarchy which focuses the majority of housing growth in the largest settlements, and a smaller level of growth in the smaller settlements. However, the Council should not seek to use this settlement hierarchy to block all new housing in the 'Rest of the Borough' as shown in growth options 1A, 1B, 1C, 2A and 2B. The amount of new development in the 'Rest of the Borough' should be increased to meet the need that exists for housing in the smaller settlements.</p> <p>The Core Strategy states that "New housing has helped support the rural workforce and meet local needs", which is clearly beneficial in planning terms. However, the emerging Local Plan does not provide sufficient housing growth to support the smaller settlements in the Borough, which is not sustainable.</p> <p>The Countryside Place Strategy in the existing Core Strategy states that around 420 new homes will be provided 'in the countryside' between 2006 and 2031. This equates to 16.8 per year. However, five of the Growth Options in the emerging Local Plan (1A to 2B) proposes that <u>no housing at all</u> is provided in the 'Rest of the Borough'. This is unacceptable.</p> <p>Growth Options 2C proposes 155 new homes in the 'Rest of the Borough' which equates to only 6.7 per year. This is less than one house per year for each of settlements that exists in the 'Rest of the Borough'. It falls well short on the current local plan target.</p> <p>Growth Option 3 proposes 608 new homes in the 'Rest of the Borough' which equates to 26 per year. However, this is only 2.8 homes per year for each of the main settlements in the in the 'Rest of the Borough' (Marsworth, Wilstone, Wiggington, Aldbury, Cow Roast, Little Gaddesden, Potten End, Chipperfield, and Flamstead).</p> <p>The table below compares the proposed Growth Options with the current requirement in the Core Strategy, based on homes proposed per year. All Growth Options perform <u>worse</u> than the existing Core Strategy, except Option 3.</p> <p>Option Rest of Borough Total Per year 1A</p>



0

0

1B

0

0

1C

0

0

2A

0

0

2B

0

0

2C

155

6.7

Current Core Strategy

420

16.8

3

600

20

*Housing allocated to the Rest of Borough - Dwellings Per Year*

The table below compares the proposed Growth Options with the current requirement in the Core Strategy, based on the percentage of all homes proposed. All Growth Options perform worse than the existing Core Strategy, except Option 3.

Option

Total Housing

Housing allocated in Rest of the Borough

Percentage allocated to Rest of the Borough

1A

2,950

0

0%

1B

2,950

0

0%

1C

2,950

0

	0% 2A 6,580 0 0% 2B 6575 0 0% 2C 6580 155 2.35% Current Core Strategy 11,320 420 3.7% 3 14,360 600 5% <i>Housing allocated to the Rest of Borough - As percentage of total housing</i> Finally, it should be noted that the Council has had a policy restricting new development in rural settlements such as Little Gaddesden for a number of years, and little or no housing development has been permitted over a substantial period. This has resulted in a significant shortage of new homes, and children that have been brought up in Little Gaddesden need to move elsewhere when they come to buy their own home. The settlement has an aging population, as evident by the fact that the local school does not have enough children, and is seeking to bring in pupils from outside the settlement. New private and affordable homes are needed to provide for the needs of the local population and ensure the settlement flourishes in the future.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16851
<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. I would rule out, on the basis of over-development, Options 2A, 2B, and 2C. <b>GFRA Response to Question 44, full document attached to question 46</b> It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO16919
<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>	Having read the document submitted by the grove fields residents association, I concur whole heartedly with its findings <b>GFRA Response to Question 44, full document attached to question 46</b> It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17007
<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>	Please register my support for this report by Grove Fields Residents Association. I support this whole heartedly. <b>GFRA Response to Question 44, full document attached to question 46</b> It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17064
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17121
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17256
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes.

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17312
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate</li> </ul>

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17368
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17420
<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 44 below (copy of full response attached to question 46)</p> <p><b>Question 44</b></p> <ul style="list-style-type: none"> <li><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></li> </ul> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)</li> </ul> <p><b>Question 4</b></p> <p><i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.</li> <li>Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>It has long been accepted that we need a new hospital for this area.</li> </ul> <p><b>Question 5</b></p>

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of ***adequate*** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17476
<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>	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><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17534
<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>...</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17581
<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 44 below (copy of full response attached to question 46)</p> <p><b>Question 44</b></p> <ul style="list-style-type: none"> <li><i><b>Is Option 2B your preferred option for delivering the growth needs of the Borough?</b></i></li> </ul> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives,</li> </ul>

policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)

#### **Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,***

***or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside

	<ul style="list-style-type: none"> <li>Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored</li> <li>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b>  <b>Do you agree with the proposed policy coverage of the new Local Plan?</b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17641
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17657
<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

<p><b>Your response - Please add your response here</b></p>	<p>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p><b>Growth Options</b></p> <p><b>Not GB</b></p> <p><b>GB</b></p> <p>1A &amp; 1B 200</p> <p>1C 200 160</p> <p>2A &amp; 2B 200</p> <p>2C 200 160 3 200 600</p> <p>Keymer Cavendish <span style="float: right;">400 – see</span> <b>Appendix 5 (Appendix attached to Q46 - LPIO17659)</b></p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 44</p>
<p><b>ID</b></p>	<p>LPIO17715</p>
<p><b>Full Name</b></p>	<p>Michael and Jill Sanders</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><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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 44</p>

<b>ID</b>	LPIO17764
<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>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 44 below - full document attached to Question 46</p> <ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> </ul> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)(copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>• Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.</li> <li>• Elderly care has been omitted from the vision. We also <b>have no urgent care facility.</b></li> </ul>

- It has long been accepted that we need a new hospital for this area.

**Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17820
<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>	<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17878
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO17936
<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 plants for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	

Number	Question 44
ID	LPIO17983
Full Name	Mr Michael Burbidge
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The figures contained in this document do not state the current number of houses in each of the sites so that an assessment of the relative impact of each of the options can be made by someone who is not an expert.</p> <p>I am not sure if this is deliberate but it is a serious omission. I think that Tring has 12,000 people so at 3 people a house this is 4000 houses. The plans in Option 2c to build 1500 houses and increase the population by 25% or more would have a significant impact on the character of the town which is contrary to the aims of the plan and significant impact on the town centre and the infrastructure. These impacts are not catered for in the plan which expects minor impacts on transport, leisure and sports infrastructure and on the town centre. This is clearly not the case.</p> <p>Both primary and secondary school provision would be impacted with no answers for secondary schools provided in the plan</p>
Include files	
Number	Question 44
ID	LPIO18045
Full Name	mr Richard Lambert
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18116
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18173
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18230
<b>Full Name</b>	Nicky and Dave Hulse
<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>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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO18284
Full Name	Gail Skelton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18343
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18368

<b>Full Name</b>	Plato Property Investments LLP
<b>Company / Organisation</b>	Plato Property Investments LLP
<b>Position</b>	C/O Aitchison Rafferty
<b>Agent Name</b>	
<b>Company / Organisation</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 Statement has been prepared to respond to the questions set out in the Issues and Options Consultation published by the Council in November 2017. It is submitted on behalf of Plato Property investments LLP in respect of a site located to the south east of the Mini dealership at London Road, Cow Roast HP23 5RE.</p> <p>This Statement should be read along with the Planning Statement attached at <b>Appendix 1 (see Q 46 for attachment)</b> which sets out the detailed planning case in support of the allocation of the site for housing in the emerging Local Plan.</p> <p>In summary, we consider that:</p> <ul style="list-style-type: none"> <li>• It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements in the Borough, which also have a need for new homes</li> <li>• Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "<i>Planning Policies should support economic growth in rural areas...</i>"</li> <li>• The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy</li> </ul> <p>For the reasons set out in details in our response to Question 8, (copy below) the level of growth proposed for the 'Rural Area' should be increased significantly.</p> <p><b>Question 8 Do you agree with the proposed broad approach to distributing new development?</b> Although the proposed broad approach is focused on Housing, it also refers to all "other development" to being targeted towards the larger settlements. This is impractical in respect of development of mooring facilities given that 70% of the 17.5 miles of waterway in the Borough is outside of the urban areas. A more thoughtful policy on canal moorings is required.</p> <p>We agree that the Council should use a settlement hierarchy which focuses the majority of housing growth in the largest settlements, and a smaller level of growth in the smaller settlements. However, the Council should not seek to use this settlement hierarchy to block all new housing in the 'Rest of the Borough' as shown in growth options 1A, 1B, 1C, 2S and 2B. The amount of new</p>

development in the 'Rest of the Borough' should be increased to meet the need that exists for housing in the smaller settlements.

The Core Strategy states that "New housing has helped support the rural workforce and meet local needs", which is clearly beneficial in planning terms. However, the emerging Local Plan does not provide sufficient housing growth to support the smaller settlements in the Borough, which is not sustainable.

The Countryside Place Strategy in the existing Core Strategy states that around 420 new homes will be provided 'in the countryside' between 2006 and 2031. This equates to 16.8 per year. However, five of the Growth Options in the emerging Local Plan (1A to 2B) proposes that no housing at all is provided in the 'Rest of the Borough'. This is unacceptable.

Growth Options 2C proposes 155 new homes in the 'Rest of the Borough' which equates to only 6.7 per year. This is less than one house per year for each of settlements that exists in the 'Rest of the Borough'. It falls well short on the current local plan target.

Growth Option 3 proposes 608 new homes in the 'Rest of the Borough' which equates to 20 per year. However, this is only 2.5 homes per year for each of the main settlements in the in the 'Rest of the Borough' (Marsworth, Wilstone, Wiggington, Aldbury, Cow Roast, Potten End, Chipperfield, and Flamstead).

worse

Option
Rest of Borough
Total
Per year
1A
0
0
1B
0
0
1C
0
0
2A
0
0
2B



0  
 0  
 2C  
 155  
 6.7  
 Current Core Strategy  
 420  
 16.8  
 3  
 600  
 20

The table below compares the proposed Growth Options with the current requirement in the Core Strategy, based on the percentage of all homes proposed. All Growth Options perform worse than the existing Core Strategy, except Option 3.

Option	Total Housing	Housing allocated in Rest of the Borough	Percentage allocated to Rest of the Borough
1A	2,950	0	0%
1B	2,950	0	0%
1C	2,950	0	0%
2A	6,580	0	0%
2B	6,575	0	0%
2C			

	6580 155 2.35% Current Core Strategy 11,320 420 3.7% 3 14,360 600 5%  <i>Housing allocated to the Rest of Borough - As percentage of total housing</i>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18511
<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 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel</li> </ul>

	<p>Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18558
<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><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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> </ul>

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18604
<b>Full Name</b>	Captain Andrew Cassels
<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>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the</li> </ul>

	Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18650
<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>	<ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> </ul> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to</li> </ul>

respect our industrial heritage and to promote tourism

- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

**Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18697
<b>Full Name</b>	Hilary Abbott
<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	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt</p>



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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18743
<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>Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
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	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18789
<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>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li><b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li><b>No</b></li> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for</li> </ul>

this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
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- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
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#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

Include files

Number	Question 44
ID	LPIO18838
Full Name	Lyndsay Slater
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18885
<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>	<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>



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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18930
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO18954
<b>Full Name</b>	Rupert Symmons
<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>This option will result in a loss of character to the villages of Kings Langley, Bovington and Markyate.</p> <p>This option is likely to result in harm to the conservation areas and a loss of character.</p> <p>Proposed development exceeds need and identified capacity in villages.</p> <p>This option is likely to result in the irreversible loss of the green belt.</p> <p>Main towns are better able to deal with the additional development and infrastructure / transport demands</p> <p>Over development of the villages will result in coalescence of settlements and a loss of identity</p>
Include files	
Number	Question 44
ID	LPIO19009
Full Name	Mrs Emma Robertson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO19072
Full Name	Barbara Gainsley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<b>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came</b>

to on the night, and our concerns about the proposed development.

**Berkhamsted is a town in a valley, it is limited by its geography, and also hugely limited by its resources and infrastructure.**

**Please accept this email as my response to the proposal, I am in complete agreement with these concerns voiced by our Citizens.**

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

#### **Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

### Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

### Question 8

***Do you agree with the proposed broad approach to distributing new development?***

**No**

- Agree with the proposed approach – especially that Berkhamsted should continue to meet the qualities identified in Q5. Unfortunately, the options identified in section 10 fail to do this.
- The current approach is proving incompatible with preserving the character of our market towns and Berkhamsted in particular which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. Infrastructure always lags development and in some instances, such as road improvements to ease congestion, cannot be achieved given existing topographic constraints.
- The current allocation methodology also ignores "spill over effects" into neighbouring areas such as vehicle usage from LA3 into Berkhamsted. Planned development should not be a proportional arithmetic exercise when it comes to distribution.
- This matching of infrastructure and development would appear to be only achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.

	<ul style="list-style-type: none"> <li>• More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</li> <li>• We will have achieved target by 2020 – so we are ahead of our build rate – want us to continue at 73 pa rather than 47</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19130
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19188
<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 44, full document attached to question 46</b></p>

	It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19245
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19302
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19356
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19406
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan</p>

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

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the

	<p>CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19452
<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> <ul style="list-style-type: none"> <li>• <b>Question 44</b></li> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</li> </ul> <p><b>Question 4</b> <b><i>Do you agree with the suggested vision for the Borough?</i></b></p>

### **No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.

	<ul style="list-style-type: none"> <li>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development.</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19507
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19564
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	

Number	Question 44
ID	LPIO19622
Full Name	Mark Lawson and Sharon Wilkie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO19678
Full Name	Vivienne Inmonger
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO19737



Full Name	John Inmonger
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
Include files	
Number	Question 44
ID	LPIO19791
Full Name	Ben Barth
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Here are my comments on the proposed local plan are set out on the attached document which I fully endorse (full document on q 46)</p> <ul style="list-style-type: none"> <li>• <b>Question 44</b></li> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (Copy Below)</li> <li>• <b>Question 4</b></li> </ul> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved'</li> </ul>

(the new road has had almost no impact on the realities of travelling to the hospital).

- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns, villages and countryside*.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive

	<p>documents, which took a great deal of time and money for DBC to produce and they should not be ignored.</p> <ul style="list-style-type: none"> <li>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development.</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19860
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO19944
<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>	I am against this development because of the pressure on the infrastructure of Tring, I am also concerned about

	<p>that effect it will have on traffic and wildlife in the area as it is greenbelt land. (Response GFRA )</p> <p><b>GFRA Response to Question 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20001
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20058
<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 44, full document attached to question 46</b></p>

	It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20115
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20173
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20230

Full Name	Dianne Pilkington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>To whom it may concern,</p> <p>I am attaching a report commissioned by the Grove Fields Residents Association of which I am a member. 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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted</p>
Include files	
Number	Question 44
ID	LPIO20278
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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LP1020333

<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20391
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>



Include files	
Number	Question 44
ID	LPIO20439
Full Name	Jane Collis
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to express my support of option 1B and endorse BRAG's response to the DBC proposals as per the attached. I am concerned by the key features of other options, as follows:</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has</li> </ul>

	<p>to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20501
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20548
<b>Full Name</b>	DR Brigitta Case
<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 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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

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

COPY BRAG Q 4 to 7 -

**BRAG response to Question 4 (please note full document is attached to Q46)**

**Question 4**            *Do you agree with the suggested vision for the Borough?*

**No**

- The vision is far removed from reality. To be credible they should stand a realistic chance of being achievable. The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements – just the opposite. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had very little impact on the realities of travelling to the hospital).
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- To suggest that the character of our market towns will be preserved with the escalating housing targets envisaged is laughable. The topography of many of our towns and villages make some of the aspirations in relation to pedestrians and cyclists unachievable
- Elderly care has been omitted from the vision, as has mental health
- There is no recognition of the benefits of increased cultural provision in the Borough

**BRAG response to Question 5 (please note full document is attached to Q46)**

**Question 5** *Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?*

**Yes**

- Unfortunately nothing in this consultation convinces BRAG that they will continue to be reflected in the new Local plan

**BRAG response to Question 6 (please note full document is attached to Q46)**

**Question 6** *Do you agree with the suggested objectives for the new Local Plan?*

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. Planners need to demonstrate that they are ‘Living the Vision’ – or accept that it is entirely unrealistic and be honest with the local population

**BRAG response to Question 7 (please note full document is attached to Q46)**

**Question 7** *Do you agree with the proposed policy coverage of the new Local Plan?*

**Yes**

- Policies identified are crucial – all options should be measured against them

Berkhamsted Citizens response

- ***Is Option 2B your preferred option for delivering the growth***

***needs of the Borough?***

- **No**
- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below

**Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it’s pie in the sky**

- The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for

this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,***

*or the wider countryside?*

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

**Include files**

<b>Number</b>	Question 44
<b>ID</b>	LPIO20595
<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> <ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.</li> <li>• Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum</li> </ul>

- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20667
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20723
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20771
<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>	As a member of Tring Town Council I agree with all the responses that have been submitted by Tring Town Council (copy below)  See the response to Q40. The level of housing need in Option 2 exceeds the capacity of Hemel Hempstead and, therefore Dacorum, to absorb the proposed growth.  [Response to Q40: Whilst this option would clearly be welcomed as there is no further housing growth allocated to Tring, it is felt that Option 1A has the potential to give necessary infrastructure which would not be forthcoming under this option.]
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20819
<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>	
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20865
<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 44 (please note full document is attached to Q46)</b>  <b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i>  <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different</li> </ul>

topographies and (inadequate) supporting infrastructure.

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20889
<b>Full Name</b>	Mrs. Sue Yeomans
<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>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>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
Include files	
Number	Question 44
ID	LPIO20941
Full Name	Mr Jake Storey
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I live in Berkhamsted and have witnessed the size of the small town growing in an unsustainable manner. As a result I joined SYBRA and also now BRAG. I have attached the BRAG response to your proposals</p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any</li> </ul>

	<p>improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO20996
<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</p>

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.

Q42 to Q45(2A,B,C,3.)BRAG

**BRAG response to Question 44 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	<p>who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p> <p><b>Berkhamsted Town Council response</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21081
<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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21146
<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 44, full document attached to question 46</b></p>

	It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21175
<b>Full Name</b>	St Albans Diocesan Board of Finance
<b>Company / Organisation</b>	St Albans Diocesan Board of Finance
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• SADBDF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities</li> <li>• SADBDF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21222
<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 42, 43,44</b> <i>Is Option 2A, 2B, 2C your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp;</li> </ul>



Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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

	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21269
<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 Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the Local Plan's vision.</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring, Berkhamsted and Markyate, and</p> <p>155 homes at unspecified locations in the rest of the borough (potentially AONB or AONB setting). There would be considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p> <p>Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.</p> <p>Policy L5: Developments which detract from the Chilterns' special character should be resisted.</p> <p>Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.</p>

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

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

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

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

<http://www.chilternsconservationboard.org.uk/development/position-statement/>  
It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.
- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

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

	development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilterns.org/conservation/development/position.html">http://www.chilterns.org/conservation/development/position.html</a>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21293
<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>	I strongly support the Chiltern Countryside Group's submission regarding the Green Belt and AONB (below) We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21345
<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>	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 X (please note full document is attached to Q46)</b> <b>BRAG response to Question 44 (please note full document is attached to Q46)</b>

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

**Number**

Question 44

ID	LPIO21391
Full Name	Helen Kington
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please accept this email as a formal response from both myself and my wife, as separate individuals, to your consultation. My e-mail address is used on the DBC portal for the official BRAG response but this is our personal response to the consultation.</p> <p>Naturally we agree fully with BRAG's response (copy attached) and request you duplicate them individually under our separate names for the purposes of any analysis/reports generated from this consultation.</p> <p><b>BRAG response to Question X (please note full document is attached to Q46)</b></p> <p><b>BRAG response to Question 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate</li> </ul>

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21409
<b>Full Name</b>	James Good
<b>Company / Organisation</b>	Angle Property Limited
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Question 44: Is Option 2C your preferred option for delivering the growth needs of the Borough?</i> Response: Yes Details:</p> <p>For the reasons set out in response to Q16, APL considers that the most reasonable starting point when setting housing targets is, at this stage, 756 homes a year.</p> <p>For the reasons set out in relation to Question 8, APL considers that development within the district should be distributed to include all settlements which provide employment, services and public transport connections, especially those identified in the table on Page 94. Such development should be distributed in a proportionate manner.</p> <p>Option 2C would distribute the 756 homes per year in a balanced and proportionate way.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21434

Full Name	Mr R Smith and Mr A Lyell
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements, also with a level of growth at larger villages to support sustainable growth at these locations too</p> <p>1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</p>
Include files	
Number	Question 44
ID	LPIO21454
Full Name	Majesticare Limited
Company / Organisation	Majesticare Ltd
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p><b>Q.41-45 Yes in each case and add comments below.</b></p> <p>40. Rather than answer questions 39-45 separately, we will provide an overall assessment of the options and present our consideration below</p> <p>41. We strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement. These 4 options also favour the significant expansion of Berkhamsted as a town, which we strongly support.</p> <p>42. The site at Spring Garden Lane is designated as Green Belt, but is a suitable and sustainable location for the development of a specialist residential care home. Should any of the 4 options specified above be preferred, this site could contribute to meeting the housing needs of Berkhamsted by providing a high quality residential care facility. Registered care provision falls within a C2 use class; with households who live in care homes counted as part of the institutional rather than the household population. As such provision of residential care provision is treated in the analysis of housing need separately in the SHMA from that for C3 dwellings (SHMA 2016). However the provision of a high quality</p>



	care facility will assist in the release of C3 properties across the borough to house couples and families
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21470
<b>Full Name</b>	Audley Court 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>	<p><b>Q.41-45 Yes in each case</b></p> <p>45. We do however strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options favour the significant expansion of Berkhamsted as a town, and also these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement.</p> <p>46. We consider the site at Bank Mill Lane to be a logical expansion of Berkhamsted as a town and that land designated as Green Belt will need to be released for residential development in order to provide sufficient and suitable land to meet the growing needs of the borough for all types of development. We therefore do not consider that options 1A and 1B realistically reflect this requirement. We also consider that Berkhamsted requires additional infrastructure, residential development and service provisions in order for it to maintain its current status as a sustainable and vibrant market town</p> <p>47. Should any of the 4 options specified above be preferred and the site at Bank Mill Lane released from the Green Belt for allocation in the Local Plan, the site could provide a high quality Care This will assist in the adequate provision of elderly care accommodation, and also contribute to meeting the housing needs of Berkhamsted and the Dacorum Borough as a whole, responding to paragraph 182 in the Framework that requires local plans to be based on proportionate evidence.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21482
<b>Full Name</b>	Luton Airport
<b>Company / Organisation</b>	Luton Airport
<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	<p><b>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</b></p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p> <p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Night contour.</p> <p>(for noise contour maps see attached document )</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially significantly, the number of residential dwellings within, or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p> <p>The Government's Aviation Policy Framework 2013 states <i>"The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise"</i>. The Framework goes on to state: <i>"We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</i></p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of</p>

	the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.
<b>Include files</b>	<a href="#">Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reprs.pdf</a>
<b>Number</b>	Question 44
<b>ID</b>	LPIO21508
<b>Full Name</b>	Hightown Housing Association
<b>Company / Organisation</b>	Hightown Housing 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><b>Question 44 Is Option 2C your preferred option for delivering the growth needs of the Borough?</b></p> <p>No.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21571
<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 44 (please note full document is attached to Q46)</b></p> <p><b>Question 44</b> <i>Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development</li> </ul>

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21628
<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>	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

	<p>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 44, full document attached to question 46</b></p> <p>It is considered that the locally assessed need figure is too high for reasons previously outlined in this report and as such Option 2C is discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21701
<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 suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21728
<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 perspective on what made the town attractive and what is now at risk.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require</p>

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

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

BRAG response

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

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21839
<b>Full Name</b>	W Lamb ltd
<b>Company / Organisation</b>	W Lamb Ltd
<b>Position</b>	
<b>Agent Name</b>	

<b>Company / 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>• It is generally agreed that new housing growth should be spread across the Borough to ensure local needs are met, but with a greater focus of development at the three towns, in particular Hemel Hempstead. Option 2C is the sub-option which most closely aligns with this, however queries are raised as to how the figures proposed for each settlement have been derived for each sub-option, as summarised in Table 2.</li> <li>•</li> <li>•</li> </ul> <p><i>Table 2 – Summary of Dacorum’s proposed housing distribution under Growth Option 2</i></p> <table> <thead> <tr> <th><b>Settlement</b></th> <th><b>Identified Housing Capacity</b></th> </tr> </thead> <tbody> <tr> <td><b>Option 2A</b></td> <td></td> </tr> <tr> <td><b>Option 2B</b></td> <td></td> </tr> <tr> <td><b>Option 2C</b></td> <td></td> </tr> <tr> <td>Hemel Hempstead</td> <td>8,900</td> </tr> <tr> <td></td> <td>3,675</td> </tr> <tr> <td></td> <td>4,150</td> </tr> <tr> <td></td> <td>3,450</td> </tr> <tr> <td>Berkhamsted</td> <td>600</td> </tr> <tr> <td></td> <td>1,175</td> </tr> <tr> <td></td> <td>1,350</td> </tr> <tr> <td></td> <td>1,000</td> </tr> <tr> <td>Tring</td> <td>500</td> </tr> <tr> <td></td> <td>1,600</td> </tr> <tr> <td></td> <td>1,350</td> </tr> <tr> <td></td> <td>1,000</td> </tr> <tr> <td>Bovingdon</td> <td>90</td> </tr> <tr> <td></td> <td>130</td> </tr> <tr> <td></td> <td>-</td> </tr> <tr> <td></td> <td>360</td> </tr> <tr> <td>Kings Langley</td> <td>50</td> </tr> <tr> <td></td> <td>-</td> </tr> <tr> <td></td> <td>-</td> </tr> <tr> <td></td> <td>380</td> </tr> <tr> <td>Markyate</td> <td></td> </tr> </tbody> </table>	<b>Settlement</b>	<b>Identified Housing Capacity</b>	<b>Option 2A</b>		<b>Option 2B</b>		<b>Option 2C</b>		Hemel Hempstead	8,900		3,675		4,150		3,450	Berkhamsted	600		1,175		1,350		1,000	Tring	500		1,600		1,350		1,000	Bovingdon	90		130		-		360	Kings Langley	50		-		-		380	Markyate	
<b>Settlement</b>	<b>Identified Housing Capacity</b>																																																		
<b>Option 2A</b>																																																			
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Kings Langley	50																																																		
	-																																																		
	-																																																		
	380																																																		
Markyate																																																			



200  
 -  
 -  
 160  
 Rest of Borough  
 600  
 -  
 -  
 155  
 Sub-total  
 10,940  
 6,580  
 6,850  
 6,505  
 Total (incl. identified housing capacity)  
 17,520  
 17,790  
 17,445

Whilst the figures above appear at first glance to broadly reflect the three main options for distributing growth identified in the Issues and Options document (as listed at para. 10.3.1), there is no explanation in the supporting text or evidence base as to how each of the figures has been derived for each settlement. For instance, if Option 2B is supposed to reflect a greater focus of development at Hemel Hempstead, why is the level of growth for Berkhamsted greater than Option 2A, which proposes to focus growth at all three towns (i.e. Hemel Hempstead, Berkhamsted and Tring)?

For the reasons discussed in response to Question 16, it is also considered that the Council should be pursuing a growth option based on a minimum OAN of 800 homes per year. Over the period 2013 – 2036, this takes the OAN from 17,388 dwellings to a minimum of 18,400 dwellings, which equates to an additional 1,012 dwellings. This needs to be reflected in the Council's selected preferred growth strategy accordingly

In order for the new Local Plan to ultimately be found sound, the proposed spatial strategy must be justified in terms of the level of housing growth that is reasonably expected to be accommodated at each settlement. As has been highlighted elsewhere in these representations, Hemel Hempstead should continue to be the focus for housing development within the Borough given its sustainability credentials, and provide sufficient new homes to meet the natural growth of its population as well as unmet need from neighbouring authorities where required. This is essential to secure the necessary continuing investment and regeneration of the town, as envisaged in the emerging Local Plan

The Housing White Paper (2017) emphasised the Government's desire for local authorities to focus development and increase development density around public transport hubs. As detailed in paragraph 3.4.4 of the draft Settlement Hierarchy Study (2017), Hemel

	<p>Hempstead (alongside Watford and St Albans) falls within the Hertfordshire LEP's M1/M25 Growth Area Forum, one of three identified growth areas defined around principal road and rail corridors in the county.</p> <p>The need for re-investment in Hertfordshire's New Towns, including Hemel Hempstead, is also recognised in the LEP's latest Strategic Economic Plan: 2017-2030 (July 2017), which also emphasises the importance of focussing growth and higher density development around railway hubs, stating that:</p> <p><i>"Re-investment in the New Towns needs an active development process. It also needs new and more creative thinking with higher density solutions, recognising the particular opportunities linked to railway hubs within the three growth corridors. Hertfordshire's New Towns are well located in these terms (p.33)"</i></p> <p>Hemel Hempstead is also less constrained than many of the other settlements in the Borough, for example by the Chilterns AONB, which should be afforded the highest status of protection in accordance with NPPF para. 115.</p> <p>Whilst it is agreed that all main settlements within the Borough should accommodate some new housing in order to meet local needs, it is therefore considered that Hemel Hempstead should be the main focus for growth and new housing development.</p> <p>As highlighted in response to Question 9, it is therefore essential that a robust methodology is followed for the Council's Green Belt Assessment, to ensure that the Council's growth strategy is able to appropriately consider all options for growth and help ensure that growth is sustainable.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21865
<b>Full Name</b>	Fairfax Acquisitions Limited
<b>Company / Organisation</b>	Fairfax Classical Properties Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Tim Rodway
<b>Company / Organisation</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>Option 2</b> (about 756 homes a year or 17,388 over the 2013-36 Plan period):</p> <p>The provision of 756 dpa would meet the OAHN currently identified for the Borough, and therefore this could offer a positive effect, but this is dependent on the update to the OAHN, which will take place before the Local Plan is published.</p>

Include files	
Number	Question 44
ID	LPIO21910
Full Name	Louis Quail
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please see attached letter from the Berkhamstead residents Action group which I support whole heartedly , its quite sad that we are considering building on greenbelt land which belongs to our children and theirs because of political pressure, and while we still have not explored many other options. For example why is there a lights off building culture in London where it is considered ok to build houses that are then left empty. The point being the augment for building on greenbelt land should only be one of last resort , there are plenty of other options left before launching off this one way route .</p> <p>Berkhamsted Residents Action Group response:</p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> </ul>

	<ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21979
<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>	No
<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO21986
<b>Full Name</b>	Waterside Way
<b>Company / Organisation</b>	Waterside Way Sustainable Planning Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Stephen Harris

<b>Company / Organisation</b>	Emery Planning Partnership
<b>Position</b>	Senior Consultant
<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>• Section 10.4 sets out a detailed commentary of each option. Questions 39 to 46 then asks for views on each option</li> <li>• As we consider at this stage that Option 2 is the most appropriate we focus our comments on Options 2A, 2B and 2C</li> <li>• We consider that Option 2C is the least preferred as it loses focus on the three main towns which are the most sustainable options for growth.</li> <li>• With regard to the other options we consider that a higher level of development can be accommodated at Tring as it is self-contained in that it has all the necessary shops, services and facilities for its residents and it does not depend on Hemel Hempstead or surrounding settlements for education, health, shopping or leisure. Therefore it is considered that Tring does have the potential for additional development and could meet the needs under Option 2A. This would accord with the existing settlement hierarchy and therefore should be proceeded with. Whilst we see merit in Option 2B for similar reasons to 2A, a greater concentration of houses to be delivered at Hemel Hempstead will in our view make delivering the overall requirement harder.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22000
<b>Full Name</b>	Mr Paul Phipps
<b>Company / Organisation</b>	Whiteacre Ltd
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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. We support Option 2C. This option provides the necessary amount of housing in the plan period, and distributes it sustainably throughout the settlements comprising the Borough.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22057
<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>	<p>The following answer is in response the three questions 42,43,44.</p> <p>The proposed housing requirement under Option 2 of 756 dwellings per annum is more realistic than Option 1, however, a number of data sources are out of date and it is known that should the SHMA be updated it is likely that the dwelling requirement would be higher. Further, there is concern that affordability and the ability to deliver the affordable housing needed per annum cannot be achieved with this mid figure. As such, it is difficult to support any of these options fully.</p> <p>Nevertheless, these options do at least accept the likelihood that Hemel Hempstead, Tring and Berkhamsted are all likely to expand to an extent that requires the release of significant Green Belt land. It is welcomed that the Council has addressed this in the Issues and Options document and its Stage 1 and Stage 2 Green Belt Assessments.</p> <p>Of the three Option 2 scenarios, Gallagher Estates consider Option 2A to be most appropriate, although our opinion is that some expansion to villages should not be discounted by the Council as this will assist to maximise housing delivery within the Borough.</p> <p>As mentioned above, there is little justification for a disproportionate concentration of expansion around Hemel Hempstead. Green Belt release must take into account not only the location of sites relative to the Borough's largest settlement, but also the extent to which they contribute to the purposes of the Green Belt, their landscape sensitivity and other constraints. Indeed, focusing growth in one location will limit the ability to deliver a significant amount of completions, due to potential saturation due to limited variety of new homes being built.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22113
<b>Full Name</b>	Crest Nicholson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Sarah Moorhouse
<b>Company / Organisation</b>	Lichfields
<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 Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov 2017) document by Lichfields on behalf of Crest Nicholson Chiltern.</p>

<b>Include files</b>	<a href="#">Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Repts (13.12.17).PDF</a>
<b>Number</b>	Question 44
<b>ID</b>	LPIO22158
<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 44
<b>ID</b>	LPIO22202
<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 44
<b>ID</b>	LPIO22246
<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 44
<b>ID</b>	LPIO22426
<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>	It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22437
<b>Full Name</b>	Mr & Mrs J Godfrey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Mr &amp; Mrs Godfrey:</b></p> <p>As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:</p> <ul style="list-style-type: none"> <li>• The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below).</li> <li>• Hemel is the only town where infrastructure is available and can be properly planned</li> <li>• As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)".</li> <li>• In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope.</li> </ul>



- All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per annum, should not have been included as your document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in
- Option 1A “Focussed on Three Towns” showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and
- Option 1C “Spread More Evenly Across the Borough” with a significant reduction in Hemel (8900 with 0 Green Belt) and significant increases in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not “Spread More Evenly” in Option 1C – it should have been re-titled as “Focussed on Two Market Towns & Settlements” and from their inclusion had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers’ proposals of “Call for Sites” and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum’s Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders’ merchants are seeing lead times lengthen.” With an estimated 80% of new homes using bricks within their construction

	<p>plus a known existing construction labour shortage DBC should be basing house-building on long term achievability and not panicked by developers into making early release of Green Belt based on dubious house-building growth projections.</p> <ul style="list-style-type: none"> <li>Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.</li> </ul> <p>the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22445
<b>Full Name</b>	Mr Richard Collins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22468
<b>Full Name</b>	Ashleigh Michnowiec
<b>Company / Organisation</b>	Harrow Estates plc
<b>Position</b>	
<b>Agent Name</b>	Mrs Sam Ryan

Company / Organisation	Turley Estates
Position	Director
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	As set out in response to Q33 it is not considered that Option 2 will provide for the full OAN across the authority. It cannot therefore be considered to be justified or based on robust evidence.
Include files	
Number	Question 44
ID	LPIO22478
Full Name	Mr & Mrs Wotherspoon
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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></p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.</p>
Include files	
Number	Question 44
ID	LPIO22525
Full Name	Mr & Mrs Lisa-Lotte & Henrik Hansen
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different</li> </ul>

topographies and (inadequate) supporting infrastructure.

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

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

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

<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22575
<b>Full Name</b>	Mrs C Longbottom
<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	<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p>
Include files	
Number	Question 44
ID	LPIO22594
Full Name	Berkhamsted Schools Group
Company / Organisation	The Berkhamsted Schools Group
Position	
Agent Name	Kevin Rolfe
Company / Organisation	Aitchison Raffety
Position	Group Director, Development & Planning
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>We would support the level of growth proposed for Berkhamsted (should the higher government figure not be introduced). The level of growth for Berkhamsted is broadly the same for Options 1C, 2A, 2B, and 2C.</p>
Include files	
Number	Question 44
ID	LPIO22645
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) (<b>see comments LPIO18384, 18385</b>) and the draft response prepared by Berkhamsted Town Council.</p>

	<p><b>Berkhamsted Town Council</b></p> <p><b>Response:</b></p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22722
<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 44 – Is Option 2C your preferred option for delivering the growth needs of the Borough?</i></b></p> <p>Please see response to Question 38.</p> <p><b><i>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</i></b></p> <p><b><u>Preferred Options for Delivering Growth</u></b></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.</p>
<b>Include files</b>	
<b>Number</b>	Question 44
<b>ID</b>	LPIO22831
<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>	<p>Demand for new homes (as per the consultation document) isn't the same as need. DBC should be looking to meet local need and this is a much lower figure.</p> <p><b>Any of the Options 2 would place unrealistic demands upon the transport infrastructure, at the same time as requiring even greater use of Green Belt land.</b></p>
<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>470</b>
Filtered Respondents	<b>448</b>
Questions	<p><b>Question 45</b></p> <p><b>Is Option 3 your preferred option for delivering the growth needs of the Borough?</b></p> <p><b>Yes / No</b></p> <p><i>Please explain your reasons, with reference to evidence where available.</i></p>
Filter	<i>(none)</i>
Consultation Point(s)	<b>ID-4764299-QUESTION-45</b>
Pivot	<i>(none)</i>
Document Name	Question 45 - Summary Report
Created on	2019-04-23 11:04:08
Created by	Strategic Planning Admin



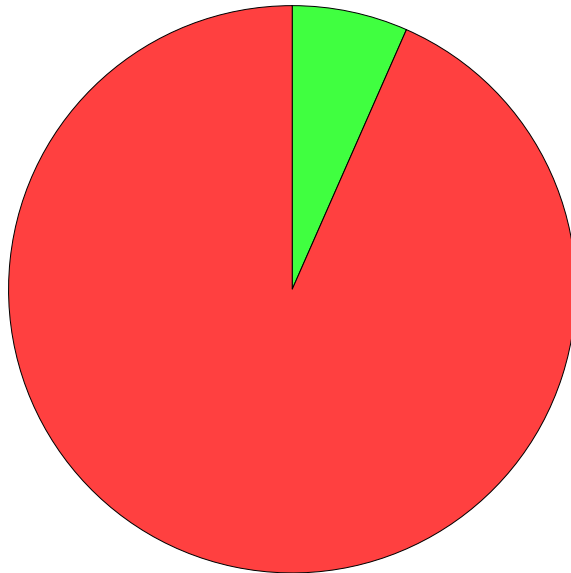
Your Opinion

Question responses: 470 (100.00%)

Question 45

Is Option 3 your preferred option for delivering the growth needs of the Borough?

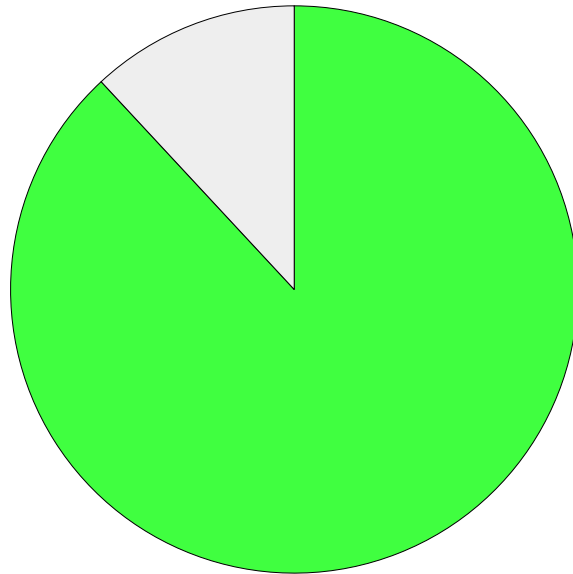
Yes / No



	% Total	% Answer	Count
Yes	6.60%	6.60%	31
No	93.40%	93.40%	439
Total	100.00%	100.00%	470

Responses

Question responses: **414 (88.09%)**



	% Total	% Answer	Count
Responses	88.09%	100.00%	414
No Response	11.91%	--	56
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>470</b>

Supporting evidence

Question responses: 7 (1.49%)



	% Total	% Answer	Count
Responses with File(s) Uploaded	1.49%	100.00%	7
Responses with No Uploads	98.51%	--	463
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>470</b>

## Issues and Options All Responses to Question 45

<b>Number</b>	Question 45
<b>ID</b>	LPIO67
<b>Full Name</b>	Mr David 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>	I oppose this option.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO108
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO134
<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>	No
<b>Your response - Please add your response here</b>	Absolutely not - this proposal is a travesty. Would ruin Kings Langley, concreting over greenbelt. Ruin character of village... blur boundaries. Absolutely a terrible proposal, I cant image anyone who lives in the Borough would contemplate this as a valid thought / decision process.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO176

<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>	Option 3 is frankly horrendous and would devastate the village of Kings Langley. The level of proposed development is completely unastainable due to the strains on the roads and public transport, the trains are already completely full in rush hour. The village ethos would be destroyed, and it would loose the village feel and potentially status due to merging with surrounding areas. We would be making a detremental impact on the environment by not protecting out green land and the green belt. I am completely opposed to option 3 and know many of my neighbours feel the same. 1a is a much better balance between building the needed housing and protecting the villages And wildlife and our farm.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO200
<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>	Agree with Mr Ben Killick. This is a truly awful proposal which would destroy green belt and quality of life throughout the borough.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO233
<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>	I cannot agree to any of the higher figures for numbers of homes required in the future. If, for some lunatic reason, the high government figure is pushed forward,

	the option of a completely new town will have to be revisited.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO280
<b>Full Name</b>	Mrs Niki Pinchin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 would ruin our village - its history - its character and start to create an unimaginable sprawling conurbation, surrounded by traffic chaos. This proposal is preposterous, unrealistic and would open the doors to ongoing site identification to infill with Hemel entirely.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO309
<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>	Protect the green belt
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO359
<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 upper government figure is much higher than Dacorum itself believes it needs, coupled with the obvious difficulty in finding appropriate land to build on, then this figure must be objected to.
<b>Include files</b>	

<b>Number</b>	Question 45
<b>ID</b>	LPIO379
<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>The coalescence of settlements, which is contrary to Local Plan Policy, will result in a loss of community identity. Kings Langley has a proud history, distinct identity and rural setting which manifests itself in social cohesion and self-reliance. Any erosion of this identity will result in a breakdown of these delicate social structures and compromise villagers' quality of life.</p> <p>Coalescence of the Kings Langley into Hemel Hempstead and Watford by building on the green belt around the village will lead to severe, long term impacts upon the quality of life of local residents in terms of loss of their immediate countryside and its replacement with suburbia.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO404
<b>Full Name</b>	Ms Penny Gore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Absolutely not. There is not the capacity to accommodate this level of over-development within what should be an area of country towns.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO478
<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>	No

<b>Your response - Please add your response here</b>	This level of an increase in housing throughout Dacorum is utterly unsustainable, it would require destruction of great swathes of greenbelt land, add to traffic chaos and pollution and cause irreparable harm, thus should not be given any consideration.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO483
<b>Full Name</b>	Mr Robert Spence
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Far too many houses and in the wrong places.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO585
<b>Full Name</b>	Mr Keith Gissing
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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, no, a thousand time NO!
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO603
<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>	This figure is significantly larger than government or Dacorum estimate is needed.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO697



<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 I strongly oppose this option - My preference is for the 1A proposal in preference to all other options as it seems the the most balanced option with the fairest distribution of new homes.</p> <p>Option 3 seems disproportionate for Tring and in indeed the whole of Dacorum. The scale of growth 39.5%!!! is not viable.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO729
<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>	<p>A jump from the current yearly average of 404 to 602 homes a year is already a considerable increase. Exceeding this rate would surpass the area's capacity in terms of public services and infrastructure and, therefore, would not be sustainable. To note, experience has shown that even at the current rate of home building, infrastructure improvements have been virtually absent. If more schools, hospitals and roads are to be provided, the loss of green space, biodiversity and the coalescence of villages and towns would be unavoidable.</p> <p>One point of huge importance is that Dacorum falls within the London commuter belt, served by the west-coast mainline rail corridor, which is already at full capacity at the peak. This is forecasted to be alleviated somewhat by the construction of HS2. However, within the timeframe set out in the local plan, much of the proposed housing (most notably in options 2 and 3) would be in place prior to the completion of HS2. Increased freight movements during construction, which will reduce passenger train paths, will further deplete Euston station's capacity to receive commuters.</p> <p>Given that train services are already at capacity and the construction of HS2 will constrain Euston for at least another 9 years, it is difficult to envisage how housing growth in excess of 602 homes a year could be sustained. The ability of smaller stations such as Kings</p>

Langley to deal with a potential doubling of commuters is also highly questionable.

With regard to road congestion, Kings Langley already suffers greatly from its proximity to the A41/M25. Due consideration needs to be given to the pollution and health impacts any expansion of the village would have.

In respect of the proposed development of Wayside Farm Greenfield site (denoted as KL-h3 in the site appraisal document, the option ignores the findings of DBC's own *Stage 2 Green Belt Review and Landscape Appraisal*, which presents the following assessment:

*Particularly as a result of local topography, this sub-area plays an important role in maintaining separation between Kings Langley and Abbots Langley. Its release would further reduce this gap in both physical and perceptual terms and would compromise the integrity of the overall gap, thus impacting upon the ability of the wider Green Belt to meet this purpose. While there are some urbanising influences at the fringes, particularly in the north, the sub-area retains a largely rural and open character with a strong relationship with the countryside. Overall, the release of much of the sub-area would represent severe encroachment on a valuable area of countryside.*

The report concludes:

*(The) sub-area would compromise the ability of the wider Green Belt to meet its purposes. **Exclude from further consideration.***

In the scenario that 'exceptional circumstances' are deemed applicable and, as such, development on the greenbelt is permitted, the above findings preclude the consideration of the proposed development of this site.

Furthermore, the consultation document does not offer compelling evidence that the criteria Government's Housing White Paper on making changes to greenbelt boundaries have been fully considered.

- *making best use of brownfield sites and supporting their regeneration;*

To my knowledge, the full extent of brownfield site development is yet to be explored.

- *making best use of land which is currently underused, including land owned by the public sector;*

Wayside Farm is an extensively used site, both in terms of its status as a viable, profitable business and as an important area for biodiversity and recreation.

Include files	
Number	Question 45
ID	LPIO787
Full Name	Mr John Shaw
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>	I prefer Option 1A
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO899
<b>Full Name</b>	Mr Ian 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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO919
<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>	As stated in previous answers I do not want any developments in Kings Langley or on Shendish Manor either. My main reasons being: <ul style="list-style-type: none"> <li>- Pollution</li> <li>- Impact on traffic and congestion on the village and residents</li> <li>- It will destroy the ethos and character of the village</li> <li>- Impact on Watford General Hospital (to facilitate all extra residents of the development. Watford General's current CQC result is requires improvement, this can only get worse with all the extra patients it will incur as a result of these developments)</li> <li>- Wildlife and countryside will be destroyed</li> <li>- Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have t go somewhere</li> <li>- I want my children to be able to have the same childhood I had, growing up around fields and woodlands with animals around them, not cars, pollution and traffic and congestion.</li> <li>- Impact on the roads with all the extra vehicles</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1030
<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>	No
<b>Your response - Please add your response here</b>	It is deeply disturbing that destruction of Green Belt countryside on this scale is even being considered.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1058
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1127
<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>	Such development is not sustainable for Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. Berkhamsted already has a population in excess of 20,000 with some 8,500 dwellings. This proposal would increase the size of Berkhamsted by over 25%.
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO1158
<b>Full Name</b>	Mrs 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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1181
<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>	There is no valid reason this many houses need to built within this time frame. This is an unrealistic option
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1234
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1236
<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

**Your response - Please add your response here**

A jump from the current yearly average of 404 to 950 (Option 3) would destroy Kings Langley as we know it and have significant negative impacts on the natural environment, loss of open space, air quality, noise, congestion, infrastructure and essential services such as schools and doctors as well as water treatment facilities and waste.

The Issues and Options SA Working Note October 2017 report identifies a number of challenges with the current proposals and concludes that option 1a has the least impact on the community and the environment and therefore is the best and most sustainably option to support sustainable growth in Dacorum. Option 3 should be discounted. The report also raises some key issues of note which should provide sufficient evidence for DBC to 'rule out' development on the Green Belt site, Wayside Farm (KL-h3) which include but are not limited to: the increased pressure on the landscape due to development with 'loss of traditional farming practices such as grazing & livestock' supporting the need to protect KL-h3, to 'preserve and appropriately manage development within Green Belt' which links directly to the Local Authorities responsibility under the National Planning Policy Framework (NPPF) to protect existing Green Belt, our natural environment, local heritage, look and feel, access to nature and associated health benefits and additional ecosystem services it provides. Option 3 does not meet these requirements and should be discounted.

The report highlights the need to 'ensure that new and existing developments have regard to the settlement patterns' which option 3 has no regard for. It highlights a key issue that there is already a problem within Hertfordshire to keep up with domestic waste disposal and demands, already relying heavily on 'transporting this to sites in Buckinghamshire & Oxfordshire' which is already unsustainable in regard to distance travelled to disposal, carbon footprint, heavy vehicle traffic, air pollution, impact on communities on route to disposal points, the magnitude of this impact will increase greatly with the proposed level of development in option 3, it is not sustainable, nor is it responsible. These are just a few examples highlighted within the report that support the fact Kings Langley and its Green Belt should be protected concluding that option 3 should be ruled out.

In addition to the above, given that train services are already at capacity during peak hours and the construction of HS2 will constrain Euston for at least another 16 years, it is difficult to envisage how housing growth on this scale could be sustained. In order to support the amount of development proposed in option 3, the surrounding road network would need significant upgrades which would result in additional loss of green space, congestion, poor air quality and significant impacts on the residents of Kings Langley.

**Include files**

**Number**

Question 45

<b>ID</b>	LPIO1291
<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>	There will be no Green Belt left if you do this.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1319
<b>Full Name</b>	Mrs Alison Cadge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Oppose loss of green belt and detriment to village feel of places like Kings Langley, these villages are not sustainable locations for large scale development
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1349
<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>	Completely unnecessary amount of houses.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1368
<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>	No
<b>Your response - Please add your response here</b>	Berkhamsted cannot absorb the proposed scale of development. A commonly accepted definition of overpopulation is a population that cannot be supported by the available resources and that will be the result in Berkhamsted. Also, Berkhamsted has already taken more than its share of new housing in Dacorum. The wish of developers to build in Berkhamsted is not a reason for the Local Plan to concentrate development in the town.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1376
<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>	Option 3 is an outrageous assault on the entire character of Dacorum and MUST be resisted.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1423
<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>	Kings Langley cannot support this level of development and will increase in size by 20% at least. Infrastructure, roads, schools, rail are already creaking. This cannot be a solution when brown field sites are still available
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1468
<b>Full Name</b>	Mr Brian Rook
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 growth numbers within option 2 and option 3 are excessive and are incompatible with the objectives of the Core Strategy
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1482
<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>	<p>This option is totally unacceptable &amp; would destroy a huge area of Green Belt farming land..</p> <p>Continuation of comments on Question 46 below:-</p> <p><u>Continuation regarding Tr-h4.</u> Construction of the NE distributor road referred to in sites Tr-h1 &amp; Tr-h2 would be a total disaster completely cutting off parts of the area, as referred to in my Comments under Question 46 below on Site Tr-h1.</p> <p><u>Comments on Question 46 Site Tr-h5- Land at Dunsley Farm, Tring</u></p> <p>If my memory serves me correctly, this is a second bite at this Cherry. When we were consulted previously the proposition was that only 500 houses would be built in the time period under consideration &amp; the choice was between this site &amp; the site in western Tring. This site was rejected and the site in western Tring LA5 chosen, as having less bad consequences &amp; being more enclosed &amp; less intrusive. The same arguments against any development of Tr-h5 still apply. This is a large site (90 plus acres) of predominantly open field Green Belt. Like Tr-h1, it is a highly sensitive area, forming the main green gateway into Tring, being what most people see when they first enter Tring. It is what substantially gives Tring its rural feel. On entering Tring from the A41 on your left are the mellow old and curving brick walls of Tring Park Mansion &amp; on the right the green fields of Dunsley Farm, often with grazing cattle, which make up site Tr-h5. In addition it is critically sited between the AONB of Pendley Manor ( as to which please see answer to Question 46 - Site Tr- h4) and the AONB of Tring Park. The Manor of Tring dates back to Domesday Book and has a long history entangled with the industrial history of the town &amp; by virtue of its ownership by the wealthy banking family of Rothschild, to which the town owes so much both for its architecture (William Huckvale), and even for its water supply. Also Walter Rothschild was responsible for one of Tring's major assets, the unique Natural History Museum. The</p>

	<p>Mansion is listed Grade II &amp; is now a Performing Arts School.</p> <p>Also the site is highly visible from the entries to Tring, &amp; the A41, from where there are extensive views of the Chiltern Hills, against which any development would be clearly seen. The land is owned by Hertfordshire Council and is valuable as a farm which can be let out to young entrants to farming. This valuable facility would be lost, as also a valuable farm on which our food can be produced, which is of increased importance on leaving the EU. The present tenant has diversified and there is a thriving farm shop &amp; cafe, and one of Tring's important businesses, Tring Brewery. Development of this site would be very critical &amp; there is very much to lose both aesthetically &amp; practically, affecting much of the character of Tring: substantial development is likely to be a great loss to the town. However there could be some adjustment of the site to the north to make a more consistent Green Belt Boundary. however I would argue that any loss of farming land should be compensated by addition of corresponding land to compensate for the deficit, to retain viability of the farm as a practical unit for production of our food, for posterity.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1520
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1556
<b>Full Name</b>	MR PETER SUMMERFIELD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO1569

<b>Full Name</b>	MR PETER SUMMERFIELD
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO1594
<b>Full Name</b>	Linda Hattersley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 implications make this all a nonsense as the Council would fail to meet its statutory duties, eg education at secondary level!
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1649
<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>	Over-development of Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1655
<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>	The figures proposed for option 3 are not sustainable. There should be no development on Wayside Farm KL-h3 which is a working farm that provides food and employment. It is also a community and educational asset. DBC should protect this site.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1669
<b>Full Name</b>	Jenny Thorburn
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO1705
<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>	I do not want any developments in Kings Langley. My main concerns are: Pollution - More houses means more traffic & Congestion, we already have enough running through the village. It will destroy the ethos and character of the village Impact on Local services such as Watford General Hospital and the GP Surgery No infrastructure considering for the Schools that would support further children Wildlife and countryside will be destroyed, putting further stress on the environment we live in
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1709
<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>	<p>I do not want any developments in Kings Langley or on Shendish Manor either.</p> <p>My Reasons:</p> <ul style="list-style-type: none"> <li>- Additional Air Quality and Pollution Issues to the Village.</li> <li>- Impact on traffic to the Village.</li> <li>- It will destroy the ethos and character of the village.</li> <li>- Impact on Watford General Hospital - we cannot put a price or value on this - next Hospital is Stoke Mandeville in Aylesbury.</li> <li>- Wildlife and countryside will be destroyed</li> <li>- Drainage issues that will happen as a result of fields and woodland being destroyed - water will no longer be absorbed and will have to go somewhere</li> <li>- Impact on the roads, especially the already congested high street with all the extra vehicles.</li> <li>- GP surgery more patients</li> <li>- Kings Langley Schools primary and secondary, already very congested at current levels of pupils.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1771
<b>Full Name</b>	Mr Craig Wiggill
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO1836
<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 45
<b>ID</b>	LPIO1844
<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>	For the same reasons as previously stated.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1868
<b>Full Name</b>	Mr Adam 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>	Gradual growth is to be expected, especially when housing is so desperately needed, and planning for the future is sensible; but I am greatly concerned about the borough's ability to sustain such a sudden expansion as this. This level of building would annihilate much of the individual character of the borough's small towns and villages, and place such a strain on its infrastructure that working, travelling and living here would become much more difficult. Combined with the reduction of the green belt, the overall quality of life would be greatly diminished for the residents of the borough -- hardly a driver for growth.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1908
<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>	See previous responses, especially to question 39

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1934
<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>	<p>Figures are far to high And the local infrastructure cannot support it. Development should be concentrated around towns where infrastructure can support high density low cost housing. Directing development towards villages destroys the green belt. Villages and associated infrastuc cannot support high density housing.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO1955
<b>Full Name</b>	Mrs Lesley Drake
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 lived in Berkhamsted for 40 plus years and have personal experience of the issues arising from the level of development over those years; development which has accelerated recently. In particular the wait for a doctor appointment, overcrowding on peak time trains, inability to park in the town, time required to travel through town due to weight of traffic, traffic congestion in side roads etc. etc.</p> <p>The Berkhamsted infrastructure is struggling and I believe that development in Berkhamsted should be limited to the current commitment and no more.</p> <p>Option 1B focusses on expanding Hemel Hempstead which as a New Town has been designed with infrastructure which is capable of supporting further growth. The job opportunities, transport links, distribution of facilities such as local shops, schools and doctor surgeries is much more able to support growth. A larger population might even promote regeneration of the Marlowes shopping area and justify better utilisation of Hemel Hempstead hospital which would benefit the whole Borough.</p>
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO1993
<b>Full Name</b>	Mrs Katie Garner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO1996
<b>Full Name</b>	Mr Barry 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>	No development of GREEN BELT LAND FULL STOP!
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2092
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2144
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2186
<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>	<p>Option 3 is an outrageous assault on the entire character of Dacorum and MUST be resisted. This would represent massive over development of the whole of Dacorum and is contrary to the objectives, policies and local aspirations set out in Section 4. No consideration has been given to recent build against targets and local impact given different topographies and inadequate supporting infrastructure. Just 3 examples from the report's own words demonstrate the complete impracticality of this option:</p> <ul style="list-style-type: none"> <li>• <i>This level of homes would require all the Green Belt sites that are being promoted for development within the Borough. This includes some sites that are within the Chilterns Area of Outstanding Natural Beauty (AONB), or affected by other constraints that would need to be overcome</i></li> <li>• <i>Existing highway 'hotspots' would be significantly exacerbated across the area</i></li> <li>• <i>The existing secondary schools in Berkhamsted and Tring may not be able to expand sufficiently to accommodate future demand, so a new secondary school to serve both towns is likely to be required. No site has been identified for this, and there are few realistic options, as sites that may have been suitable are likely to be needed to deliver the required amount of housing growth</i></li> <li>•</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2192
<b>Full Name</b>	Mr Simon Ware
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No

<b>Your response - Please add your response here</b>	Goes against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2236
<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>	Emphatically and definitely not. Way too much greenbelt development, way too much development in general and particularly way too much housing in Kings Langley which would fundamentally change the village into a town and would constitute 'development of a large' village which has been rejected as an option in your own consultation document.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2271
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2272
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO2291
<b>Full Name</b>	Mr Austen Constable
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO2298
<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>This is an impossible option. Impossible for existing infrastructure, impossible in terms of greenfield loss.</p> <p>I worry about how our schools and hospitals would cope. We cannot allow 25300 extras homes to be built in Dacorum, as this will be at the expense of our children's education, as from what I can see there is not adequate extra schooling proposed. In the past academic year's intake I believe it was 200 primary children who were allocated no school. As responsible adults, how could this ever be ok? It's totally unacceptable to compound the issue with these extra home.</p> <p>As a Kings Langley local, I see congestion leading from the roundabout for the M25 all the way to the junction for Great Park every morning. The level of housing proposed in option 3 for Kings Langley would make our roads impossible. With an average of two adults per household, a quick estimate of an extra 40-50000 vehicles in the borough isn't unrealistic. This in itself is a safety issue for vulnerable people crossing roads in the area; children, the elderly (refer to the number of homes for the elderly being built passed in Kings Langley), those with disabilities.</p> <p>Our area suffers with fly tipping, an increase having been seen in Kings Langley and our surrounding villages, of late. Any sensible person with common sense knows that this will increase with an increase in population.</p> <p>Greenfield sites should be protected to prevent the demise of the UKs farming of industry. The industry has suffered, and continues to suffer, since the financial crisis hit. There are only two dairy sites left in our borough. We must protect them from the new housing threat.</p>

	As a county so close to London, we must set a precedents about the importance of our greenfield to help stop the London sprawl (Watford now being classes as the newest London Borough). If we start destroying our greenfield sites, how long until we become just another faceless part of the Capital?
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2299
<b>Full Name</b>	Mr Jack Costin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 relation to Tring, the proposals to increase the size of the Town from less that 5,000 homes to nearly 8,000 is rather frightening. Tring is a small market town with a mixed population centred around a very busy and congested High Street. The High Street is very narrow with narrow pavements. Buses manage to pass only by slowing to a crawl with pedestrians struggling not to pass each other. There is no way of improving this situation and increasing the population by circa 60% would make the situation worse (more traffic, more pedestrians)</p> <p>The proposals also take too much land from the Green Belt and begin to make Tring look like an urban sprawl. It would be more appropriate to consider some smaller development around the fringes of the Town, around Tring Station and around other local villages</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2350
<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>	Destroys too much greenbelt. Also, Kings Langley has a village infrastructure with narrow roads. The area is already contested and it would be too difficult to address the additional issues that would arise.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2360

<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>	It is simply unacceptable to build so many homes in Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2394
<b>Full Name</b>	Mrs Corran 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>	We should not build on the Green Belt full stop. All the beautiful countryside will be lost forever and Hertfordshire will turn into a sprawling mess of commuter towns which all merge with each other.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2497
<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>	Simply unsustainable and unnecessary
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2510
<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 45
<b>ID</b>	LPIO2570
<b>Full Name</b>	Mr Kevin Kelly
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 Q39. Definitely too many houses in this option.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2624
<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>	No
<b>Your response - Please add your response here</b>	Development on the scale noted in Option 3 would, in my opinion, be disastrous for the towns and countryside of Dacorum and would irreversibly damage the nature and the character of the Borough.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2653
<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>	This would place an intolerable burden on Kings Langley's overloaded infrastructure and cause coalescence with Hemel Hempstead making us a suburb of a town rather than a village with a proud local identity. There are too many other easier and less controversial sites throughout the borough.
<b>Include files</b>	

<b>Number</b>	Question 45
<b>ID</b>	LPIO2770
<b>Full Name</b>	Mr Michael Guy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Berkhamsted has developed land in excess of its Core Strategy target by some 34%. Other towns are lagging behind. We have done our bit. There are far more suitable alternatives to meet Dacorum's development targets. The council should stick to the targets and enforce fairness. Again, we have done our bit. The infrastructure cannot possibly support this proposal.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2826
<b>Full Name</b>	mr Mario yiannopoulos
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option is totally unacceptable & would destroy a huge area of Green Belt farming land..
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2902
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

	<ul style="list-style-type: none"> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had exceeded Core Strategy targets by a massive 34%. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some 21% below the target figure. So, all the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO2999
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to



	sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3000
<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>	No
<b>Your response - Please add your response here</b>	The need for the number of new houses in this scenario is unproven. There is little evidence that the local infrastructure or the environment would be able to sustain such development of the towns outside of Hemel. The need is for affordable housing to support the jobs being created by the hugely successful Maryland Estate. Please put the homes where they are needed and can be supported by concentrated infrastructure such as adequate road links, schools and GP surgeries.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3044
<b>Full Name</b>	Ms Evelina Furmanek
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 government's draft 602 figure should be worked towards. Proposals to build more in our villages on greenbelt are unacceptable and not what the residents want.  Greenbelt cannot be built on except in exceptional circumstances, the governments draft figure is fine hence there are no exceptional circumstances.  This plan to cover greenbelt in houses risks ruining the character of Kings Langley and will cause coalescence with neighbouring settlements.  Rectory farm is an area of beauty, how can you consider building houses on greenbelt regions like this? Madness.
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO3063
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3070
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3129
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3247
<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>	I oppose loss of green belt and development which will be detriment to villages and market towns. They ALL need protection against unstainable large scale development. We need to remember we are adjacent to Chiltern AONB and need to retain our cultural heritage and greenspaces. Wants this land is developed it is lost forever.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3279
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3293
<b>Full Name</b>	
<b>Company / Organisation</b>	Premier Property Acquisition
<b>Position</b>	
<b>Agent Name</b>	Mr Jonathan Buckwell
<b>Company / Organisation</b>	DHA Planning
<b>Position</b>	Director
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	For the reasons set out in our answer to Q33, Growth Option 3 is our favoured option.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3335
<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>	
<b>Include files</b>	

<b>Number</b>	Question 45
<b>ID</b>	LPIO3361
<b>Full Name</b>	Mr Michael 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>	This option represents a major expansion of Bovingdon and as such is completely unsustainable, particularly from the perspective of infrastructure requirements.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3402
<b>Full Name</b>	Mrs Susan 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>	This is the worst of all options. Far too many houses spoiling far too many locations.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3412
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3463
<b>Full Name</b>	Mrs Linda 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>	This option represents a major expansion of Bovington and as such is completely unsustainable, particularly from the perspective of infrastructure requirements.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3528
<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>	Berkhamsted cannot accommodate the number of new houses proposed and increased development whereas Hemel has the infrastructure and employment to do so. Berkhamsted has already achieved more than required in its housing targets and unfortunately is targeted by developers for profit. Green belt land should be protected from those wishing to use it for development.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3536
<b>Full Name</b>	Mr Ashley Martin
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 previous responses to Q39
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3542
<b>Full Name</b>	Mr David 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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3621
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development of Bovingdon.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3637
<b>Full Name</b>	Mrs Linda Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3669
<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>	No, the table should be re-worked within the constraints of the lower overall figure given in our reply to No. See reply to Question 16.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3681
<b>Full Name</b>	Mr Steven Wallis
<b>Company / Organisation</b>	
<b>Position</b>	

<b>Agent Name</b>	
<b>Company / 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 development of kings Langley will erode the village character and risk making it a town, just another extension of Hemel hempstead. The proposals do not consider the increase in traffic on roads that cannot be developed.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3748
<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>	Too much pressure on public services right across Dacorum.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3757
<b>Full Name</b>	Mrs Valerie Gale
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO3869
<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>	This option must have been thought up by an idiot living in a city with no garden, with no thought for the effect of pollution, traffic congestion, soil sealing, increased storm surges, water resources and water waste removal on the villages, especially Kings Langley. It would clearly destroy the countryside around Kings Langley and merge it into Hemel or Watford.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3877
<b>Full Name</b>	Mr Anthony Warren
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Markyate doesn't have the infrastructure to support the development. The allocation of 800 homes should be spread across other villages.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3897
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3940
<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 2.44 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (16)</a>



<b>Number</b>	Question 45
<b>ID</b>	LPIO3941
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 in green Belt is not acceptable for Bovingdon. The infrastructure is already at breaking point - sewerage/drainage.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO3956
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 too much use of green Belt being proposed
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4012
<b>Full Name</b>	Mrs Sarah Gray
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO4041
<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 2.44 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (32)</a>
<b>Number</b>	Question 45
<b>ID</b>	LPIO4044
<b>Full Name</b>	Mr Charles Bayley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 solution would totally destroy the character of Bovingdon village. Over 450 new dwellings in a village that already has insufficient infrastructure to cope with the present number of residents would be totally unmanageable with more children having to be bussed to school total gridlock for most of the day and a serious problem over health service provision.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4105
<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 2.44 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (48)</a>
<b>Number</b>	Question 45
<b>ID</b>	LPIO4125
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 oppose use of Green Belt as tis sets a precedent for further developments
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4133
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 Oppose use of Green Belt land
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4138
<b>Full Name</b>	Mrs Jennifer Thirlwell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 oppose use of Green Belt land around Bovingdon as this sets a precedent
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4182
<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 2.44 in attached report.
<b>Include files</b>	<a href="#">Local Plan Issues and Options (64)</a>
<b>Number</b>	Question 45
<b>ID</b>	LPIO4189
<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>	See previous comments Q 33-39
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4213
<b>Full Name</b>	Mr Douglas Gurney
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Completely ridiculous number of new housing and absolutely not necessary. No housing is needed in the market towns or villages.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4278
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4307
<b>Full Name</b>	Mrs Sarah Roberts
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 see response to Q 42. This option would entail the loss of large areas of greenbelt land which is completely unacceptable. This option would also mean

	the loss of Wayside Farm at Kings Langley which has one of only 2 jersey dairy herds in Hertfordshire and provides a local service of fresh milk and also meat for the local butcher as well as an educational experience for local children.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4356
<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>	Kings Langley destroyed for houses we dont even know we need
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4416
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4444
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO4445
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4498
<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>	Far too much green belt development
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4553
<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>	Absolutely ridiculous to start to plan additional housing now for an unplanned future need.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4623
<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>	This level of growth is not sustainable.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4635
<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>	Far too much development on Green Belt land surrounding the smaller towns Tring & Berkhamsted. Any development of Green Belt land is totally unacceptable when there are many Brownfield areas in this borough.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4704
<b>Full Name</b>	Mrs Caroline Nickalls
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses required has not been proven. Any significant development of green field sites will change the characteristic of local villages
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4705
<b>Full Name</b>	Miss Anna Nickalls
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 number of houses suggested is unnecessary. The over-development of greenbelt areas and a dramatic

	increase in population will negatively impact the character of the borough's villages.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4793
<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>	The rate of build in Berkhamsted is very high as a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4811
<b>Full Name</b>	Mrs Joanna 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>	Option 1B is the only viable option. No building on green belt.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4864
<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>	This option cause far too much damage to the Green Belt, causes coalescence between Kings Langley and Hemel Hempstead (and indeed causes Kings Langley to become a town rather than a village) and destroys a great local natural resource in Wayside Farm.



<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4890
<b>Full Name</b>	Mrs Beverley Griffiths
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 result in massive over-development of both Berkhamsted and Tring, and the borough as a whole which would change the historic and individual character and settings of the borough forever and the removal of large areas of land from the Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4922
<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>	I do not believe that any of the larger growth figures have any real evidence behind them, and history has proven that house building cannot meet targets anyway. So there is no reason to burden the area with larger targets, to the detriment of the smaller communities, when there is no need. Also, it will send a message that the government should focus investment away from London and the South East.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO4959
<b>Full Name</b>	Mrs Shirley 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>	Figures are far too high and the local infrastructure cannot support it.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5041
<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>(i) This would represent massive over-development of Berkhamsted and would be entirely contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p>(ii) No consideration has been given to critical planning considerations, such as the relative levels of recent and on-going build against targets, or to the likely local impact, given differences in topography and the practicality or impracticality of improving inadequate supporting infrastructure.</p> <p>(iii) The current Core Strategy covers the 25 year period 2006 to 2031, and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years of the plan (2006-11), Berkhamsted delivered 10 years' worth of new housing stock, and that by 2016 the rate of development in Berkhamsted had exceeded Core Strategy targets by a massive 34%. All of this has been done without any improvements in its infrastructure. Compare this to the rest of the Borough: Tring has done its part (5% above target rate), whilst small villages and countryside locations have also hit targets. But this is in stark contrast to Hemel Hempstead, which the Inspector argued should be the correct place to focus development. Whilst development in Hemel Hempstead has been at a pretty constant rate over the first 10 years of the CS, this has unfortunately been at a rate some 21% BELOW the target figure. So, effectively, all of the shortfall that DBC now believes is needed to be picked up under the new plan has come from a failure to concentrate on achieving an adequate level of development in Hemel.</p> <p>(iv) Berkhamsted should most of all not be 'punished' as a result of having developed at a faster rate than required by the plan. It should be recognised that Berkhamsted has moved ahead, and due allowance made in developing the new plan. Just like a pint pot, once it is full, it is FULL, and adding mora just makes for one almighty mess.</p> <p>(v) As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth of housing, etc, in Berkhamsted that is proposed in this option simply does not recognise this.</p>

	(vi) The Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor of the Exchequer in his recent budget speech. The plain reason for the rate of build in Berkhamsted being so high is a simple function of demand from the developers, who can generate the highest profit margins by building in Berkhamsted. This level of 'artificial' demand no reason to focus even more unwarranted development on Berkhamsted - indeed, under Government policy there should not even be any consideration of Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5052
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5121
<b>Full Name</b>	Dr Oliver Pengelley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 projection of housing growth underlying this option is absurd and without clear foundation, the impact on the Borough would be irreversible, and have a profoundly negative impact on quality of life. The infrastructural developments necessary to support such an increase would necessitate numerous further green belt developments. It is unthinkable.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5122
<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>	These figures are obscene and have seemingly been plucked out of thin air with no consideration to the lives of the people that it affects. It is completely inappropriate to heavily develop green belt land in this way and goes against your own core strategy. Infrastructure in Kings Langley is already at a breaking point and cannot cope with this level of expansion. Developing on the Shendish site also links Hemel Hempstead with Kings Langley which destroys the character and ethos of the village.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5140
<b>Full Name</b>	Miss michelle hilditch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 not my preferred option. The villages/towns are already suffering under the current infrastructure for example: <ul style="list-style-type: none"> <li>- Bovingdon school is full with no possibility to expand due to site</li> <li>- roads flood then freeze</li> <li>- green lane is already very congested in terms of housing &amp; traffic</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5143
<b>Full Name</b>	Miss michelle hilditch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45

<b>ID</b>	LPIO5175
<b>Full Name</b>	Mrs Ruth Bareham
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 this size in Kings Langley would have a significant impact on the character of the village and would affect local infrastructure both physically in terms of road and public transport links as well as key service providers.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5177
<b>Full Name</b>	Jameson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 numbers are ridiculous and would destroy the greenbelt and the character of the market towns and villages in Dacorum. Building at this level would not achieve the vision that the DBC has for the Borough and I would strongly oppose this option. Please see above for other reasons also.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5190
<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>	Local infrastructure in terms of transport, schools, access to medical services like GPs could not cope with such proposed development of Kings Langley, Berkhamsted and Tring. Building such a large amount of homes on green belt land is simply not an acceptable option. The proposed numbers of homes supposedly required seem far too high for the local area to support.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5233
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5234
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5292
<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>	This option requires too many homes to be built
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5356
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5391
<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>	This level of development is totally unacceptable and unnecessary.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5394
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5446
<b>Full Name</b>	Mr Reuben Bellamy
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 in line with the new standard methodology for calculating housing need.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5508
<b>Full Name</b>	Mr John Ingleby

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	No evidence has been presented to justify this high level of future housebuilding
Include files	
Number	Question 45
ID	LP105511
Full Name	Mr Garrick Stevens
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)</p> <p>[Response to Q4: <b>I have some concerns with the vision but believe that even as it stands it is undeliverable by any of the options being considered</b></p> <p>For example, water supply is a major issue and can only be exacerbated by proposed development options.</p> <p>It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose residents propose that part of site KL-h3 be reserved for possible future health purposes.</p> <p>Elderly care, particularly local care, has been omitted from the vision.</p> <p>The 4th paragraph of the Vision should read: The market towns of Berkhamsted and Tring and the large villages should provide the necessary <i>infrastructure and social, health and community</i> services for their residents and surroundings.]</p> <p>[Response to Q5: but given the numerous constraints, these new proposals will not be able to deliver them.]</p> <p><b>[Response to Q6: but we suggest some textual amendments</b></p> <p>The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</p> <p>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <i>adequate</i> new infrastructure with development.]</p>



	[Response to Q7: The policies identified are crucial – all options should be measured against them. But the list tabled is silent on incorporating Character Appraisals, which are vital to helping to create/sustain a sense of place.]
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5528
<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>	<p>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</p> <p>Proposed expansion of Tring would seriously effect services. Provision in Tring for school places and doctors already at saturation. Would possibly jeopardise agreement with Bucks to use Stoke Mandeville hospital with no acceptable alternative.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5600
<b>Full Name</b>	Mrs Christine Cosgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 would destroy the market towns and villages in the area
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5648
<b>Full Name</b>	Erica 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>Inadequate infrastructure / public services to match increased population.</p> <p>The extent of the loss of greenbelt land.</p> <p>This is not growth but a huge disproportionate jump in development within the timescale.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5661
<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>	<p>The Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the Local Plan's vision.</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring, Berkhamsted and Markyate, and</p> <p>608 homes at unspecified locations in the rest of the borough (potentially AONB or AONB setting). There would be considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p> <p>Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.</p> <p>Policy L5: Developments which detract from the Chilterns' special character should be resisted.</p> <p>Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent</p>

development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

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

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

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at <http://www.chilterns.org/conservation/development/positionstatements>. It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.
- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The

	location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilterns.org/conservation/development/position-statement">http://www.chilterns.org/conservation/development/position-statement</a>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5693
<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>	Unrealistic growth targets, excessive development of the market towns/villages, significant lack of infrastructure and unnecessary destruction of the Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5710
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5770
<b>Full Name</b>	Mr Brian 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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5810
<b>Full Name</b>	Mr Colin Colin Little
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Overdevelopment and under funded facilities - way too much focus on housing and too little on infrastructure.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5900
<b>Full Name</b>	MR ALAN 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>	Kings Langley can not upgrade its roads or high street to meet with the increase of traffic .Wayside farm is part if the village and one of the two remaining dairy farms in Herts.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5922
<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>	No. This would represent a wholly disproportionate development of Berkhamsted and would make it impossible for the Council to meet its obligations to maintain the character of the Market Towns and ensure development is sustainable. Berkhamsted has already experienced a disproportionate larger level of development than other towns – some 34% above target

	<p>compared to 21% below target in Hemel during the first 10 years of the Core Strategy. See response to question 8 above.</p> <p>Such high numbers of new dwellings would seem to require the release of significant amounts of Green Belt land and development of multiple ridge-top sites which have a number of constraints. These include transport links to the town centre, local amenities (including schools and GP surgeries) as well as access to green spaces and recreational facilities. Air quality and traffic congestion are also constraining factors.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5960
<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>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO5978
<b>Full Name</b>	Mr Neal Marshment
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option goes directly against NPPF and the Nov 2017 House of Commons Briefing Paper Green Belt by inappropriate development on Green Belt land before utilising all other options. Please also note that the proposed Shendish development is not part of Hemel Hempstead but is part of Kings Langley. The figures in this option are there wildly inaccurate.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6014
<b>Full Name</b>	Mr Paul Craig
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO6097
<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>	Hemel has the best infrastructure to manage this growth whilst the smaller towns have massively expanded in the past 50 years and will struggle to absorb
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6119
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6125
<b>Full Name</b>	Mrs Alana Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 option has far too significant an impact on the greenbelt to be realistic.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6134
<b>Full Name</b>	mr graham dore
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LPIO6154
<b>Full Name</b>	M Gareth Goode
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 be protecting the character of our villages and small towns., Berkhamsted, Tring and Kings Langley are such beautiful places. Any major development should be around our larger towns like Hemel Hempstead, this is what has already been started in Aylesbury.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6164
<b>Full Name</b>	Mrs Rebecca 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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6166
<b>Full Name</b>	Mrs Helen Ellis
<b>Company / Organisation</b>	
<b>Position</b>	



<b>Agent Name</b>	
<b>Company / Organisation</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 sites are on green belt which is inappropriate building</p> <p>The infrastructure of bovingdon can not support this amount of new building. For the following reasons:</p> <p>The primary school is running at almost capacity and there is no room on its present site to expand.</p> <p>This amount of new houses could put a possible 900 cars on Bovingdon roads, already we have parking and traffic issues within the village this will add to the problem.</p> <p>Public transport would be an issue at present as the bus service is not adequate.</p> <p>The building of this amount of houses is out of proportion with size of the village would need a massive change of the infrastructure to support it.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6235
<b>Full Name</b>	Mr Colin Tate
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 prefer Option 1A.</p> <p>Shendish (HH-h3) is part of the Parish of Kings Langley, not Hemel Hempstead.</p> <p>Please refer to my detailed comments in response to Questions 39 to 45 regarding Options 1A, 1B and 1C.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6246
<b>Full Name</b>	Mr Gavin Ivey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 option involves a very material increase in the population of Bovingdon without any plans to increase</p>

	infrastructure in the village. Additionally this contradicts Dacorum's core strategy to minimise the Green Belt impact
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6370
<b>Full Name</b>	Mrs Beryl Irvine
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Madness , would destroy Kings Langley as a village. There would be no winners, quality of everyday life will be poor.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6379
<b>Full Name</b>	Mrs Beryl Irvine
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Criminal destruction of the Green Belt
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6481
<b>Full Name</b>	Mrs Rachel Macdonald
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 development impact to Tring would increase the Town 50%. The current resource on schooling and GP surgeries cannot support this. There is also not enough development for commercial or industrial units to assist employment on a plan of this scale. The town would just be gridlocked on traffic.
<b>Include files</b>	

<b>Number</b>	Question 45
<b>ID</b>	LPIO6512
<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>	This option is not sustainable, especially with regard to infrastructure
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6606
<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>	There is no way that sufficient infrastructure, social amenities or employment could be provided. Expansion of all and villages, towns, inc. King Langley and Markyate, would lead to massive erosion of the green belt.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6624
<b>Full Name</b>	Mr Andrew Bainbridge
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 proposal is appalling. In particular, building on Shendish is an appalling proposal for a many material reasons. - It is on a hill so building on the hill would result in many properties on Rucklers Lane being over looked. This would be an encroachment of peoples privacy and destroy the outlook for the local community. - It is a historic local beauty spot. It is precious countryside that the local community use recreationally.

	<ul style="list-style-type: none"> <li>- This would cause Drainage issues due to the destruction of the fields and woodland being destroyed</li> <li>- The proposed number of houses would decimate the culture of the community.</li> <li>- The infrastructure is already substandard and unable to cope with the volume of traffic. There are traffic jams every day and it can take up to an hour to travel 3 miles.</li> <li>- Many of the roads cannot accommodate two lanes of traffic and additional vehicle on these roads would cause safety concerns.</li> <li>- There is no capacity in the local doctors, schools schools etc. The number of additional houses would worsen an already broken system.</li> <li>- There is already insufficient parking spaces in Kinks Langley. Cars are already mounting curbs and congesting thoroughfares. This can be seen on Rucklers Lane and Red Lion Road. Any more parking on public roads, coupled with additional traffic, would cause mayhem on the local roads and create a safety concern that could lead to serious injury or worse.</li> <li>- For a Shendish development, an access road would need to built via Rucklers Lane. However, Rucklers Lane is a tight road that is already over used, and already unable to cater for the existing traffic that uses it. This road can not be widened to increase capacity as it is built up with residential houses.</li> <li>- GP surgery more patients</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP106739
<b>Full Name</b>	Mrs Clare Joyce
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 would need an unprecedented level of infrastructure to support this level of development and is completely unrealistic. This would detrimentally impact the entire borough and render your vision for Dacorum and the individual towns completely meaningless.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP106748
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6754
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6756
<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 45
<b>ID</b>	LPIO6774
<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>	This option is totally unacceptable & would destroy a huge area of Green Belt farming land.. Re Land at Dunsley Farm, Tring This is a large site of predominantly open field Green Belt. It forms the green entrance to Tring, ie what people see when they enter Tring. It is what gives Tring its rural

	<p>feel. It is sited between the AONB of Pendley Manor and the AONB of Tring Park.</p> <p>Also the site is highly visible from the entries to Tring, &amp; the A41, from where there are extensive views of the Chiltern Hills, against which any development would be clearly seen. The land is owned by Hertfordshire Council and is valuable as a farm. This valuable facility would be lost, as also a valuable farm on which our food can be produced, which is of increased importance on leaving the EU. The present tenant has diversified and there is a thriving farm shop &amp; cafe, and one of Tring's important businesses, Tring Brewery. Development of this site would be very critical &amp; there is very much to lose both aesthetically &amp; practically, affecting much of the character of Tring: substantial development is likely to be a great loss to the town.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6808
<b>Full Name</b>	Mr David Zerny
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 represent an unsustainable and unjustifiable destruction of the Green Belt.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6844
<b>Full Name</b>	Mr Andrew Lambourne
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Absolutely not! Too much development, too much loss of green belt, inadequate infrastructure and amenities, no proven requirement.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6866
<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 45
<b>ID</b>	LP106891
<b>Full Name</b>	Mrs Juliette Kent
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 45
<b>ID</b>	LP106895
<b>Full Name</b>	Mrs Regina 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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP106916
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO6918
<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>	No
<b>Your response - Please add your response here</b>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6926
<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>	This is too many houses to absorb and there is no proof they are needed
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO6976
<b>Full Name</b>	Mr Neil Capp
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>On considering the proposals and attendance at the consultation event, this option is far too much during this timescale and also is distributed in an unsatisfactory way. The pressure this will put on some areas, such as Tring, will unreasonably change the characters of the time by increasing it relatively quickly.</p> <p>A major cobcern is also also the capacity at the station in Tring, both in terms of train space and car parking, as well as the greatly increased traffic brought to already busy and congested residential areas.</p>
<b>Include files</b>	
<b>Number</b>	Question 45



ID	LPIO7015
Full Name	Dr Jane Hughes
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 45
ID	LPIO7073
Full Name	Mrs Gillian Lumb
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Q. 36 to 45 No</b></p> <p>It seems that Berkhamsted has contributed housing for the current Core Strategy over and above the required amount and that other areas have not developed at the same rate. This does not seem to have been taken into account in preparing this consultation. <u>Berkhamsted</u> feels as if it <u>is bursting</u> with all the development currently underway and planned. The schools are pretty full, the Doctors are overworked, air pollution exceeds EU regulations, traffic at rush hours is dreadful, playing fields and playgrounds are very busy.</p> <p>Of all the options put forward the only one I feel would be acceptable is <b>Option 1B</b>.</p>
Include files	
Number	Question 45
ID	LPIO7135
Full Name	Mr & Mrs Fox
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, we request you accept this as</p>

confirmation that we wish DBC to duplicate BRAG's responses under our names.

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

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

BRAG RESPONSE TO Q45 - FULL DOC ATTACHED TO Q46

Question 45

*Is Option 3 your preferred option for delivering the growth needs of the Borough?*

No

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

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

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

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

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

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

5 years (2006-11) of

the plan Berkhamsted

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

exceeded

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

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

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

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

**21% below** the target figure. So, **all** the shortfall that

DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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

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

As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against

the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in

this option does not do this.

	<p><input type="checkbox"/></p> <p>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7347
<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 45 (please note full document is attached to Q46)</p> <p>Question 45</p> <p><i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p>

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

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

□

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

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

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

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

rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that

DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

□

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

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

□

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

this option does not do this. □

Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries”

(letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green

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

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

	<p>margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and</p> <p>under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7385
<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>	No
<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>Comments on different growth distributions – growth levels 1 – 3 (spatial options A, B and C)</p> <p><u>Options relating to greater focus on growth levels at Hemel Hempstead (scenarios for option B).</u></p> <p>The consultation document points to the need for major changes to the road network in Hemel Hempstead to support this. At this stage there is no information as to whether this would be deliverable and so is a cause for concern in case this would lead to the diversion of additional unmitigated traffic and delays on through routes to Chesham from Hemel Hempstead.</p> <p><u>Options relating to spreading growth more evenly across the District (scenarios for option C)</u></p> <p>A potential negative implication of this option is referred to in the consultation document in terms of the inability of some smaller settlements to accommodate key facilities such as expanding primary schools. This is noted, although the option is also referred to as having the potential to deliver other forms of local infrastructure and so the extent of the knock on impacts on infrastructure capacity elsewhere is difficult to estimate</p>

	<p>and comment on. Therefore if this option is selected the Councils would like to see more evidence on how the infrastructure requirements can be met.</p> <p><u>Options 1 and 2</u></p> <p>Option 1 is consistent with the broad approach taken by Chiltern and South Bucks in that it links to the potential supply emerging from poorly performing Green Belt sites. However it is lower than the most recent SHMA which is a more appropriate basis for planning for the future Local Plan stages at the current time, i.e. Option 2 (but it is acknowledged that this is subject to change).</p> <p>Option 2 leads to a range of growth at Bovington from 130 – 360 dwellings and at Berkhamsted from 1,075 – 1,175 dwellings. Even at the lower growth scenarios the additional dwellings could have a knock – on effect on nearby infrastructure, in Chiltern District e.g. additional traffic flows through Chesham which is already constrained.</p> <p>Therefore continuing engagement between the Councils in relation to transport modelling and mitigations is especially important.</p> <p><u>Option 3 – Higher Growth level</u></p> <p>Dacorum’s concern that the higher level envisaged in Option 3 may not be deliverable in conjunction with the necessary infrastructure is noted and would be a cause for concern to Chiltern and South Bucks.</p> <p>FULL DOC ATTACHED TO Q46</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7415
<b>Full Name</b>	Mr Clive Birch
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 answer to question 39
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7477
<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

Your response - Please add your response here	<p>Answer – NO</p> <p>The level of housing shown for Tring is out of the question. I disagree with the ridiculously high levels of housing allocated to Tring. To utilise all of the Green Belt sites around Tring for development is an outrageous proposition. The infrastructure needed to support such levels would be impossible to provide. I do not accept that the Upper Government figures up to 2036 can be sufficiently accurate to justify the destruction of our neighbourhoods.</p>
Include files	
Number	Question 45
ID	LPIO7691
Full Name	JUNE LIGHTFOOT
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Questions 41 to 45</b></p> <p>No – see Question 40</p> <p><b>Question 40 Is Option 1B your preferred option for delivering the growth needs of the Borough?</b></p> <p>Yes.</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more options for growth distribution.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it</p>



	<p>can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government’s policy on Green Belt is clear: “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7704
<b>Full Name</b>	MR & MRS MP & ME HARNETT
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Questions 40 -45 – <i>Option 1 a is our preferred option</i>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7770
<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>	This is a ridiculous amount of housing expected to infill on brownfield and greenfield land. Housing Figures of this amount clearly require New Town development planning.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7876
<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>	No
<b>Your response - Please add your response here</b>	Option 1A preferred
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO7971
<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 Q45</p> <p>No</p> <p><input type="checkbox"/></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><input type="checkbox"/></p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p><input type="checkbox"/></p> <p>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted delivered 10 years worth of new housing stock and by 2016 the rate of development had</p>

exceeded

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

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

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

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

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

□

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

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

□

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

this option does not do this.

□

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

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

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

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

under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8018
<b>Full Name</b>	Mr Michael Nidd
<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	
Include files	
Number	Question 45
ID	LPIO8349
Full Name	Ms Gillian Flesher
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	As a resident of Kings Langley I would like to register my objection to the proposed Option 2/3/C to develop new housing on 4 sites in the village.
Include files	
Number	Question 45
ID	LPIO8387
Full Name	Mrs Sarah Rees
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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><b>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8430
<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
<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>

**consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.**

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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	and under Government policy cannot lead to Green Belt boundary
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8469
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8484
<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
<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>However, I/we would like to take this opportunity emphasize just a few of the most important points within that response.</b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a</u></p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8511
<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>	<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>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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

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

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP108590

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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8688
<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>	No 1- Absolutely not. Unthinkable.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8784
<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>	
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8791
<b>Full Name</b>	Mr Lawrence 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>	<p>I make the following comments in respect to your current consultation:</p> <ol style="list-style-type: none"> <li>1 The eastern administrative boundary of Dacorum BC, as it relates to Kings Langley, does not include a significant area to the east of this line which is within the Kings Langley catchment. The boundary between Dacorum and Three Rivers District Council is artificial and bears no relationship to the practical day to day lives of residents and commerce (both of which are substantial and significant in quantum) and their focus on Kings Langley, e.g. for usage of Kings Langley Station, access to Junction 20 of the M25, High Street services, Doctors surgery, etc. Allocation of housing demand and its associated needs, must take into consideration not only the demands of the existing true catchment but also the potential of this catchment area to contribute to the demand response. There are, for example, lands on either side of the M25, immediately north of Junction 20 and not within Green Belt but within Three Rivers DC, which ought to be included. However the Three Rivers Planning website – which includes a Kings Langley sub-section - is devoid of any suggestion that that Authority is required to meet demands similar to those being considered by Dacorum.</li> </ol> <p>Thus, as currently proposed, any and each of the Options presented for Kings Langley, is based on an incorrect and unreasonable understanding of Kings Langley.</p> <ol style="list-style-type: none"> <li>1 The pressures on Kings Langley as it exists today are immense. Traffic congestion on the A4251 is a daily occurrence and at all times of the working day, including Saturdays. Parking for the High Street (including the dedicated car parks), and Kings Langley Station is at or close to capacity most of the time. Distributor roads off the A4251, e.g. towards Chipperfield, struggle to cope with existing demand. Kings Langley Junior and Senior schools are at capacity.</li> </ol> <p>Kings Langley is struggling, even as it is today.</p> <p>No Options should be considered without there first being a comprehensive study of the current demands and resources on daily life in Kings Langley, and a forward projection of these assuming the status quo. Only then can an effective Impact Assessment be made for significant development of the kind proposed in each Option, let alone justification for inclusion of Green Belt</p>

	lands. Furthermore, such Impact Assessments must be accompanied by detailed explanation of changes to, and additional, infrastructure that will be required – Junction 20 layout, Kings Langley Station and the services it provides, the High Street, schools, health, roads and transport, local employment, green space, leisure, etc. Such Impact Assessments are essential and should be subject to public scrutiny prior to the adoption of any plans for development let alone those proposed in the Options.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8891
<b>Full Name</b>	mrs susan stier
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Q43-45- NO
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO8974
<b>Full Name</b>	barney greenwood
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 – see Question 40 q40 <b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b> Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.  Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

	<p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9052
<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

<p><b>Your response - Please add your response here</b></p>	<p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p> <p><b>Question 5</b> <i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></p> <p><b>Yes</b></p> <p><b>Question 6</b> <i>Do you agree with the suggested objectives for the new Local Plan?</i></p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> <i>Do you agree with the proposed policy coverage of the new Local Plan?</i></p> <p><b>Yes</b></p>
<p><b>Include files</b></p>	
<p><b>Number</b></p>	<p>Question 45</p>
<p><b>ID</b></p>	<p>LPIO9065</p>
<p><b>Full Name</b></p>	<p>David Johnson</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><b>No</b></p> <p>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</p> <p><b>Question 4</b> <i>Do you agree with the suggested vision for the Borough?</i></p> <p><b>No</b></p> <p>The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements</p>

	<p><b>Question 5</b> Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?</p> <p><b>Yes</b></p> <p><b>Question 6</b> Do you agree with the suggested objectives for the new Local Plan?</p> <p><b>Yes</b></p> <p>Strongly agree – all options should be robustly measured against these objectives.</p> <p><b>Question 7</b> Do you agree with the proposed policy coverage of the new Local Plan?</p> <p><b>Yes</b></p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9148
<b>Full Name</b>	MR NIGEL EGERTON-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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9177
<b>Full Name</b>	S Langley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the

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

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9416
<b>Full Name</b>	Joanna Kedgley
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 reasons for not using the other options are.....

	<p>Primarily the loss of substantial green belt areas which would impact greatly on the well being of the people and wildlife in these areas particularly option C.</p> <p>As it is, Kings Langley in particular struggles already with traffic congestion and over subscribed schools, doctors, and medical facilities. By adding more houses, cars and people this will just add more of an enormous strain on these already overburdened facilities.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9424
<b>Full Name</b>	Mr Gary Poust
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Looking at other people's responses within the portal, it appeared that NIMBYism (Not In My Back Yard) was comprehensibly widespread e.g. Kings Langley residents supporting proposals for new-builds around Berkhamsted, Hemel Hempstead and Tring . . . or Hemel Hempstead taking the whole hit and vice versa. I appreciate that Dacorum Borough Council have targets to achieve with regards to building new homes to accommodate an ever increasing population. Residents can protest, scream and shout, but new-builds will inevitably happen</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9790
<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>	<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>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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



- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting document.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP109838
<b>Full Name</b>	Mr Paul Wardle
<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>The Berkhamsted Residents Action Group (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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted</li> </ul> </li> </ul>

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO9866
<b>Full Name</b>	CR & LD 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>	Unacceptable 435 houses too many for the village.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10013
<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>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1010061
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

and under Government policy cannot lead to Green Belt boundary changes.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10130
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the</p>



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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10178
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a</p>

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**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10189
<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>The other options are not sustainable and I do not believe that these developer led initiatives, will provide</p>

the much needed affordable housing that the South East so desperately requires.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10235
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

	<p>setting” and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10282
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a</p>



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**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 44** *Is Option 2C your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10332
<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>. I agree entirely with the BRAG response to your plan.</p>

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10381
<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>. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted</p>

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10396
<b>Full Name</b>	Mrs J Henry
<b>Company / Organisation</b>	C/O Phillips Planning Services Ltd
<b>Position</b>	Mr John CE Phillips
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Option 3 is supported in so far as it accords with our response to Question 16 which supports the higher level of growth resulting from the Government’s standard housing projections methodology.</p> <p>However it is considered that Berkhamsted has the capacity to accommodate additional housing to that indicated, particularly if the Gorhambury development east of Hemel Hempstead is required to absorb a significant part of the housing needs of St Albans.</p> <p>.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10446
<b>Full Name</b>	Mr Daniel Parry
<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>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p>

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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Include files	
Number	Question 45
ID	LPIO10495
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><b><u>However, I would like to take this opportunity emphasize just a few of the most important points within that response</u></b></p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10545
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul>

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1010593
<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>

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	and under Government policy cannot lead to Green Belt boundary changes
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10640
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10690
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure.</p>



	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1010738
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Five year housing land supply needs to be located but the</p>

consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted has exceeded by 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognised when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be very detrimental, given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10766
<b>Full Name</b>	Taylor Wimpy Strategic Land
<b>Company / Organisation</b>	Taylor Wimpy Strategic Land
<b>Position</b>	C/O Pegasus Group
<b>Agent Name</b>	
<b>Company / 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 full response please see question 46.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10832
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</p>

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

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**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10884
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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	<p>So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1010932
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account</p>

	<p>in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO10983
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply</p>

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

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	in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11032
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced</p>

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

	<p>“has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11079
<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>	<p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Hemel Hempstead developments are 21% below the target figure. This shortfall should be taken into account in the new plans when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s</p>

	<p>infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11111
<b>Full Name</b>	Denis Maclure
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>see [preferred option] Question 40 (below)</p> <p><b>Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.</b></p> <p>Sections of the consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”.</p> <p>Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this</p>



	<p>without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>Central Government's policy on Green Belt is clear: "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning, June 2016), and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11159
<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>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> </ul>

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

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11206
<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>	not sustainable
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11256
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,

	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11303
<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. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the

	<p>first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11392
<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

Your response - Please add your response here

BRAG has responded in full to the 'Issues & Options' consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this email as confirmation that I wish Dacorum Borough Council (DBC) to duplicate BRAG's responses under my name. However, I would like to take this opportunity to emphasise some of the most important points within that response.

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



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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to

	<p>protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>• Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11442
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy <b>Berkhamsted have exceeded by a massive 34%</b>. All this without any improvements in infrastructure. In contrast, <b>Hemel has developed at a</b></p>

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

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*Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11461
<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>	No. This level of growth is totally unacceptable if a reasonable, sustainable quality of life is to be achieved in Dacorum.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11502

<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>	I have a strong preference for Option 1B. Other options represent an unacceptable over- development of Berkhamsted that is completely disproportionate to the size of our town and its facilities. Hemel Hempstead is better able to accommodate growth than Berkhamsted.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11548
<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>	Option 3 would result in massive over-development of Berkhamsted and the whole of Dacorum, changing the historic and individual character of all the towns and villages, changing the borough's predominantly rural character and setting forever, requiring the removal of large areas of land from the Green Belt and the consequent destruction of the natural environment, and represents completely unsustainable development.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11576
<b>Full Name</b>	Ms Anna Barnard
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to suggest that any one option of proposed development numbers is preferable as I am of the opinion that none of them are acceptable as the whole exercise is premature given the government's recent consultation and the relative newness of the Adopted Local Plan.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11630
<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>	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 we wish DBC to duplicate BRAG's responses under our names.</p> <p>However, we would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

	<p>setting” and the excessive growth in Berkhamsted proposed in this option does not do</p> <ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11658
<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>	No. This level of growth is totally unacceptable if a reasonable, sustainable quality of life is to be achieved in Dacorum.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11737
<b>Full Name</b>	Steven Bowen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	Given our comments above and the total absence of any mitigating measures at any of the sites proposed, in the absence of new information we can only support proposed build options 1B, 2B and 3B i.e. no new homes in Bovingdon over and above the 90 sites already identified.
<b>Include files</b>	
<b>Number</b>	Question 45



<b>ID</b>	LPIO11784
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded targets for the rate of development by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of</p>

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

**Brag Response to question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

	State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11823
<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>	Unnecessary to go to these lengths for the reasons stated herein
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11839
<b>Full Name</b>	peter faulkner
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	1A is the only justifiable option Your consultation refers to 3 distributions. Sustainable development means minimising commuting to work, schools and shops and only development in the 3 towns in the borough achieves this.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO11871
<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><b>Re options 1 / 2 / 3</b>, support option 1 for the same reasons as outlined under question 16:</p> <p>It is the level of housing that most closely abides by Government policy hierarchy on housing levels and preventing the development of the Green Belt, as required by the NPPF.</p> <p>The other levels are not necessary, as they are not required by the Government; flawed, as per the earlier comment made under question 3 about trying to rely on the Strategic Housing Market Assessment on its own; and would needlessly increase the pressure on the Green Belt.</p> <p>The Government is not forcing the Council to allow the higher amounts of development, and what the Council is considering is not necessary and more damaging to the Green Belt.</p> <p><b>Re options A / B / C</b>, support option A for the following three reasons.</p> <ol style="list-style-type: none"> <li>1 It prevents the coalescence (merging) of the Hemel Hempstead, Rucklers Lane and Kings Langley settlements, and the extension of Hemel Hempstead to the M25, as shown on the right (see attached to Q39).</li> </ol> <p>(Option B would put so much pressure on Hemel Hempstead that it would engulf the Rucklers Lane settlement, and option C would extend Kings Langley so close to Hemel Hempstead it wouldn't be possible to prevent eventual coalescence with the town.)</p> <ul style="list-style-type: none"> <li>• It spreads the development in the most sustainable locations, staying true to the Settlement Hierarchy policy mentioned/supported earlier in the consultation. (Option B would put too much pressure on Hemel Hempstead, and option C would spread the development to less sustainable locations, leading for example to traffic deadlock outside the towns.)</li> </ul> <ol style="list-style-type: none"> <li>1 It prevents the damage which would be done to the town and village characters of Hemel Hempstead and Kings Langley. (Option B would affect the nature of Hemel Hempstead as a town, and option C would destroy Kings Langley's village character.)</li> </ol>
<b>Include files</b>	

<b>Number</b>	Question 45
<b>ID</b>	LPIO11934
<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p> <p>This option is incompatible with preserving the character of the market towns and Berkhamsted in particular, which has received a disproportionately large amount of</p> <p>development to date unsupported by improvements in infrastructure. To illustrate this point:</p> <p>Between 2006 and 2016 the build rate of new housing in Hemel Hempstead averaged 279 pa against a Core Strategy target of 352 pa over 25 years (8800 in total over 25 years), in other words just 79% of the target rate. In Berkhamsted and Northchurch, on the other hand, the build rate between 2006 and 2016 averaged 63 pa against a target, over 25 years, of 47 pa (1180 in total over 25 years) - that is 34% above target. No additional infrastructure has been provided to support this in the Berkhamsted and Northchurch settlement. The matching of infrastructure and development would only be achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics, heritage legacies and infrastructure constraints which should be recognised when considering housing allocations between them. Housing distribution should not simply be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. The Planning Inspector stated in his report on the Core</p> <p>Strategy that development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting.”</p> <p>More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</p>
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO11980
<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>	<b>The Markyate Parish Council has made its comments earlier in the consultation. We do not believe that any new housing should be considered until the water supply issue is resolved. We do not believe Markyate is appropriate for any further building save to meet local needs.</b>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12082
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall</p>

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

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

Standard BRAG response to Question 45. Please note full document is attached to Question 46

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1012180
<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>



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

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

Standard BRAG response to Question 45. Please note full document is attached to Q46.

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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

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

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

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12237

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12316
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first</p> <p>10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p>

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Standard BRAG response to Question 45. Please note full document is attached to Question 46.

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12385
<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> Because this option is based on the fundamentally flawed formula contained in pare 20 of the Govt “Right Homes Right Places”. It is fundamentally flawed regarding planning authorities whose residents commute into London, such as Dacorum. That is because the proposed approach is based on median house prices where people work, ie for the large percentage of Dacorum commuters this means London where house prices are far higher than in Dacorum. The proposed formula would inflate house building requirements substantially above the level justified by evidence/projected population growth. The formula should instead be based on the median house price in the area where people live.</p>
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO12407
<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>	No
<b>Your response - Please add your response here</b>	This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12415
<b>Full Name</b>	Robert 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>	I support option 1A but the other options I object to on the grounds that the required infrastructure is non existent and they are unsustainable
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12460
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land</p>



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

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

Standard BRAG response to Question 45. Please note full document is attached to Question 46.

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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	<p>on-going build against targets and local impact given different topographies and (inadequate) supporting</p> <ul style="list-style-type: none"> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12508
<b>Full Name</b>	Meenakshi Jefferys
<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>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points 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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>

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**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12555
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12605
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current</p>

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- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy



	<p>targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12655
<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>	The Berkhamsted Residents Action Group (BRAG) have responded in full to the ‘Issues & Options’ consultation. To avoid repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name.

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

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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

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

**Include files**

**Number**

Question 45

<b>ID</b>	LPIO12703
<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>	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 our name.</b></p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12752
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. <b>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure.</b> In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options.</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

	<p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1012800
<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><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 45 (please note full document is attached to Q46)</b></p>



**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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

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

**Include files**

<b>Number</b>	Question 45
<b>ID</b>	LPIO12847
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>

not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

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

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

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1012895
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and</li> </ul> </li> </ul>

on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

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

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12950
<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>	<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit</p>

margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO12998
<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.</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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most</p>



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	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13047
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has</p>

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**BRAG response to question 45 below (full BRAG response see question 46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13100
<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 45 (please note full document is attached to Q46)</b></p>

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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**Include files**

Number	Question 45
ID	LPIO13148
Full Name	Hilary Dann
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13276
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicated that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, 'within urban capacity'. Export to another Council area should not be rejected, specifically the St Albans land East of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements to infrastructure. In contrast, Hemel has developed at a rate of 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical</p>



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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13432
<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>	No
<b>Your response - Please add your response here</b>	1A is the most preferred option
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13433
<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>	No
<b>Your response - Please add your response here</b>	1A is the most preferred option
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO13482
<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>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4</p> <p>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</p> <p>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan</li> </ul> </li> </ul>

	<p>Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13530
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this

as confirmation that I wish DBC to duplicate BRAG's responses under my name.

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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

**Number**

Question 45

<b>ID</b>	LPIO13588
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <p>Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.</p> <p>The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.</p> <p>Of the options put forward, <b><u>Option 1B is the only one that would be acceptable for Berkhamsted.</u></b></p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum</li> </ul> </li> </ul>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13638
<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



**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation.

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

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

Development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this.

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1013700
<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>

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

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**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

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

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

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13765

<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>Sections of this consultation suggest that, to support the 5 year housing land supply, will require Green Belt releases immediately. Obviously, a 5 year housing land supply needs to be properly identified but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>There are many more permutations for growth distribution, but DBC appear to have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy, Berkhamsted has <b>exceeded the target by a massive 34%</b> without any improvements in infrastructure. The problems with parking (which the proposed ill-conceived multi-storey car park will not solve), insufficient medical facilities and the impact on our schools are just a few of the areas that need addressing.</p> <p>In contrast, Hemel has developed at a rate some 21% <b>below</b> the target figure. The entire shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs that should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful.</p> <p>Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. The Planning Inspector stated in his Core Strategy</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13816
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted <u>have exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has</p>

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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



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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO13871
<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>

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

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

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14040
<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><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> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14089
<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>	No
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives,</li> </ul>

policies and local aspirations set out in Section 4 (see Q4 to 7).

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- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14137

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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated</p>

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14188
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at</p>

	<p>a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14220
<b>Full Name</b>	Arthur Jepsen
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development on Green Belt in around Kings Langley because:</p> <p>Options 2 + 3 would infill the area so much that we would almost be a suburb of Hemel Hempstead.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14230
<b>Full Name</b>	Mrs L. Jepsen
<b>Company / Organisation</b>	

<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 object to the proposed development on the Green Belt in around Kings Langley because:</p> <p>The whole ethos of the village would be lost if we accept Local Plan 2, 3, B and C.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14336
<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 do confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different</p>

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  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS,

	<p>unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14417
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation</p>

document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites.

Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear –“demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning –June2016)–and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local

	<p>impact given different topographies and (inadequate) supporting</p> <ul style="list-style-type: none"> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14466
<b>Full Name</b>	Giselle Okin
<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>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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7). <ul style="list-style-type: none"> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</li> </ul> </li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14515
<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 confirmation that I wish DBC to duplicate BRAG’s responses under my name.</i></p> <p><i>However, I would like to take this opportunity emphasize just a few of the most important points within that response.</i></p> <p><i>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing</i></p>

development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However,

	<p>this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14792
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would</p>

immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local

impact given different topographies and (inadequate) supporting infrastructure.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14864
<b>Full Name</b>	Bev Mckenna
<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>The Berkhamsted Residents Action Group (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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but it seems clear that DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic</p>

character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech.

***The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted.***

***Beyond short term financial profit developers have no interest in the wellbeing of the town, the local council and its residents.***

***Once having built and taken their profit developers leave the residents and local council to deal with the fallout.***

***Such demand from developers is Absolutely the Wrong reason to focus even more development on Berkhamsted.***

***Further, under Government policy it cannot lead to Green Belt boundary changes.***

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure
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	<p>targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess. <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14910
<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>	The calculation used, as proposed in the Government’s consultation, is unproven and therefore an inappropriate basis upon which to judge housing need.



	Applying the formula results in a figure of 1,100 houses p.a. This is 2.55 times the Core Strategy rate. To achieve this figure would do irreparable damage to the countryside and to be sustainable would require a level of infrastructure investment that is unaffordable and non-deliverable.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO14967
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for</p>

in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty</p> <ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15017
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC</p>

have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
  - The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum

	<p>Development Programme” reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in</p> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do</li> </ul> </li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15065
<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

**Your response - Please add your response here**

The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation.

We request you accept this summary as confirmation that we wish DBC to duplicate BRAG's responses under our names.

We would like to take this opportunity to emphasize a few of the most important points within that response, ***in particular our response to Q25.***

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
  - No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting
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  - As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted

	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15090
<b>Full Name</b>	Tom Simmons
<b>Company / Organisation</b>	St William Homes LLP
<b>Position</b>	Development 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>St William are of the strong view that only growth options 2 and 3 should be considered as the New Local Plan is progressed.</p> <p>St William consider that a balanced approach would be to adopt growth option 2 until such time that a standardised calculation of objectively assessed housing need comes into effect at which point growth option 3 would take precedence.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15142
<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>No, for the reasons given in our response to question 42. (see below)</p> <p><b>Question 42 - Is Option 2A your preferred option for delivering the growth needs of the Borough?</b></p> <p><b>No, as this option proposes some 1175 new homes at Tring which is disproportionate to the size of the settlement and would place an unreasonable pressure on local infrastructure, which is already at capacity.</b></p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15189
<b>Full Name</b>	Bert Smith
<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>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p><b>Answer – NO</b></p> <p>The level of housing shown for Tring is out of the question. I disagree with the ridiculously high levels of housing allocated to Tring. To utilise all of the Green Belt sites around Tring for development is an outrageous proposition. Even in this absurd scenario for Tring to be allocated 26% more houses than Berkhamsted (a much larger town) is grossly inequitable.</p> <p>The infrastructure needed to support such levels in Tring would be impossible to provide.</p>
Include files	
Number	Question 45
ID	LPIO15209
Full Name	Valerie Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>This is to be treated as two identical responses from 1) Bert Smith - 2) Valerie Smith.</p> <p><b>Answer – NO</b></p> <p>The level of housing shown for Tring is out of the question. I disagree with the ridiculously high levels of housing allocated to Tring. To utilise all of the Green Belt sites around Tring for development is an outrageous proposition. Even in this absurd scenario for Tring to be allocated 26% more houses than Berkhamsted (a much larger town) is grossly inequitable.</p> <p>The infrastructure needed to support such levels in Tring would be impossible to provide.</p>
Include files	
Number	Question 45
ID	LPIO15235
Full Name	Lynn and David Lovell
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><u>Our preferred option:</u> taking account all of the above factors, we believe by far the best option is to meet the extra housing requirement within and around the town of Hemel Hempstead where the infrastructure can more easily be extended to cope with increased demand when new estates are built. Hemel Hempstead provides more employment opportunities so it makes more sense to locate the new housing closer to where new residents are likely to find employment. This would have minimum impact on traffic congestion and pollution. Our village already experiences frequent traffic gridlocks at weekends which make it extremely difficult for emergency vehicles to reach the village. This already poses a significant risk to existing village residents, including the prison population and new elderly residents at the McCarthy and Stone development.</p> <p><u>Our 2nd preferred option:</u> for the same reasons as option one, the requirement should be shared amongst Hemel, Tring and Berkhamsted.</p> <p><u>Our 3rd preferred option</u> if the above 2 options are rejected, the new housing requirement should be spread among the villages. We do not understand why our neighbouring village (Chipperfield) is not being considered as an option for at least some of the new development. It contains houses of every size ranging from large detached houses to medium and small houses in the estates off Kings Lane and Croft Field. There has been infill recently and continues; 5 houses in Kings Lane (the site of the old builders yard), 3 houses between the Kia Garage and the Garden Centre and now a further development close to the cross roads opposite the Kia Garage. The Land Rover Garage is moving shortly and the owners will probably look to sell the land for development. Chipperfield has 3 churches, 2 pubs serving food plus a hotel with a large bar and restaurant, 3 further restaurants and coffee shops, a school, a large allotment, a football club, a cricket club, a supermarket with a post office and another and 2 car dealerships. Crucially there is land available for development so it seems entirely appropriate to require Chipperfield to provide 100 dwellings of which a good number will come from the garage redevelopment.</p> <p><u>Our 4th (least preferred) option:</u> if Bovingdon and surrounding area has to absorb up to 350 additional houses, there would be a huge adverse impact on quality of life in our village.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15294
<b>Full Name</b>	Caroline Manson

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I would like to register my views on the current consultation regarding the proposed developments in Dacorum and in particular Berkhamsted, where I have been a resident for over 20 years.</p> <p>I am attaching the more detailed comments compiled by the Berkhamsted Residents Action Group, which I fully support.</p> <p>Thank you for your consideration of my views and I hope that you will make a decision which protects the current character of our beautiful Market Town.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45: <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></b></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 yearsworth</b> of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> of the shortfall that DBC claim we</li> </ul>

	<p>need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15344
<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>Q33 to Q45 I support the BRAG submission. Yet again the failure to provide an accurate base from which to proceed renders much of what follows suspect and in many parts misleading.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> </ul>

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- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15393

Full Name	Sue Wolstenholme
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I write in support of the submission made by the Berkhamsted Residents Action Group who have written and represented very clearly the views of many Berkhamsted Residents.</p> <p>Standard <b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</li> </ul>

	<ul style="list-style-type: none"> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LP1015455
<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>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this.</p> <p>The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel.</p> <p>Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to</p>

pick up in the new plan comes from failure to concentrate on the Hemel developments.

Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.

Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

**Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.**

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough.



	<p>Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15504
<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>	The Berkhamsted Residents Action Group (BRAG) has responded in full to the ‘Issues & Options’ consultation and I have attached their reponse which I request you accept this as confirmation that I wish DBC to duplicate BRAG’s responses under my name. In summary, my view is that Berkhamsted cannot support a number of houses higher than that set out in the Core Strategy and it is already struggling to cope with the developments to date from that Strategy.

I would like to take this opportunity emphasize some of the most important points within that response.

Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill- conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

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- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15560

Full Name	Miss Tanya Assarat
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the</li> </p>

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15609
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy</li> </ul>

targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15630
<b>Full Name</b>	Mrs Annette Compton
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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 wish to inform that I object to all proposals except option B
<b>Include files</b>	

Number	Question 45
ID	LPIO15675
Full Name	Mr James Honour
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have attended the presentation and have read the Berkhamsted Residents Action Group response to the questions posed.</p> <p>I can agree with all their extensive points and request that you accept this as confirmation i wish to duplicate their responses under my name.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> </p>



	<ul style="list-style-type: none"> <li>As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15734
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15782
<b>Full Name</b>	Maria & Colin Sturges
<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	<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO15829
Full Name	David Kerrigan
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I fully endorse the BRAG submission on this, which is worth pointing out as I have not answered some questions, and have bundled answers to others under what seems to be the most critical one – Question 40 eliciting support or otherwise for Option 1B.</p> <p>No – see Question 40</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> </ul>

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15887
<b>Full Name</b>	D B Land and Planning
<b>Company / Organisation</b>	D B Land and Planning
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• DBLP remain neutral on the largest allocation of housing for the Borough and consider that this requires a significant step change in the role and function of Markyate. Whilst additional development is supported at site My-h1, this clearly anticipates additional development at the settlement in addition to the land allocated in the Site Appraisals Document</li> <li>• Additional development at Markyate raises questions about major development in the AONB and there being an exceptional circumstances and public interest test. At the moment, it is considered that the Draft Local Plan is not in a position to present a coherent strategy justifying such an approach</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15911
<b>Full Name</b>	Mrs Sue Yeomans
<b>Company / Organisation</b>	Chilterns Countryside 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>	We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15934
<b>Full Name</b>	James Pitt
<b>Company / Organisation</b>	Gleeson Developments Limited
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Option 3 provides the right number of homes, and generally represents the starting point for a proportionate and logical distribution across the settlements.</p> <p>It is unclear in this option why Kings Langley and Markyate are provided with significantly more homes than Bovington. It is apparent that in other scenarios that involve growth at the larger villages, Bovington is provided with at least the same, if not more, than Kings Langley or Markyate. As noted elsewhere, the scale of growth at the larger villages seem to be determined in these options by pre-selecting sites, rather than the more</p>

	appropriate approach of looking at the appropriate scale of development for the village first, and then assessing the suitability of sites to meet that scale of development.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO15996
<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>	Whilst The Crown Estate supports the Government's policy to significantly increase home building, it is doubted that Option 3 (1,100 homes per year) is either physically achievable or deliverable in market terms in Dacorum.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16013
<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>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>Option 3 of the I&amp;O proposes using the Government's upper figures for housing need, which, as set out previously, we agree with. We consider that this growth should be focusing around the largest town, Hemel Hempstead. We strongly agree that this is the three most sustainable location and this should be perused as the primary location for the delivery of housing across the emerging plan period.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16086
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16141
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16200
<b>Full Name</b>	Stuart Mcgrory
<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>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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO16259
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><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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO16318
Full Name	Kitty Thomas
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No



Your response - Please add your response here	<p>please find the attached report written on mine and other residents request.</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO16380
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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO16428
Full Name	Ruth and Stephen Wright
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) have responded in full to the 'Issues &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>

**However, we would like to take this opportunity emphasize just a few of the most important points within that response.**

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town’s infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

**Include files**

**Number**

Question 45

**ID**

LPIO16493

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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO16518
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>..</p> <p><b>CCG response to question 45 full document attached to question 46</b></p> <p>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
Include files	
Number	Question 45
ID	LPIO16569
Full Name	Ian Emmas
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>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>. This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>. No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>. The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>. Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the</li> </ul>

	<p>excessive growth in Berkhamsted proposed in this option does not do this.</p> <p>. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16592
<b>Full Name</b>	Mr S. Judd
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	Although there is a need for housing, the development that has been proposed is far in excess than the village can take.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16704
<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>	We do not have a preference for any growth option at present until further information and analysis has been carried with regards to potential heritage impacts. However, we are keen to ensure that growth and development conserves and enhances the significance of the Borough’s many heritage assets.

	We are pleased to see that the cumulative impacts deriving from the potential development at Gorhambury in the neighbouring authority of St Albans City and District is being considered as part of the growth options appraisal process. A good understanding of the cumulative impacts of development is an important part of understanding the wider impacts upon the historic environment.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16738
<b>Full Name</b>	Martin Ephgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements, which also have a need for new homes</li> <li>• Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough', and this is inconsistent with the NPPF</li> </ul> <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below the current level of growth allocated in the adopted Core Strategy</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16757
<b>Full Name</b>	Martin Ephgrave
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 preferred option for delivering the growth needs of the Borough. It is based on the provision of 1100 dwellings per year, which is the full proposed new government method of calculating housing need. It includes the highest level of growth for the settlements in the 'Rest of the Borough' both in terms of absolute number of dwellings and also the proportion of dwellings (5% of total housing). This option will make the biggest</p>

	contribution to addressing the need for homes that exists in all parts of the Borough.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16852
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO16920
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17008



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	<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO17065
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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO17122
Full Name	Grahame Senior
Company / Organisation	
Position	
Agent Name	

Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I support and endorse the views expressed in the attached document as a member of GFRA</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO17240
Full Name	Debbie Crooks Pam Moss
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues &amp; Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.</p> <p>However, I would like to take this opportunity emphasize just a few of the most important points within that response</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must</p>

be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5** years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at

	<p>a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17313
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives,</li> </ul>

policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17369
<b>Full Name</b>	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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO17421
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 45 below (copy of full response attached to question 46- LPIO17422)</p> <p><b>Question 45</b></p> <ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p>

- The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC’s policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored

	<ul style="list-style-type: none"> <li>The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17477
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17535
<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>	<b>Please find attached a report (GFRA) about the proposed development of Tring.</b>



	<p>...</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17582
<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 45 below (copy of full response attached to question 46- LPIO17422)</p> <p><b>Question 45</b></p> <ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7 - copy below)</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for</li> </ul>

this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.

- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,***

***or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

#### **Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17642
<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>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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17658
<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>An alternative or additional solution is described on the following pages to give effect to the growth options for Markyate, namely:</p> <p><b>Growth Options</b></p> <p><b>Not GB</b></p> <p><b>GB</b></p> <p>1A &amp; 1B</p> <p>200</p> <p>1C</p> <p>200</p> <p>160</p>

	2A & 2B 200  2C 200 160 3 200 600 Keymer Cavendish 400 – see <b>Appendix 5 (Appendix attached to Q46 - LPIO17659)</b>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17716
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17765
<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

**Your response - Please add your response here**

I have read the submissions made to you by the Berkhamsted Citizens Association and the Labour Party, and would like to endorse the views they express.

BCA response to Question 45 below - full document attached to Question 46

- ***Is Option 2B your preferred option for delivering the growth***

***needs of the Borough?***

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7)(copy below)

**Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

**Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

	<p><b>Question 6</b></p> <p><b><i>Do you agree with the suggested objectives for the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography</li> <li>• The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO17821
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	

Number	Question 45
ID	LPIO17879
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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO17937
Full Name	Dave Davies
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Please find attached a reports commissioned by a residents association (GFRA) challenging the current plants for additional building in the Tring area.</b></p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO17984
Full Name	Mr Michael Burbidge

Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>The figures contained in this document do not state the current number of houses in each of the sites so that an assessment of the relative impact of each of the options can be made by someone who is not an expert.</p> <p>I am not sure if this is deliberate but it is a serious omission. I think that Tring has 12,000 people so at 3 people a house this is 4000 houses. The plans in Option 3 to build more than 3000 houses and increase the population by 50% - 75% would have a significant impact on the character of the town which is contrary to the aims of the plan and significant impact on the town centre and the infrastructure. These impacts are not catered for in the plan which expects minor impacts on transport, leisure and sports infrastructure and on the town centre. This is clearly not the case. As previously stated secondary school provision would be impacted and even the building of one 2 class intake primary school may not be adequate.</p>
Include files	
Number	Question 45
ID	LPIO18046
Full Name	mr Richard Lambert
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I wanted to quickly summarise how I feel about your plans for the redevelopment of Tring. I visited the recent Public Consultation event held at the Pendley Manor Hotel and had a conversation with a number of people from Dacorum there. The attached document deftly sets out the detailed views, but in summary (GFRA DOCUMEMNT) , my own views can be summarised in a handful of bullet point.</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>



<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18117
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18174
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18231
<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	<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO18285
Full Name	Gail Skelton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I am writing as a member and in support of BRAG to voice my concerns over the latest building proposal to my home town. However I have to confess that I usually have the cynical opinion that this will count for very little and to this extent, I sincerely hope that I am proved wrong.</p> <p>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the</p>

new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough.

	<p>Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18287
<b>Full Name</b>	Peter and Lucille Brooks
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 writing to object to the proposal to build the maximum (option 3C) number of new homes in the Borough, with particular regard to the proposal to build on Rectory and Wayside Farms in Kings Langley.</p> <p>The reasons for us objecting are :</p> <p>Kings Valley village would lose it’s individual identity and instead become an "urban sprawl";</p>

	<p>The Village does not have sufficient resources in terms of shopping, with a very inadequate small supermarket and little in the way of financial facilities such as a Building Society, which will lead to people driving to source these elsewhere adding to congestion and pollution;</p> <p>Existing Doctor and other Health surgeries would need enlarging;</p> <p>Likewise existing Primary and Secondary School's would need enlarging;</p> <p>The road network would struggle to cope. I attach two photos of <i>existing</i> congestion experienced every weekday morning after 0700 opposite one of the proposed sites at Wayside Farm which would result in traffic becoming "gridlocked";</p> <p>Public transport is poor, with the 500 bus route frequently delayed by traffic congestion elsewhere, and the demise of the 322 bus route completely. Rail passengers from Kings Langley frequently have to stand already on peak period train services which consist of two or three trains per hour;</p> <p>Hence we would urge the adoption and endorsement of the lower building figure option "1A".</p>
<b>Include files</b>	<a href="#">Peter and Lucille Brooks - photos.pdf</a>
<b>Number</b>	Question 45
<b>ID</b>	LPIO18344
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18351

Full Name	Plato Property Investments LLP
Company / Organisation	Plato Property Investments LLP
Position	C/O Aitchison Rafferty
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	Yes
Your response - Please add your response here	<p>This Statement has been prepared to respond to the questions set out in the Issues and Options Consultation published by the Council in November 2017. It is submitted on behalf of Plato Property investments LLP in respect of a site located to the south east of the Mini dealership at London Road, Cow Roast HP23 5RE.</p> <p>This Statement should be read along with the Planning Statement attached at <b>Appendix 1 (see Q 46 for attachment)</b> which sets out the detailed planning case in support of the allocation of the site for housing in the emerging Local Plan.</p> <p>In summary, we consider that:</p> <p>It is appropriate to allocate the majority of housing growth to the largest and most sustainable settlements in the Borough, but this should not be at the expense of the smaller settlements in the Borough, which also have a need for new homes</p> <p>Growth options 1A to 2B are unacceptable as they do not propose <u>any</u> new homes in the 'Rest of the Borough'. This is also inconsistent with NPPF para 28 which advocates that "<i>Planning Policies should support economic growth in rural areas...</i>"</p> <p>The level of growth allocated to the 'Rest of the Borough' (including Options 2C and 3) should be increased significantly as these options are all below and inconsistent with growth allocated in the current adopted Core Strategy</p> <p>This is our preferred option for delivering the growth needs of the Borough. It is based on the provision of 1100 dwellings per year, which is the full proposed new government method of calculating housing need. It includes the highest level of growth for the settlements in the 'Rest of the Borough' both in terms of absolute number of dwellings and also the proportion of dwellings (5% of total housing). This option will make the biggest contribution to addressing the need for homes that exists in all parts of the Borough.</p>
Include files	
Number	Question 45
ID	LPIO18512
Full Name	Melanine Llewellyn
Company / Organisation	
Position	
Agent Name	
Company / Organisation	

Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first 5 years (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted</li> </ul>

	and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18559
<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><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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once</li> </ul>



	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18605
<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><b>I entirely agree with all responses given by BRAG (Berkhamsted Residents Action Group).</b></p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the</li> </ul>

rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

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- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18651
<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>	<ul style="list-style-type: none"> <li>• <i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></li> </ul> <p>No</p>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below

#### **Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility.**
- It has long been accepted that we need a new hospital for this area

#### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function

	<p>and character of the <i>towns</i>, villages and countryside</p> <ul style="list-style-type: none"> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18698
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has</p>

developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.

Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18744
<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>

Q36 to 45. Sections of this consultation suggest that to support the 5-year housing land supply would immediately require Green Belt releases. Obviously, 5 year housing land supply needs to be located but the consultation document indicates that DBC has ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly, DBC has carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy, Berkhamsted has exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from a failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).

- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
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<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18790
<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>	No
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> </ul> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) see copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it's pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).</li> <li>• It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.</li> <li>• We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism</li> <li>• Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum</li> <li>• Elderly care has been omitted from the vision. We also <b>have no urgent care facility</b>.</li> <li>• It has long been accepted that we need a new hospital for this area</li> </ul> <p><b>Question 5</b></p> <p><b><i>Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?</i></b></p> <p><b>Yes, but this new plan does not, and the proposals will not deliver!</b></p>

	<p><b>Question 6</b></p> <p><b><i>Do you agree with the suggested objectives for the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography</li> <li>• The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18839
<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><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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have</p>

ill-conceived ideas of how to do this. The headline principle should include the wording, “within urban capacity”. Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town's historic character and setting” and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.

- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18886
<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

Your response - Please add your response here

**The Berkhamsted Residents Action Group (BRAG) has responded in full to the 'Issues & Options' consultation. To avoid full repetition of the extensive points made in the BRAG response, I request you accept this as confirmation that I wish DBC to duplicate BRAG's responses under my name.**

**However, I would like to take this opportunity emphasize just a few of the most important points within that response.**

Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have exceeded by a massive 34%. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, Option 1B is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18931
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once</li> </ul>

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO18955
<b>Full Name</b>	Rupert Symmons
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 demand for this level of new housing – this level of over-development will have a negative impact on those currently living in the borough.</p> <p>This option will result in a loss of character to the villages of Kings Langley, Bovingdon and Markyate.</p> <p>This option is likely to result in harm to the conservation areas and a loss of character.</p> <p>Proposed development exceeds need and identified capacity in villages.</p> <p>This option is likely to result in the irreversible loss of the green belt.</p> <p>Main towns are better able to deal with the additional development and infrastructure / transport demands</p> <p>Over-development of the villages will result in coalescence of settlements and a loss of identity</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19010
<b>Full Name</b>	Mrs Emma Robertson



Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>Please find attached the final report written on behalf of Grove Field Residents Association. It states what we believe to be the best case scenario for Tring with the proposed increase to the town. Please read and include the report findings in your final decision.</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO19073
Full Name	Barbara Gainsley
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attended the meeting of Berkhamsted Citizens, and my views are reflected in the conclusions we came to on the night, and our concerns about the proposed development.</p> <p><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>No</b></p> <ul style="list-style-type: none"> <li>This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</li> </ul> <p><b>Question 4</b></p> <p><b><i>Do you agree with the suggested vision for the Borough?</i></b></p>

### **No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

### **Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

### **Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the

objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.

- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.

**Question 8**

***Do you agree with the proposed broad approach to distributing new development?***

**No**

- Agree with the proposed approach – especially that Berkhamsted should continue to meet the qualities identified in Q5. Unfortunately, the options identified in section 10 fail to do this.
- The current approach is proving incompatible with preserving the character of our market towns and Berkhamsted in particular which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. Infrastructure always lags development and in some instances, such as road improvements to ease congestion, cannot be achieved given existing topographic constraints.
- The current allocation methodology also ignores “spill over effects” into neighbouring areas such as vehicle usage from LA3 into Berkhamsted. Planned development should not be a proportional arithmetic exercise when it comes to distribution.
- This matching of infrastructure and development would appear to be only achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.
- More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.
- We will have achieved target by 2020 – so we are ahead of our build rate – want us to continue at 73 pa rather than 47

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19131
<b>Full Name</b>	Bill Ahearn
<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 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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO19189
Full Name	Ms Sarah Hain
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I completely support the points discussed by the attached Report responding to the DBC planning consultation document. It addresses my own emotional and practical concerns about the town in which I live, as well as the wider area concerned, with a professionalism giving expert weight to its conclusions.</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO19246
Full Name	Grove Fields Residents Association
Company / Organisation	Grove Fields Residents Association
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>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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19303
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO19357
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of</p>

State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green

	Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19407
<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>Q36 to 45. Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them. Housing distribution should not be a proportional arithmetical exercise.</p>



Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does not do this. Central Government's policy on Green Belt is clear "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning "June 2016") and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once

	<p>it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19453
<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> <ul style="list-style-type: none"> <li>• <b>Question 45</b></li> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below</li> </ul> <p><b>Question 4</b> <b><i>Do you agree with the suggested vision for the Borough?</i></b></p> <p><b>No – it’s pie in the sky</b></p> <ul style="list-style-type: none"> <li>• The vision is far removed from reality. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is</li> </ul>

improved' (the new road has had almost no impact on the realities of travelling to the hospital).

- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted's transport system with our topography.
- The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside.
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development.

#### Question 7

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

	<ul style="list-style-type: none"> <li>Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19508
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19565
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	

Number	Question 45
ID	LPIO19623
Full Name	Mark Lawson and Sharon Wilkie
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I do agree with the principle that more housing is probably required however there has to be a common sense approach to the problem and considerable thought has got to be given to a proper infrastructure and the funding to support that</p> <p>I do hope you take the time to read this report and look at the positives and alternatives in the document which I think is a lot more balanced than I expected</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO19679
Full Name	Vivienne Inmonger
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I attach a report by planning consultants that reflects my personal views on the development proposals for Dacorum that have been presented for comment.</p> <p>Further examination, including linkage with neighbouring authorities and infrastructure requirements, is necessary in order to demonstrate that the release of green belt land is proportionally necessary to meet housing need</p> <p><b>GFRA Response to Question 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19738
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19792
<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> <ul style="list-style-type: none"> <li>• <b>Question 45</b></li> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (Copy below)</li> <li>• <b>Question 4</b></li> </ul>

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum.
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area.

**Question 5**

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives.

	<p>It is impossible to improve Berkhamsted's transport system with our topography.</p> <ul style="list-style-type: none"> <li>• The 6th bullet point of "Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside.</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development.</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19861
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO19945



Full Name	Chris Smith
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO20002
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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO20059
Full Name	Kate and Ben Marston
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>	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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20116
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20174
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20231
<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 45, full document attached to question 46</b></p>

	It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20279
<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>	<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p>

	<ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20334
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20392
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20440
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p>

	<p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20502

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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
Include files	
Number	Question 45
ID	LPIO20549
Full Name	DR Brigitta Case
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have attended several meetings, talked with Town Councillors and Dacorum Planners to better understand the Options outlined in the Core Strategy Plan for Dacorum.</p> <p>As a Berkhamsted resident who has enjoyed associations with the town for 50 years, I feel a responsibility to speak out and air my views – shared by many with whom I have spoken on this subject.</p> <p>The 46 Questions have been eloquently answered by many and I support the answers given by both the <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 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to

focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

COPY BRAG Q 4 to 7 -

**BRAG response to Question 4 (please note full document is attached to Q46)**

**Question 4** *Do you agree with the suggested vision for the Borough?*

**No**

- The vision is far removed from reality. To be credible they should stand a realistic chance of being achievable. The existing infrastructure gap has not been addressed and there is no evidence from the Schedule of Site Appraisals that there will be sufficient infrastructure spend to support any substantial improvements – just the opposite. For example, ‘towns and villages have sufficient water supply’ (water is one of the major issues and can only be exacerbated by proposed development options) and ‘access to the Watford Health Campus is improved’ (the new road has had very little impact on the realities of travelling to the hospital).
- Disagree that the Watford Health Campus is an appropriate/adequate ‘vision’ for the health care aspirations of Dacorum.
- To suggest that the character of our market towns will be preserved with the escalating housing targets envisaged is laughable. The topography of many of our towns and villages make some of the aspirations in relation to pedestrians and cyclists unachievable
- Elderly care has been omitted from the vision, as has mental health
- There is no recognition of the benefits of increased cultural provision in the Borough

**BRAG response to Question 5 (please note full document is attached to Q46)**

**Question 5** *Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovingdon, or the wider countryside?*

**Yes**

- Unfortunately nothing in this consultation convinces BRAG that they will continue to be reflected in the new Local plan

**BRAG response to Question 6 (please note full document is attached to Q46)**

**Question 6** *Do you agree with the suggested objectives for the new Local Plan?*

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. Planners need to demonstrate that they are ‘Living the Vision’ –

or accept that it is entirely unrealistic and be honest with the local population

**BRAG response to Question 7 (please note full document is attached to Q46)**

**Question 7** *Do you agree with the proposed policy coverage of the new Local Plan?*

**Yes**

- Policies identified are crucial – all options should be measured against them

Berkhamsted Citizens response

- ***Is Option 2B your preferred option for delivering the growth***

***needs of the Borough?***

- **No**
- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) copy below

**Question 4**

***Do you agree with the suggested vision for the Borough?***

**No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel***

**Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington,**  
*or the wider countryside?*

**Yes, but this new plan does not, and the proposals will not deliver!**

**Question 6**

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

- Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography
- The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the *towns*, villages and countryside
- Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored.
- The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of **adequate** new infrastructure with development

**Question 7**

***Do you agree with the proposed policy coverage of the new Local Plan?***

**Yes**

- Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20596
<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> <ul style="list-style-type: none"> <li>• <b><i>Is Option 2B your preferred option for delivering the growth needs of the Borough?</i></b></li> <li>• <b>No</b></li> </ul>

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7) (copy below)

#### Question 4

***Do you agree with the suggested vision for the Borough?***

#### **No – it's pie in the sky**

- The vision is far removed from reality. For example, 'towns and villages have sufficient water supply' (water is one of the major issues and can only be exacerbated by proposed development options) and 'access to the Watford Health Campus is improved' (the new road has had almost no impact on the realities of travelling to the hospital).
- It is difficult to see how access to the Watford Health Campus can be improved with the additional traffic that will be caused by the proposed scale of development. Health service provision within Dacorum should be improved, for this purpose we propose that part of site KL-h3 be reserved for possible future health purposes.
- We have in Dacorum a USP of two irreplaceable water courses, the Grand Union Canal and the Bourne rivers. It is proposed that there is substantial development along the banks of the Grand Union Canal which would completely destroy its ethos as a linear green park running through our authority. The intention to develop the banks of the canal is against DBC's policies to respect our industrial heritage and to promote tourism.
- Disagree that the Watford Health Campus is an appropriate/adequate 'vision' for the health care aspirations of Dacorum
- Elderly care has been omitted from the vision. We also **have no urgent care facility**.
- It has long been accepted that we need a new hospital for this area

#### Question 5

***Does our current Core Strategy reflect the specific local aspirations and/or qualities that you feel should continue to be reflected in the visions for Hemel Hempstead, Berkhamsted, Tring, Markyate, Kings Langley, Bovington, or the wider countryside?***

**Yes, but this new plan does not, and the proposals will not deliver!**

#### Question 6

***Do you agree with the suggested objectives for the new Local Plan?***

**Yes**

	<ul style="list-style-type: none"> <li>• Strongly agree – all options should be robustly measured against these objectives. It is impossible to improve Berkhamsted’s transport system with our topography</li> <li>• The 6th bullet point of “Sustainable Development should read: To conserve and enhance the function and character of the <i>towns</i>, villages and countryside</li> <li>• Both Berkhamsted and Tring have enjoyed excellent character studies prepared by DBC, the objectives of the new local plan totally ignore these excellent and perceptive documents, which took a great deal of time and money for DBC to produce and they should not be ignored</li> <li>• The 2nd bullet point of Infrastructure and Delivery should read: To co-ordinate the delivery of <b>adequate</b> new infrastructure with development</li> </ul> <p><b>Question 7</b></p> <p><b><i>Do you agree with the proposed policy coverage of the new Local Plan?</i></b></p> <p><b>Yes</b></p> <ul style="list-style-type: none"> <li>• Policies identified are crucial – all options should be measured against them. We need to make sure that supplementary planning guidance is adhered to, particularly our character appraisals</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20668
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20724
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20772
<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>The calculation used, as proposed in the Government's consultation, is unproven and therefore an inappropriate basis upon which to judge housing need.</p> <p>Applying the formula results in a figure of 1,100 houses p.a. This is 2.55 times the Core Strategy rate. To achieve this figure would do irreparable damage to the countryside and to be sustainable would require a level of infrastructure investment that is unaffordable and non-deliverable.</p>
<b>Include files</b>	

Number	Question 45
ID	LPIO20820
Full Name	Usha Kilich
Company / Organisation	Northchurch Parish Council
Position	Parish Clerk
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	
Include files	
Number	Question 45
ID	LPIO20866
Full Name	Mr Iain Manson
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have also tapped into the support of Berkhamsted Residents Action Group and have attached much more detailed comments that have been put together by that group, all of which I support. These comments are rather long, but I feel it is important to repeat them in detail.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate),</p>



	<p>while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20890
<b>Full Name</b>	Mrs. Sue 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>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</p>

	<p>key matters. Please refer to the CCG submission for my full response.</p> <p>Chiltern Conservation Group response below</p> <p>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20942
<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 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim</p>

	<p>we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO20997
<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>Q42 to Q45(2A,B,C,3.)BRAG</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p>

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.

#### **Berkhamsted Town Council response**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

	<p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p> <p>This option is incompatible with preserving the character of the market towns and Berkhamsted in particular, which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. To illustrate this point:</p> <p>Between 2006 and 2016 the build rate of new housing in Hemel Hempstead averaged 279 pa against a Core Strategy target of 352 pa over 25 years (8800 in total over 25 years), in other words just 79% of the target rate. In Berkhamsted and Northchurch, on the other hand, the build rate between 2006 and 2016 averaged 63 pa against a target, over 25 years, of 47 pa (1180 in total over 25 years) - that is 34% above target. No additional infrastructure has been provided to support this in the Berkhamsted and Northchurch settlement. The matching of infrastructure and development would only be achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics, heritage legacies and infrastructure constraints which should be recognised when considering housing allocations between them. Housing distribution should not simply be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. The Planning Inspector stated in his report on the Core Strategy that development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting.”</p> <p>More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21082
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review</p>

	that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21147
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21176
<b>Full Name</b>	St Albans Diocesan Board of Finance
<b>Company / Organisation</b>	St Albans Diocesan Board of Finance
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / 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>• SADBDF suggest that DBC should plan for a hybrid between options 2A and 3, where a housing target of up to 1,100 dwellings per year is planned with a distribution focusing on the three main settlements and also with recognition that development at smaller villages can provide sustainable growth for these communities</li> <li>• SADBDF suggests it is necessary to plan for scenario 3 to ensure the Plan that is produced will be sound and pass through examination by Inspector</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO21223
<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 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report &amp; Progress on the Dacorum Development Programme” reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> <li>• Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development.</li> <li>• Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) –</li> </ul>

	and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21270
<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 Chilterns Conservation Board objects to this option because it potentially involves major development in the Chilterns AONB at Tring (site Tr-h4) and Berkhamsted (site Be-h8) which the NPPF para 116 states should be refused except in exceptional circumstances and where it can be demonstrated it is in the public interest. Meeting housing figures is not an exceptional circumstance, there are alternatives in the housing market area not in the AONB. Development of these greenfield sites in the AONB would not conserve and enhance the natural beauty of the AONB or meet the Local Plan's vision.</p> <p>This option also involves developing multiple sites in the Setting of the AONB at Hemel Hempstead, Tring, Berkhamsted and Markyate, and</p> <p>608 homes at unspecified locations in the rest of the borough (potentially AONB or AONB setting). There would be considerable cumulative encroachment up to AONB boundaries on multiple sides of these settlements. This is likely to harm the setting of the Chilterns AONB. Other options avoid this and perform better.</p> <p>The statutory Chilterns AONB Management Plan 2014-2018 explains how developments outside the AONB but in its setting can affect the AONB and includes the following policies:</p> <p>Vision: The setting of the Chilterns is valued and protected by ensuring development adjacent to the AONB also respects its national importance.</p>



Policy L4: The distinctive character of buildings, rural settlements and their landscape setting should be conserved and enhanced.

Policy L5: Developments which detract from the Chilterns' special character should be resisted.

Policy L7: The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.

Policy L8: Landscape close to existing and new areas of development should be maintained and enhanced to conserve, enhance and extend: natural capital; green infrastructure; character and amenity; biodiversity; and opportunities for recreation.

Policy D8: The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB.

Policy D9: Full account should be taken of the likely impacts of developments on the setting of the AONB.

There is further advice in the Chilterns Conservation Board's Position Statement on Development Affecting the Setting of the AONB, available at

<http://www.chilternsconservationboard.org.uk/development/position-statement/>  
It identifies that:

Examples of adverse impacts include:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way;
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB;
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes or rotors for example);
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways;
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement;
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB;
- Change of use of land that is of sufficient scale to cause harm to landscape character;
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB;
- Loss of features of historic interest, particularly if these are contiguous with the AONB;
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes, and
- Increase in air or water pollution.
- Adverse impacts might not be visual. The special qualities of the Chilterns AONB include tranquillity. A development which is noisy may well impact adversely on tranquillity even if not visible from the AONB.

	<p>The Council must give great weight to the Chilterns AONB (NPPF para 115) and is under a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Chilterns AONB (Countryside and Rights of Way Act 2000 section 85) The Chilterns AONB is nationally protected as one of the country's finest landscapes, and has the same level of protection (the highest) as National Parks (NPPF para 115). The location of growth should be informed by sustainability appraisal and assessment of the cumulative effects on development on the Chilterns AONB, including effects on natural beauty, ecology, habitat fragmentation, air quality, tranquillity, water abstraction from chalk streams, visitor pressure etc. Please see the recently published guidance from the Chilterns Conservation Board: Position Statement on Cumulative Impacts of Developments on the Chilterns AONB which should be of assistance in identifying effects and assessing them, it is available online at <a href="http://www.chilterns.org/conservation/development/position-statement">http://www.chilterns.org/conservation/development/position-statement</a></p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21294
<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>I strongly support the Chiltern Countryside Group's submission regarding the Green Belt and AONB (below)</p> <p>We believe the figures for growth given for Options 2 and 3 to be premature in terms of Government requirements.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21346
<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>

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.

**BRAG response to Question X (please note full document is attached to Q46)**

**BRAG response to Question 45 (please note full document is attached to Q46)**

**Question 45** *Is Option 3 your preferred option for delivering the growth needs of the Borough?*

**No**

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first 5 years (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The

	<p>reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21392
<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 X (please note full document is attached to Q46)</b></p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough.</p>

	<p>Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21435
<b>Full Name</b>	Mr R Smith and Mr A Lyell
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	1.33.1 The Landowners suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements, also with a level of growth at larger villages to support sustainable growth at these locations too

	1.33.2 The Landowners suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21455
<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>	Yes
<b>Your response - Please add your response here</b>	<p><b>Q.41-45 Yes in each case and add comments below.</b></p> <p>40. Rather than answer questions 39-45 separately, we will provide an overall assessment of the options and present our consideration below</p> <p>41. We strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement. These 4 options also favour the significant expansion of Berkhamsted as a town, which we strongly support.</p> <p>42. The site at Spring Garden Lane is designated as Green Belt, but is a suitable and sustainable location for the development of a specialist residential care home. Should any of the 4 options specified above be preferred, this site could contribute to meeting the housing needs of Berkhamsted by providing a high quality residential care facility. Registered care provision falls within a C2 use class; with households who live in care homes counted as part of the institutional rather than the household population. As such provision of residential care provision is treated in the analysis of housing need separately in the SHMA from that for C3 dwellings (SHMA 2016). However the provision of a high quality care facility will assist in the release of C3 properties across the borough to house couples and families</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21471
<b>Full Name</b>	Audley Court 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

Your response - Please add your response here	<p><b>Q.41-45 Yes in each case</b></p> <p>45. We do however strongly support options 1C, 2A-C and option 3 proposed in the Issues and Options consultation paper (2017). All of these 4 options favour the significant expansion of Berkhamsted as a town, and also these 4 options identify significant numbers of homes in the Green Belt homes to be developed in Berkhamsted, on top of the existing identified housing capacity that has been assumed for each settlement.</p> <p>46. We consider the site at Bank Mill Lane to be a logical expansion of Berkhamsted as a town and that land designated as Green Belt will need to be released for residential development in order to provide sufficient and suitable land to meet the growing needs of the borough for all types of development. We therefore do not consider that options 1A and 1B realistically reflect this requirement. We also consider that Berkhamsted requires additional infrastructure, residential development and service provisions in order for it to maintain its current status as a sustainable and vibrant market town</p> <p>47. Should any of the 4 options specified above be preferred and the site at Bank Mill Lane released from the Green Belt for allocation in the Local Plan, the site could provide a high quality Care This will assist in the adequate provision of elderly care accommodation, and also contribute to meeting the housing needs of Berkhamsted and the Dacorum Borough as a whole, responding to paragraph 182 in the Framework that requires local plans to be based on proportionate evidence.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21483
<b>Full Name</b>	Luton Airport
<b>Company / Organisation</b>	Luton Airport
<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><b>Questions 39 to 45 Options for Growth - No in all cases [copy across text below for each question]</b></p> <p>LLA wishes to make representations regarding the Options for Growth. The following representations would cover questions 39 to 45. The options propose a minimum of 200, and a maximum of 800, extra residential dwellings in the Markyate area.</p> <p>As you are aware, LLA is committed to being a good neighbour and endeavours at all times to minimise the impact of its operations on local communities.</p> <p>As demonstrated by the LLA Noise Action Plan 2013-2018, developed in conjunction with stakeholders including your Council, some of the areas identified as having potential for growth are below the flightpaths.</p>

	<p>The map extracts below show the Noise Contour Maps (as taken from the Noise Action Plan 2013-2018) which show the 54 dB LAEQ 16hr contour and the 48 dB Night contour.</p> <p>(for noise contour maps see attached document )</p> <p>Action 17 of the LLA Noise Action Plan 2013-2018 states that LLA will discourage residential development close to the airport boundary or areas affected by aircraft noise, in liaison with Local Authorities. LLA are concerned with the proposal to increase, potentially significantly, the number of residential dwellings within, or close to, the approach or departure paths that aircraft use.</p> <p>As you are aware, in preparing Local Plans, Local Authorities are required to have regard to policies and advice issued by the Secretary of State.</p> <p>The Government's Aviation Policy Framework 2013 states <i>"The Government's overall policy on aviation noise is to limit and, where possible, reduce the number of people in the UK significantly affected by aircraft noise"</i>. The Framework goes on to state: <i>"We will continue to treat the 57dB LAeq 16 hour contour as the average level of daytime aircraft noise marking the approximate onset of significant community annoyance. However, this does not mean that all people within this contour will experience significant adverse effects from aircraft noise. Nor does it mean that no-one outside of this contour will consider themselves annoyed by aircraft noise."</i></p> <p>LLA is increasing in size to accommodate an operational capacity of 18 million passengers per year. LLA are committed to develop and deliver policies, procedures and measures which will help to minimise the effects of aircraft noise and encourage improvements from airlines and other operators. However, an increase in residential dwellings in the Markyate area would potentially increase the number of people who may be impacted upon by aircraft noise.</p> <p>LLA urge Dacorum Borough Council to consider fully the impact that aircraft noise may have upon any new residential dwellings within the noise contour areas. If your Council, when assessing the views gathered by this consultation, and the future consultation stages of the draft Local Plan, do consider that Markyate is an appropriate area for growth, we request that LLA are fully involved in assessing where such new dwellings should be sited, and, what noise insulation measures must be required, as part of any future planning process.</p>
<b>Include files</b>	<a href="#">Ellen O'Grady - Luton Airport Draft Dacorum BC Issues and Options LP Reprs.pdf</a>
<b>Number</b>	Question 45
<b>ID</b>	LPIO21509
<b>Full Name</b>	Hightown Housing Association
<b>Company / Organisation</b>	Hightown Housing Association
<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	<b>Question 45 Is Option 3 your preferred option for delivering the growth needs of the Borough? Yes</b>
Include files	
Number	Question 45
ID	LPIO21572
Full Name	Mrs Valerie Silverton
Company / Organisation	
Position	
Agent Name	
Company / Organisation	
Position	
Your Opinion - Please state your opinion here	No
Your response - Please add your response here	<p>I have read the proposals and strongly agree BRAG's responses.</p> <p><b>BRAG response to Question 45 (please note full document is attached to Q46)</b></p> <p><b>Question 45</b> <i>Is Option 3 your preferred option for delivering the growth needs of the Borough?</i></p> <p><b>No</b></p> <ul style="list-style-type: none"> <li>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5 years</b> (2006-11) of the plan Berkhamsted <b>delivered 10 years</b> worth of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure.</li> </ul> <p>Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</p> <ul style="list-style-type: none"> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate</li> </ul>

	<p>than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</p> <ul style="list-style-type: none"> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.</li> <li>• Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21629
<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 45, full document attached to question 46</b></p> <p>It is considered that the calculation for Option 3 is unproven, untested and not established at this time and therefore given the significant discussion and review that is going to be had with regard to the validity and viable nature of the higher calculation, the consideration of the option at this time should be discounted.</p>
<b>Include files</b>	
<b>Number</b>	Question 45

<b>ID</b>	LPIO21650
<b>Full Name</b>	Silversaw Ltd
<b>Company / Organisation</b>	Silversaw Ltd
<b>Position</b>	
<b>Agent Name</b>	Mark Novelle
<b>Company / Organisation</b>	CBRE
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Option 3 is our preference for delivering housing growth needs within DBC, because it accommodates the projected needs in the new Government methodology and would also plan for the future of DBC. This option would distribute growth across DBC, relieving the pressure on any single settlement to provide all of the required housing delivery across the plan period.</p> <p>Whilst this option would place additional pressures on the release of Green Belt land, it is considered that sufficient sites could be identified which would not undermine the overall purposes of the Green Belt within the authority.</p> <p>The Sustainability Appraisal Working Note (October 2017) identifies that Option 3 would generate a 'significant positive effect' on the delivery of housing, which would outperform all other options. Further to this, the summary of assessment of growth options within the Working Note identifies that whilst Option 3 could result in negative impacts in relation to soils and landscape, in other areas of assessment the option performs at the same, or a higher level, than the lower growth options. Specifically, given the need for housing in DBC this option is the only one identified as providing any significant positive impacts.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21702
<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>	Yes
<b>Your response - Please add your response here</b>	<ul style="list-style-type: none"> <li>• CPOK suggest that DBC should plan for a hybrid between options 2A and 3; where a housing target of up to 1,100 dwellings per year is planned with a distribution focussing on the three main settlements.</li> <li>• CPOK suggests it is necessary to plan for scenario 3 to ensure The Plan that is produced will be sound and pass through examination by Inspector.</li> </ul>

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21729
<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 perspective on what made the town attractive and what is now at risk.</p> <p>Sections of this consultation suggest that to support the 5 year housing land supply would immediately require Green Belt releases. Obviously 5 year housing land supply needs to be located but the consultation document indicates that DBC have ill-conceived ideas of how to do this. The headline principle should include the wording, "within urban capacity". Export to another Council area should not be rejected, specifically the St Albans land east of Hemel. There are many more permutations for growth distribution, but clearly DBC have carried out a simple arithmetic exercise and restricted the options offered to fit with favoured promoted land sites. Over the first 10 years of the current Core Strategy Berkhamsted have <u>exceeded by a massive 34%</u>. All this without any improvements in infrastructure. In contrast, Hemel has developed at a rate some 21% below the target figure. All the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments. Such disparities within Dacorum must be taken into account when assessing development numbers and site options. Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics and infrastructure constraints/needs which should be recognized when considering housing allocations between them.</p> <p>Housing distribution should not be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. Any additional development over and above that already planned for in Berkhamsted would be disastrous given the town's infrastructure constraints and current deficits. As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and excessive growth in Berkhamsted proposed in all but one of the options on the table does</p>

not do this. Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes. Of the options put forward, **Option 1B** is the only one that would be acceptable for Berkhamsted.

BRAG response

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report & Progress on the Dacorum Development Programme" reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure.

Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.

- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.

	<ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21840
<b>Full Name</b>	W Lamb Ltd
<b>Company / Organisation</b>	W Lamb 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>	<ul style="list-style-type: none"> <li>For the reasons discussed in response to Question 16, the draft upper Government figure is not considered to be the correct starting point for setting the Council's housing target and thus Growth Option 3 is not considered appropriate/relevant.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21857
<b>Full Name</b>	Pennard Holdings
<b>Company / Organisation</b>	PENNARD HOLDINGS
<b>Position</b>	
<b>Agent Name</b>	Peter Atkin
<b>Company / Organisation</b>	Pegasus Group
<b>Position</b>	Principal Planner
<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 following section seeks to draw the above chapters together to provide a succinct response to the key issues raised within the Issues &amp; Options consultation, particularly in relation to the amount of growth DBC should plan for over the next Plan-period and how it should be distributed</li> </ul>

### **What level of housing growth should DBC plan for?**

- As set out in Section 4 above (Housing Need), DBC is currently unable to demonstrate a sufficient urban capacity (i.e. 10,940 dwellings) to accommodate the proposed development needs put forward by the Issues & Options consultation (i.e. between 13,846 - 25,300 net additional dwellings in the period 2013 - 2036). Accordingly, there is an inherent shortfall in available (and unconstrained) land to meet identified housing needs within the Borough
- Moreover, DBC is unable to demonstrate a 5-year housing land supply as required by the NPPF (against the emerging targets proposed by the Issues & Options consultation).
- The scale of the housing challenge needs to be considered in the context of the recent Housing White Paper (February 2017) and the Government's recent Budget announcements (November 2017) which set the ambitious target to deliver 300,000 new homes per year nationally in order to 'fix our broken housing market'.
- There is a clear shift at the national level to significantly increase the delivery of new homes and in this context Section 4 above further concludes that DBC should plan to meet the housing targets expressed in 'Option 3' (i.e. the 'Upper Government Figure') for 25,300 new homes (1,100 dpa) in the period 2013-2036 in the emerging Local Plan consistent with emerging national planning policy
- In the event that the Government's proposed standardised methodology should not come into effect as anticipated, it is considered that the SHMA housing figures as presented in 'Option 2' then offers a reasonable 'fall-back' position that meets the Borough's objectively assessed housing needs of 17,388 new homes in the period 2013-2036 (756 dpa), consistent with the provisions of the NPPF
- DBC should carefully consider the significant social costs/implications associated with not meeting identified housing needs in full, which in particular is likely to perpetuate an increasing affordability issue for **all** sections of the community. Should DBC not meet their identified needs as identified above, then it is likely to increase pressure on the Council to find affordable homes for young people and families and accommodation for an ageing population whilst also making it harder for local businesses to find and retain employees.

### **How should new housing growth be distributed?**

- The Issues & Options consultation presents three approaches for how future growth might be distributed:
  - 1 **Option A** – Focus on three Towns (Hemel Hempstead, Berkhamstead and Tring);
  - 1 **Option B** – Greater focus at Hemel Hempstead; and

- **Option C** – Spread more evenly across the Borough
- The growth options and associated geographical distributions are presented in Appendix 6 for information
- It is clear from the options presented that the release of Green Belt land is required in all three scenarios. Moreover, when considering the level of housing need identified above, it is evident that only 'Option C' (i.e. 'spread more evenly across the Borough') makes a reasonable attempt to accommodate identified housing needs within the Borough and offers 'choice' within the housing market
- The distribution of development evenly across the Borough ('Option C') according to the sustainability and ability of settlements to accommodate new growth is generally supported
- A 'dispersed' approach' to growth provides a better opportunity (compared to concentrating growth to a limited number of locations) to meet local housing needs where it is generated. It also provides opportunities to improve local infrastructure provision at more locations (through the careful use of financial contributions from development), together with on-site provision of facilities where appropriate to make settlements more sustainable
- Moreover, as key communications infrastructure has advanced, this has led to an increase in 'local living' and 'home working' and has provided an increased demand for local services
- Accordingly, allowing settlements to grow sustainably according to their ability to accommodate growth, such as Flamstead as one of the more sustainable 'small villages', will have positive benefits for the future vitality and viability of the village in particular and the sustainability of the Borough as a whole
- Therefore, in conclusion, based on the amount of development needed (25,300 new homes) and the preferred distribution of development, 'Growth Option 3' (i.e. Upper Government Figure & Dispersed Approach') is supported by these Representations as representing a sustainable approach to meeting the Borough's future development needs
- As set out above, should the Government's proposed standardised methodology not come forward as anticipated, then 'Growth Option 2C' is considered to provide a reasonable 'fall-back' position which plans to meet objectively assessed needs consistent with the NPPF and in a sustainable way across the Borough as a whole, including at Flamstead

#### **Conclusions – Implications for the New Local Plan**

- The plan should support the sustainable distribution of development across the borough according to the settlement hierarchy to ensure



	<p>the future vitality and viability of the borough's towns and villages as a whole;</p> <ul style="list-style-type: none"> <li>Flamstead is identified as a sustainable location, suitable for release from the Green Belt and capable of contributing towards the borough's identified housing needs</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21866
<b>Full Name</b>	Fairfax Acquisitions Limited
<b>Company / Organisation</b>	Fairfax Classical Properties Ltd
<b>Position</b>	
<b>Agent Name</b>	Mr Tim Rodway
<b>Company / Organisation</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>Option 3</b> (1,100 homes a year or 25,300 over the 2013-36 Plan period):</p> <p>On behalf of our clients, we contend that this Option represents the best and most sustainable basis for progressing the new Plan. The amount of housing this would provide is likely to more closely satisfy the Borough's own local housing needs, whilst also assisting with meeting the unmet need of adjacent authorities. The provision of 1,000-1,100 dpa would provide additional affordable housing, which represents a significant positive effect. We agree that this Option would be able to more closely meet the Borough's needs for affordable housing when compared to the levels of housing proposed under Option 1 and Option 2. Therefore, we support the progression of the new Local Plan on the basis of the housing supply set out by Option 3. However, we consider that this should be set as a 'minima', and should incorporate flexibility to allow for greater number of housing to be provided, if the OAHN and unmet need of other authorities combine to actually demonstrate that an even greater housing number is required.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21911
<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

**Your response - Please add your response here**

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 .

Berkhamsted Residents Action Group response:

- This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).
- No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.
- The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest “Authority Monitoring Report & Progress on the Dacorum Development Programme” reveals that in the first **5 years** (2006-11) of the plan Berkhamsted **delivered 10 years** worth of new housing stock and by 2016 the rate of development had **exceeded** Core Strategy targets by a massive **34%**. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some **21% below** the target figure. So, **all** the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.
- Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.
- As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting” and the excessive growth in Berkhamsted proposed in this option does not do this.
- Central Government’s policy on Green Belt is clear – “demand for housing alone will not change Green Belt boundaries” (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has

	<p>been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO21967
<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>	No
<b>Your response - Please add your response here</b>	<p>I</p> <p>I have not completed the full consultation document but my wife and my views are completely in line with the comprehensive return made by Berkhamsted Town Council.</p> <p>Berkhamsted Town Council's response:</p> <p>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p> <p>This option is incompatible with preserving the character of the market towns and Berkhamsted in particular, which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. To illustrate this point:</p> <p>Between 2006 and 2016 the build rate of new housing in Hemel Hempstead averaged 279 pa against a Core Strategy target of 352 pa over 25 years (8800 in total over 25 years), in other words just 79% of the target rate. In Berkhamsted and Northchurch, on the other hand, the build rate between 2006 and 2016 averaged 63 pa against a target, over 25 years, of 47 pa (1180 in total over 25 years) - that is 34% above target. No additional infrastructure has been provided to support this in the Berkhamsted and Northchurch settlement. The matching of infrastructure and development would only be achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics, heritage legacies and infrastructure constraints which should be recognised when considering housing allocations between them. Housing distribution should not simply be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least</p>

	<p>harmful. The Planning Inspector stated in his report on the Core Strategy that development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting.”</p> <p>More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22014
<b>Full Name</b>	Millbank Land
<b>Company / Organisation</b>	Millbank Land
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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 line with the views set out in response to Question 16 above, Option 3: Upper Government figure would appear to be the most appropriate level of housing growth that the emerging Local Plan should consider (albeit this will need to be updated to reflect the latest data). While this is significantly higher than the current target of 430 dwellings per annum set out in the Core Strategy; the current target is not fit for purpose and falls significantly short of meeting local housing needs as acknowledged by the Council by undertaking to review the Local Plan.</p> <p>Meeting this target will require the identification of greenfield, including Green Belt sites. The Council has estimated that this will include 2,667 dwellings in the Green Belt in Tring. In addition to the committed sites and the sites allocated for development, the Council should undertake a comprehensive review of all sites put forward for development and consider their potential for delivering housing growth. This should include all sites proposed as part of the 2017 call for sites process including the Land at Bulbourne Road. Green Belt and other designations should not be viewed as absolute constraints to development, particularly given that 77% of the local authority land area is covered by an environmental designation<sup>7</sup>.</p> <p>The Council raises questions of deliverability, both in terms of the homes themselves and the scale of new infrastructure that would be needed to support these new homes. The allocation of sites for housing development would provide developers with the certainty required to make key investment decisions in the Borough and could increase the levels of housing delivery. Sufficient sites, of different scales, should be allocated to provide housing throughout the duration of the plan period to 2036. Distribution of development in line with the settlement hierarchy would mean that the existing infrastructure would be able to meet the needs of new residents and reduce the infrastructure burden.</p>

	<i>(7 Proportion of Local Authority land area covered by Green Belt, National Parks, Areas of Outstanding Natural Beauty or Sites of Special Scientific Interest.)</i>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22058
<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>	<p>Option 3 best addresses the likely requirements for market and affordable housing growth in the Borough. Although it is noted that at this point in time the Standard Methodology has limited weight due to it not yet being embedded in housing policy. Pronouncements since the Government consulted on the paper in Autumn 2017 do not indicate any intention to scale back delivery demands. Indeed, the Autumn Budget increased the Government's housing delivery targets to 300,000 per annum (which is more than the 266,000 national target the Standard Methodology was based upon).</p> <p>It is notable that the Council has not split Option 3 into sub-options exploring various degrees of avoiding the expansion of existing settlements. As already expressed elsewhere in this submission, in our view, growth will need to be accommodated at a range of sites of different sizes and descriptions in a variety of locations. All areas should be considered for sustainable development that meets local demands, helps to deliver sufficient supporting infrastructure and is sensitive to local character.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22114
<b>Full Name</b>	Crest Nicholson
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	Sarah Moorhouse
<b>Company / Organisation</b>	Lichfields
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	See Section 3.0 of the Land at Blegberry Gardens, Berkhamsted (Site Be-h6) - Representations to Dacorum's New Local Plan: Issues and Options (Nov

	2017) document by Lichfields on behalf of Crest Nicholson Chiltern. The principle of the draft CLG Housing Figure (or a slightly higher one) and focussing development in the three towns is appropriate.
<b>Include files</b>	<a href="#">Sarah Moorhouse Crest Nicholson-15426 Land adj. to Blegberry Gdns, Berkhamsted Reps (13.12.17).PDF</a>
<b>Number</b>	Question 45
<b>ID</b>	LPIO22159
<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 45
<b>ID</b>	LPIO22203
<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 45
<b>ID</b>	LPIO22247
<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 45
<b>ID</b>	LPIO22427
<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>	It also appears that the required Impacts of the options shown in the Proposals have not been considered as a whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22438
<b>Full Name</b>	Mr & Mrs J Godfrey
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</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>Mr &amp; Mrs Godfrey:</b></p> <p>As Berkhamsted residents we have no choice but to say yes to Q40 Option 1B. This Option is for 602 houses per annum in Dacorum with house building in Berkhamsted limited to the current plan of 600 houses until 2036 and no further Green Belt release except around Hemel. As a result we are forced to say No to all the Options and the reasons for this are shown below:</p> <ul style="list-style-type: none"> <li>• The target of 602 house p.a. is based on Dacorum's evidence that this is the best government supported target available. However, we believe a lower target Option should have been included in the Consultation document (see fourth bullet below).</li> <li>• Hemel is the only town where infrastructure is available and can be properly planned</li> <li>• As stated in Berkhamsted's Town Council draft reply all other Options mentioned "...would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to Q7)".</li> <li>• In this Consultation no current information has been provided to properly evaluate any of the Options in terms of what these new higher housing numbers mean for cost or timing of Infrastructure delivery. The documents referenced as evidence and relating to Infrastructure are out-dated and more importantly not based on these hugely increased housing projections. Physical evidence of existing infrastructure clearly shows that most</li> </ul>

of Dacorum is at capacity and does not meet current demand e.g. Berkhamsted Multi Storey Car Park in 2020 will struggle to meet today's demand and certainly existing entry/exit roads will be unable to cope.

- All Options shown have been poorly selected and flawed. For example, Option 3, 1000 houses per annum, should not have been included as your document explains it would be an imposed target and without basis. Rather than providing this wholly unrealistic Option, the current urban capacity was totally dismissed even though it is significantly higher than the current Core Strategy and would have been a credible defensible Option and better start point (reality!!). This leaves only two possible Options but both were presented in a highly misleading and discriminatory manner. Compare the description and house building levels in
- Option 1A "Focussed on Three Towns" showing houses in Hemel (8900 plus 1750 from Green Belt) Berkhamsted (600 plus 900) and Tring (500 and 300) and
- Option 1C "Spread More Evenly Across the Borough" with a significant reduction in Hemel (8900 with 0 Green Belt) and significant increases in Berkhamsted (600 plus 1075) and Tring (500 and 1000)!!!!

Clearly building is not "Spread More Evenly" in Option 1C – it should have been re-titled as "Focussed on Two Market Towns & Settlements" and from their inclusion had never been intended to be progressed. There is a similar example with Option 2C which should similarly be discounted for undue bias. The impression is that the Consultation is lead more by developers' proposals of "Call for Sites" and less to do with independent sustainable town planning.

- The proposed house building target of 758 p.a. in Option 2, based on the 2016 South Herts Market Assessment, is outdated and the results are disputed by St Albans. This huge jump in house-building needs to be re-visited to reflect current underlying assumptions (London market growth?). Also while mention is made of the methodology of the calculation it does not provide;
- a comparison of affordable homes within the current Plan and the proposed new Plan and how/where this difference could be met in the future with less release of land.
- a realistic approach to affordable homes. Dacorum's Consultation Boards showed all possible Green Belt sites as requiring 40% affordable homes. However, there is no evidence to support this being consistently achieved and certainly not on all the proposed sites. How this discrepancy is being reflected in the Local Plan is not discussed.
- an update to reflect where we are in the economic cycle and also whether there is sufficient house building capacity long term. As an example, in August 2017 brick producer Ibstock (40% UK brick market share) said that in March 2017 the UK brick



	<p>industry delivered more bricks than it had for nine years. However, despite the increase in deliveries, some builders and builders' merchants are seeing lead times lengthen." With an estimated 80% of new homes using bricks within their construction plus a known existing construction labour shortage DBC should be basing house-building on long term achievability and not panicked by developers into making early release of Green Belt based on dubious house-building growth projections.</p> <ul style="list-style-type: none"> <li>Option 2 cannot be subject of further consideration without including a new large development extension of Hemel (2500+houses) and the likely impacts from the Gorhambury development. To ignore some estimate of these effects is unsatisfactory.</li> </ul> <p>the significant proposed Green Belt releases do not address important local topographical differences or issues such as the recent developer targeted overbuilding in Berkhamsted and underbuilding in Hemel</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22446
<b>Full Name</b>	Mr Richard Collins
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Agent Name</b>	
<b>Company / Organisation</b>	
<b>Position</b>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<p>Within your consultation, Option 1B Question 40 provides the least-worst option. However, in our view none of your options offer a realistic basis for a new and achievable local plan. In particular, there must be an explanation from planners as to why home-building in Hemel Hempstead (at 21% under planned development ten years into the current Core Strategy) has not already happened. Without addressing this, and without a proper plan to resolve the issue (for example by setting out significantly more robust, demanding and reciprocal agreements with developers to ensure that they cannot 'call all the shots' and build only where they wish and where their returns will be greatest for least inward investment) there can be no prospect of fair, sustainable and achievable local development across Dacorum moving forward.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22449
<b>Full Name</b>	Ashleigh Michnowiec
<b>Company / Organisation</b>	Harrow Estates plc

<b>Position</b>	
<b>Agent Name</b>	Mrs Sam Ryan
<b>Company / Organisation</b>	Turley Estates
<b>Position</b>	Director
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>In allocating sites to accommodate that development, the local plan should follow a spatial pattern of growth that directs the majority of new housing to the three larger settlements of Hemel Hempstead, Berkhamsted and Tring; that option is best aligned to support the three elements of sustainable development and ensure that local housing needs in each settlement are met.</p> <p>In combination, therefore, Harrow Estates give qualified support to spatial Option 2A, while also strongly advocating that the council explores opportunities to increase the scale of housing growth in accordance with growth Option 3.</p> <p>The Core Strategy DPD was adopted in September 2013. It sets out a housing requirement for the borough of 430 dwellings per annum. In adopting the plan, the council accepted that the housing requirement did not meet the Full Objectively Assessed Need (FOAN) for housing across the borough. In the circumstances, it committed to carrying out an early review of the plan to address that specific issue; this is explicitly set out at paragraph 29.8 of the plan:</p> <p><i>The Council is committed to a partial review of the Core Strategy (i.e. after completion of the Site Allocations and Development Management DPDs). Evidence gathering will begin in 2013. The purpose of the review is to reconsider housing need and investigate ways of meeting that need more fully.</i></p> <p>The Site Allocations and Development Management DPD was subsequently prepared and adopted in accordance with the Core Strategy (July 2017) that was also done in the context of progressing a new comprehensive Local Plan as soon as possible.</p> <p>The existing development plan documents provide some useful context to the emerging Local Plan, but do not preclude exploration of alternative strategies and options to accommodate the development that the borough needs; this is particularly relevant to meeting the FOAN which necessitates a review of Green Belt boundaries.</p> <p><b>Issues and Options Consultation</b></p> <p>The Issues and Options consultation was published in November 2017 as the first stage in preparation of a new borough-wide local plan.</p> <p>The document and its supporting evidence base examines a variety of growth and spatial options to accommodate the development that the borough needs to 2036. In doing so, it clearly demonstrates that exceptional circumstances exist to justify amendments to the Green Belt boundary and provide additional land for development.</p>

	<p>A range of spatial options are identified, including focussing development on the three towns of Hemel Hempstead, Berkhamsted and Tring which each contain a full range of services (spatial Option A).</p> <p>Harrow Estates plc considers that Spatial Option A and growth Option 3 are most closely aligned to meeting the overall objectives for the emerging local plan to:</p> <ul style="list-style-type: none"> <li>• Deliver sustainable patterns of development in those locations that are most accessible and contain a wide range of services</li> <li>• Strengthen economic prosperity by supporting new and existing employment</li> <li>• Ensure that both the quantum, and range and quality of new housing meets the needs of the borough for both market and affordable accommodation</li> <li>• Protect the environment by protecting and enhancing the distractive landscape and historic character of the borough; and</li> <li>• Ensure that development contributes to local and strategic infrastructure requirements</li> </ul> <p>In accordance with our response to Q33 we consider that only Option 3 will provide for the evidenced scale of housing OAN across the authority.</p> <p>The detailed Turley Local Needs Assessment for Tring confirms that Option 3 will provide for the scale of housing required to meet needs at a local level as well as at borough level. It is concluded within that report the need for housing in Tring must be established as a minimum as 2,100 dwellings over the plan period. This level of provision will ensure that the town can grow sustainably and ensure that existing affordability issues are addressed. A failure to provide a sufficient level of new housing will have a detrimental impact on the town, not least in the continuation of an unsustainable changing profile of its population as younger households are unable to access housing.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22479
<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>	<p><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></p> <p>It also appears that the required Impacts of the options shown in the Proposals have not been considered as a</p>

	whole, but rather each more or less in isolation from the others. It is felt a more holistic approach would clearly identify and quantify many of the environmental and other issues above.
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22526
<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>• This would represent massive over development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4 (see Q4 to 7).</li> <li>• No consideration has been given critical planning considerations such as recent and on-going build against targets and local impact given different topographies and (inadequate) supporting infrastructure.</li> <li>• The current Core Strategy covers the 25 year period 2006 to 2031 and the technical appendix to the latest "Authority Monitoring Report &amp; Progress on the Dacorum Development Programme" reveals that in the first <b>5</b> years (2006-11) of the plan Berkhamsted <b>delivered 10 yearsworth</b> of new housing stock and by 2016 the rate of development had <b>exceeded</b> Core Strategy targets by a massive <b>34%</b>. All this without any improvements in infrastructure. Compare this to the rest of the Borough. Tring have done their bit (5% above target rate), while small villages and countryside locations have also hit targets. However, this is in stark contrast to Hemel Hempstead, which is where the Inspector agreed was the correct place to focus development. Development in Hemel has been at a pretty constant rate over the first 10 years of the CS, unfortunately at rate some <b>21% below</b> the target figure. So, <b>all</b> the shortfall that DBC claim we need to pick up in the new plan comes from failure to concentrate on the Hemel developments.</li> <li>• Berkhamsted should most not be punished because the town has developed at a faster rate than required by the plan. Just like a pint pot, once it is full it is full and adding extra just makes for one almighty mess.</li> <li>• As the Planning Inspector stated in his Core Strategy report, development in Berkhamsted "has to be balanced against the need to protect the</li> </ul>

	<p>town's historic character and setting" and the excessive growth in Berkhamsted proposed in this option does not do this.</p> <ul style="list-style-type: none"> <li>Central Government's policy on Green Belt is clear – "demand for housing alone will not change Green Belt boundaries" (letter to MPs from Minister of State for Housing and Planning – June 2016) – and the commitment to protecting Green Belt has been repeated many times, including by the Chancellor in his recent budget speech. The reason the rate of build in Berkhamsted is so high is a simple function of demand from the developers who generate the highest profit margins building in Berkhamsted. This demand is not a reason to focus even more development on Berkhamsted and under Government policy cannot lead to Green Belt boundary changes.</li> </ul>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22576
<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>This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4.</p> <p>This option is incompatible with preserving the character of the market towns and Berkhamsted in particular, which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. To illustrate this point:</p> <p>Between 2006 and 2016 the build rate of new housing in Hemel Hempstead averaged 279 pa against a Core Strategy target of 352 pa over 25 years (8800 in total over 25 years), in other words just 79% of the target rate. In Berkhamsted and Northchurch, on the other hand, the build rate between 2006 and 2016 averaged 63 pa against a target, over 25 years, of 47 pa (1180 in total over 25 years) - that is 34% above target. No additional infrastructure has been provided to support this in the Berkhamsted and Northchurch settlement. The matching of infrastructure and development would only be achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.</p> <p>Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics, heritage legacies and infrastructure constraints which should be</p>

	<p>recognised when considering housing allocations between them. Housing distribution should not simply be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. The Planning Inspector stated in his report on the Core Strategy that development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting.”</p> <p>More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22595
<b>Full Name</b>	Berkhamsted Schools Group
<b>Company / Organisation</b>	The Berkhamsted Schools Group
<b>Position</b>	
<b>Agent Name</b>	Kevin Rolfe
<b>Company / Organisation</b>	Aitchison Raffety
<b>Position</b>	Group Director, Development & Planning
<b>Your Opinion - Please state your opinion here</b>	Yes
<b>Your response - Please add your response here</b>	<p>Yes. This is our preferred option for delivering the growth needs of the Borough. It is based on the provision of 1,100 dwellings per year, which is the full proposed new government method of calculating housing need. It distributes the housing growth amongst the largest settlements in the Borough, and would provide a total of 2,250 new dwellings in Berkhamsted. This option will make the biggest contribution to addressing the need for homes that exists.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22646
<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>	
<b>Your Opinion - Please state your opinion here</b>	No
<b>Your response - Please add your response here</b>	<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</p>

agreed with the response to be submitted by the Meadway Residents Action Group (MRAG) (see comments LPIO18384, 18385) and the draft response prepared by Berkhamsted Town Council.

**Berkhamsted Town Council's Response:**

This would represent massive over-development of Berkhamsted and is contrary to the objectives, policies and local aspirations set out in Section 4. This option is incompatible with preserving the character of the market towns and Berkhamsted in particular, which has received a disproportionately large amount of development to date unsupported by improvements in infrastructure. To illustrate this point:

Between 2006 and 2016 the build rate of new housing in Hemel Hempstead averaged 279 pa against a Core Strategy target of 352 pa over 25 years (8800 in total over 25 years), in other words just 79% of the target rate. In Berkhamsted and Northchurch, on the other hand, the build rate between 2006 and 2016 averaged 63 pa against a target, over 25 years, of 47 pa (1180 in total over 25 years) - that is 34% above target. No additional infrastructure has been provided to support this in the Berkhamsted and Northchurch settlement. The matching of infrastructure and development would only be achievable with large concentrated developments rather than through much smaller ad hoc developments/sites.

Hemel Hempstead, Berkhamsted and Tring have quite different topographical characteristics, heritage legacies and infrastructure constraints which should be recognised when considering housing allocations between them. Housing distribution should not simply be a proportional arithmetical exercise. Development should go where it can be most suitably placed and least harmful. The Planning Inspector stated in his report on the Core Strategy that development in Berkhamsted “has to be balanced against the need to protect the town’s historic character and setting.”

More consideration should be given to placing more (but not major) development in villages to support local amenities and ensure their vibrancy.

<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22723
<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>Question 45 – Is Option 3 your preferred option for delivering the growth needs of the Borough?</b></p> <p>Please see response to Question 38.</p> <p><b>Question 38 – Has the Council considered all reasonable alternatives for distributing growth?</b></p> <p><b><u>Preferred Options for Delivering Growth</u></b></p> <p>Seven growth options have been put forward, summarised at paragraph 10.4.2.</p> <p>We have no comment at this stage on which option/s are preferable from a transport and highways perspective. We will work with DBC as the Local Plan develops towards a preferred option, with learning from transport modelling which is underway and transport assessment work on the potential sites. It is recognised that the site appraisals are early stage, and more work will be needed to understand which of the green field sites would perform better in planning and transport terms.</p> <p>It is important that new development is located in areas which are already accessible by sustainable modes of transport or can be made so. If development is more concentrated on Hemel Hempstead or the three main towns, then it is likely that residents of new development are less likely to need to travel as far to access services and facilities – although improvements may be needed to reflect population growth. Some growth in the smaller settlements may be beneficial in order that they retain the services they have – bus services to the more rural areas in the Borough can struggle for commercial viability and extra patronage would be beneficial.</p>
<b>Include files</b>	
<b>Number</b>	Question 45
<b>ID</b>	LPIO22824
<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>	No clear arguments are presented to justify Option 3
<b>Include files</b>	