

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
05/0035	The Garden History Society		Issue 1.8: Historic Environment	<p>Consideration should be given to the inclusion of an appropriate policy to give protection to sites on the English Heritage Register of Parks and Gardens of Special Historic Interest and the local list of historic designed landscapes, including public parks, cemeteries and gardens so that their character, appearance, setting and features can be safeguarded for the future.</p> <p>Any policy should indicate that there is a presumption against enabling development to accord with the English Heritage Policy Statement "Enabling Development and the Conservation of Historic Assets."</p> <p>It might also be appropriate to prepare Supplementary Planning Guidance for Historic Parks and Gardens.</p>
05/0052	Thames Water Utilities Ltd		Core Strategy Development Control Policies	<p>A utility infrastructure policy should seek the phasing of new development to co-ordinate new development with the appropriate utility infrastructure. This will help to avoid unacceptable impacts on the environment such as sewage flooding of properties or the pollution of land and watercourses.</p>
05/0052	Thames Water Utilities Ltd		Core Strategy Development Control Policies	<p>Suggested policy:</p> <p>New development will be co-ordinated and phased inline with the provision of appropriate utility infrastructure.</p> <p>The local planning authority will seek to ensure that there is adequate water, foul drainage and seage treatment capacity to serve all developments. Developers will be required to demonstrate that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users.</p> <p>The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan Document, or in the interests of long term water supply and management, provided that the need for such facilities outweighs any adverse land use or environmental impact and any such adverse impact is minimised."</p>
05/0052	Thames Water Utilities Ltd		Core Strategy Development Control Policies	<p>The Core Strategy, in providing a strategy for the future development of the area, has a key role in helping to co-ordinate new development with the requisite infrastructure. The strategy will need to be sufficiently flexible to enable water supply and wastewater infrastructure to respond to the demand new development creates.</p> <p>It is important that the Core Strategy includes a reference to land that maybe required by utility infrastructure.</p>
05/0053	Luton Borough Council - Regional Plans		Core Strategy Development Control Policies	<p>The format and presentation of the consultation is very clear, easy to be follow and is to be welcomed.</p>

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05/0053	Luton Borough Council - Regional Plans		3. Housing	<p>The adopted Milton Keynes South Midlands Sub Regional Strategy (MK-SM SRS) identifies Luton as part of the Luton / Dunstable Houghton Regis / Leighton Linsdale Growth Area.</p> <p>There is no reference to the implications of the MK-SM SRS and the proposed area of search for urban extensions, which extends to the east of Luton &amp; potentially affecting North Hertfordshire. Reference is nevertheless, made to the proposed 15,800 dwellings within the East of England Plan.</p>
05/0053	Luton Borough Council - Regional Plans		Issue 3.1: Where should the required new housing be built	<p>Option C, urban extensions on greenfield land adjoining existing towns, does acknowledge the role of possible release of land for large scale urban extensions, which may adjoin Luton. The consultation should clarify that any such urban extension at Luton should contribute towards the MK-SM SRS housing allocation. Although there would be benefits to the communities in North Hertfordshire in terms of access to housing.</p>
05/0053	Luton Borough Council - Regional Plans		Issue 4.1: Where should additional employment land be located	<p>Option E - considers whether "there should be extensions to existing employment areas within or adjoining existing settlements. This could usefully be given added context in terms of the Luton / Dunstable / Houghton Regis / Leighton Linsdale Growth Area and the need for economic regeneration and growth - and its relationship to also serve the communities of North Hertfordshire - with provision of employment land within sustainable urban extensions.</p>
05/0054	Bloor Homes		3. Housing	<p>The first objective's reference to the Structure Plan is no longer valid.</p>
05/0054	Bloor Homes		Issue 3.1: Where should the required new housing be built	<p>Support Option C</p> <p>Current policy should be revised in line with the RSS. In particular need to accommodate requirements of Milton Keynes South Midlands Sub Regional Strategy and consider urban extension east of Luton, with green belt review. Should prioritise greenfield land adjoining the largest towns. Luton is PAER and airport has regional importance, which should be acknowledged with development in North Herts planned for accordingly.</p> <p>In reality this would need to be considered in addition to Option B, which is clearly Government policy. Options A, D and E are either contrary to government policy or less sustainable given the potential for urban extension.</p>
05/0054	Bloor Homes		Issue 3.2: How can more affordable housing be provided	<p>Government guidance is clear on this. Targets should be identified and the level of provision negotiated with applicants in light of these. The targets should be based on the Housing Needs Survey but also be realistic in terms of commercial expectations. Current target of 25% may continue to be valid.</p>

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05/0054	Bloor Homes		Issue 3.3: How to deal with the situation where public subsidy is unavailable	<p>Affordable housing was introduced to meet local needs. Circular 6/98 is clear in this respect. It would be unacceptable to create a policy precedent for North Herts to accept people in housing need from other districts. This would distort the 'need' figures in the HNS because other districts' needs would be double counted, having already been identified in the HNS for their existing district.</p> <p>Nevertheless, there may be occasions where this would be appropriate, for example in relation to an urban extension at east Luton. The policy therefore needs to be carefully worded to enable wide consideration of need where appropriate and through negotiation.</p> <p>In many cases local authorities accept a cascade approach to affordable housing provision to cover instances where subsidy is not available. This avoids the need to require developers to release commercially sensitive information in an 'open book'.</p>
05/0054	Bloor Homes		Issue 3.5: How can we ensure that a range of housing types and sizes is built	Government policy covers this. In most instances the nature and location of a site will inform mix.
05/0054	Bloor Homes		Issue 3.7: Should all new housing developments contribute towards local facilities?	Developments should contribute where it is reasonable and necessary. The LDF must reflect, although it will not be necessary to repeat, the new government guidance.
05/0054	Bloor Homes		Issue 6.1: What can realistically be done to encourage alternative modes of travel	We would support all of the options identified.
05/0054	Bloor Homes		Issue 6.2: Whether to promote 'park and ride' schemes	This should be considered particularly in the context of airport expansion at Luton.
05/0054	Bloor Homes		Issue 7.2: Should developers contribute more towards community facilities and	All options are equally important and relevant.
05/0055	Highways Agency		Issue 3.1: Where should the required new housing be built	<p>Studies undertaken for the RSS indicate that the existing levels of congestion on parts on the highway network in the North Herts area are likely to increase, particularly on the A1 north of Stevenage.</p> <p>The Council is urged to pursue a strategy which seeks to locate development in areas well served by public transport and where facilities to meet people's day to day requirements were readily accessible by walking and cycling.</p>

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05/0055	Highways Agency		6. Transport	Encourage a strategy that would seek to increase provision of public transport to areas where deficiencies may currently exist. This would be in line with government policy which seeks to reduce the need to travel, particularly by private car.
05/0056	Croudace Homes Ltd	Barton Willmore Planning Partnership	Issue 3.1: Where should the required new housing be built	<p>It is considered that the options for development should be based upon the sequential test as set out in PPG3 and be located in sustainable locations. The following development strategy hierarchy should be considered:</p> <p>B C A E D.</p> <p>It is considered that a balance should be struck between greenfield and brownfield development and that by placing an emphasis purely on brownfield development would not deliver the housing requirement within the plan period.</p> <p>It is therefore considered that Option C, provides the next most sustainable option for North Hertfordshire to meet the housing requirement currently set out in the East of England Plan.</p> <p>In terms of sustainability, option C would enable developments to be sustainably located to existing towns and where necessary contribute to existing infrastructure to meet any generated demand.</p> <p>Rural locations which do not benefit from the same level of infrastructure, can only support limited development and developers can only contribute towards any improvements that are directly related to the scale and nature of the development proposed.</p>
05/0057	Stevenage Borough Council		Issue 3.1: Where should the required new housing be built	<p>No single option will represent the panacea for housing development. PPS3 requires that housing development should firstly take place on brownfield land; but it is unrealistic to assert that the entire housing requirement can be met by these means. Greater acknowledgement needs to be made to the policy basis that exists behind the development of urban extensions, in particular Stevenage West. Reference should also be made to the fact that Stevenage West has already been allocated in the Stevenage District Plan Second Review and that planning permission is likely to be granted subject to the resolution of matter prescribed by the First Secretary of State.</p>
05/0057	Stevenage Borough Council		Issue 3.1: Where should the required new housing be built	<p>Acknowledgement needs to be made to fulfilling the housing requirements set out in the emerging East of England Plan - as such the objective referring to the Structure Plan needs revising.</p>

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05/0057	Stevenage Borough Council		Issue 3.1: Where should the required new housing be built	<p>The options consultation document fails to attach appropriate weight to the deposited version of the East of England Plan. The options set out here are inconsistent with the provisions of the East of England Plan.</p> <p>None of the options is open to North Hertfordshire District Council as they ignore, (or in the case of Option C, minimise the importance of) the allocation of land around Stevenage. It is not the role of the LDF to question regional planning policy.</p>
05/0057	Stevenage Borough Council		Issue 3.2: How can more affordable housing be provided	<p>There is a failure to acknowledge that the East of England Plan states that at least 30% of housing supply in all local authority areas should be affordable. Any threshold below this figure would not be in conformity with the East of England Plan. A threshold of at least 30% should therefore be applied to fulfil this requirement and meet the needs of residents in North Hertfordshire.</p>
05/0057	Stevenage Borough Council		Issue 3.2: How can more affordable housing be provided	<p>The options consultation document fails to attach appropriate weight to the deposited version of the East of England Plan.</p> <p>The East of England Plan (Policy SS13) sets a minimum target of affordable housing for each local authority of "at least 30% of housing supply". The consultation document fails to recognise this context - it speaks only of the existing threshold of 25%.</p> <p>Would also have expected to see some reference to the most recent housing needs study to set the context for the choices.</p>
05/0058	Hertfordshire Constabulary		Issue 3.1: Where should the required new housing be built	<p>Concerned about proposals for additional settlements in the rural parts of the District.</p> <p>Would prefer to see increased density in existing urban areas. This is due to two concerns - first the difficulties in providing an effective emergency response to rural areas and second due to the number of people moving about in vehicles in rural areas. No particular objection to greenfield development adjoining existing towns, but would also like to see 'ghost' brownfield sites used for the problems they cause, especially at night and weekends.</p>
05/0058	Hertfordshire Constabulary		Issue 6.1: What can realistically be done to encourage alternative modes of travel	<p>Initiatives which are aimed at reducing car usage are welcomed.</p>
05/0059	Network Rail		Issue 3.1: Where should the required new housing be built	<p>Redundant Network Rail land is suitable for redevelopment due to its proximity to public transport and wider regeneration benefits. Supportive of objective to maximise the amount of new housing development through regeneration and generally limiting this to areas that are already close to community and service infrastructure.</p>

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05/0059	Network Rail		Issue 3.2: How can more affordable housing be provided	Should include a policy which takes into account whether other planning objectives of importance to the community are met when negotiating the level of affordable housing. Should be in line with Circular 6/98. Policy needs built-in flexibility allowing actual provision to be based upon identified needs, site specific considerations and other considerations on a site by site basis.
05/0059	Network Rail		Issue 3.7: Should all new housing developments contribute towards local facilities?	<p>There will always be circumstances where a new development has a specific and direct impact on infrastructure and where it would be appropriate to allocate any contributions received towards one infrastructure item. However, there will be many occasions where new developments have a cumulative effect on off site infrastructure.</p> <p>It is not only sites near railway stations etc. which should contribute to infrastructure upgrading, but all developments likely to generate additional demand or usage for the service, regardless where it originates.</p> <p>Consider it would be reasonable to provide for the pooling of contributions that are taken from developments in order to fund significant improvements to transport infrastructure. For example, the possible development of new housing near Stevenage may require upgrading work to existing infrastructure that may not be within North Hertfordshire and vice versa.</p> <p>Network Rail therefore supports policy which provides for the continuation of the use of planning obligations which addresses the impacts of developments on their immediate surrounds and allows for contributions to be levied on all new developments in the district that create additional demand for community services and infrastructure. New policy will, however, need to ensure that double-dipping does not occur and be able to weigh the site specific development issues with the overall objectives of the LDF.</p>
05/0059	Network Rail		Issue 6.1: What can realistically be done to encourage alternative modes of travel	<p>Fully supports both options A and B.</p> <p>Stevenage Station is close to its pedestrian capacity - it is important that contributions from new developments in or near Stevenage can be used to pay for upgrades to that station. This would require co-ordination with Stevenage Borough Council.</p>

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05/0059	Network Rail		Issue 6.2: Whether to promote 'park and ride' schemes	<p>Station car parking should continue to be provided for. People are more likely to use the national rail network if they are able to leave their cars at the station in a safe, secure, environment, and continue the remaining journey by train. This is preferable to completing the whole journey by car and clearly facilitates more sustainable travel patterns - an objective shared by Network Rail and the Council. The Council also needs to recognise that commuting is now an important part of people's lives and has to be taken into account in the form of development it approves.</p> <p>Long term parking at stations is also required for people who live remotely from their nearest station. Bus services do not always tie up with early or late rail services. Most station car park traffic is before or after the main rush hours.</p> <p>Network Rail would therefore like to see policies providing for improvements and extension to station car parking and the development of park and ride schemes in the LDF.</p>
05/0060	Sport England - East Region		Issue 3.7: Should all new housing developments contribute towards local facilities?	<p>Examples of securing contributions from residential developments towards open space, sport and recreation facilities have also been outlined in the representation.</p>
05/0060	Sport England - East Region		Issue 3.7: Should all new housing developments contribute towards local facilities?	<p>Option a</p> <p>This approach is justified because all new residential developments will generate additional demand for services and facilities regardless of their size.</p> <p>This is pertinent for North Hertfordshire, where the majority of new dwellings during the Core Strategy period will be expected to come forward from small sites within urban areas. Cumulatively, such developments will increase demands on existing services and facilities if contributions towards improvements are not secured.</p> <p>Small scale schemes should not be discouraged from coming forward if financial contributions are fairly and reasonably related in scale and nature.</p>
05/0060	Sport England - East Region		Issue 7.2: Should developers contribute more towards community facilities and	<p>Option c - is the option that a Development Control Policies DPD has the most potential to influence, and as a result, offers the most potential for addressing existing facility deficiencies, which relates to seeking contributions from developers to provide or improve sports facilities.</p>
05/0060	Sport England - East Region		Issue 7.2: Should developers contribute more towards community facilities and services	<p>Option a - is the second preference, particularly if option c was adopted as the Council's top priority for planning policies relating to sport and recreation provision.</p> <p>Potential exists for new developments in all parts of the district to make contributions towards improving sport and recreation facility provision, improvement schemes need to be identified across the district towards which such contributions can be used.</p>

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05/0061	East of England Development Agency - Main Office - Histon		4. Employment and Tourism	Main concern with the Core Strategy document is that the Core Strategy will help deliver and provide the spatial framework for: Sustainable economic development and regeneration in the East of England; and in particular, The new Regional Economic Strategy (A Shared Vision; the regional economic strategy for the East of England, 2004).
05/0061	East of England Development Agency - Main Office - Histon		4. Employment and Tourism	As part of the District falls within the Cambridge Sub-Region the Core Strategy should take account of the sub-regional policies in the Regional Economic Strategy. By addressing the key elements of the RES, the Core Strategy will provide the context needed to maintain the prosperity of the East of England, enhancing its regional competitiveness and giving support to business growth.
05/0061	East of England Development Agency - Main Office - Histon		4. Employment and Tourism	The following issues are likely to be particularly significant and they should be considered in the Core Strategy: Provision for businesses including the supply of high quality business premises in sustainable locations; Improving the region's skills base and human capital; Tackling deprivation and social exclusion, equality and diversity; Promoting sustainable development, urban renaissance and rural vitality, including the supply of high quality and affordable housing / residential environments, balanced with provision of employment; Managing growth and development sensitively and effectively; Complementing and enhancing the position of London as a world city; and Protecting and enhancing the region's landscapes and environmental assets.
05/0062	Goldsmith		Introduction	"Affordable" housing should rear "Social" housing no housing is "affordable" for lower paid or for those on benefit. They cannot afford to maintain it. How about the elderly and incurably sick?
05/0062	Goldsmith		1. Natural and Built Environment	"Retain other historic buildings of Local importance where possible". Delete "Where possible".
05/0062	Goldsmith		Issue 1.3: Minimising Pollution	All these are equally important they should all be Council Policy.
05/0062	Goldsmith		Issue 1.5: Waste Management	All should be Council Policy
05/0062	Goldsmith		Issue 1.8: Historic Environment	a) Delete developers "carry out" substitute "pay for". All should be council policy.
05/0062	Goldsmith		2. Rural Areas and Settlement Pattern	No building in the Green Belt.

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05/0062	Goldsmith		Issue 2.1: How to identify which villages	Talk to the villagers and Parish Councils. Most villages want more social housing so that their young people can stay in the village and their elderly. They do not want large (or small) private houses for Londoners who take no interest in the village but for their own people.
05/0062	Goldsmith		Issue 2.2: Whether to distinguish between	Ask villages. See question 19.
05/0062	Goldsmith		3. Housing	<ol style="list-style-type: none"> <li>1. Pressure for housing comes from creating urban deserts in the north.</li> <li>2. There are limits due to water &amp; sewerage needs.</li> <li>3. The railway cannot carry any more commuters. No chance of any mass employment here.</li> </ol> Any new development of this size must await solving these problems.
05/0062	Goldsmith		Issue 3.1: Where should the required new housing be built	Only social housing in villages.
05/0062	Goldsmith		Issue 3.2: How can more affordable housing be provided	Chose all three. We need more social housing in towns.
05/0062	Goldsmith		Issue 3.2: How can more affordable housing be provided	Approach Housing Associations instead
05/0062	Goldsmith		Issue 3.4: How to meet affordable housing	Allow some social housing in all villages.
05/0062	Goldsmith		Issue 4.2: Should we restrict the loss of employment	Retain Industrial Area
05/0062	Goldsmith		Issue 5.2: Other uses in town centres	No large development in Hitchin. We now have enough residential use in Hitchin built and planned.
05/0062	Goldsmith		Issue 5.2: Other uses in town centres	c) NO!
05/0062	Goldsmith		Issue 5.3: How to promote the health and well being of the smaller	Retain Shops
05/0062	Goldsmith		Issue 5.4: Should all the smaller centres be treated the same	Use common sense

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05/0062	Goldsmith		Issue 5.5: Should we promote the 'evening economy'	Council should promote concerts and youth facilities
05/0062	Goldsmith		6. Transport	No.81 bus should go to Stevenage, longer bus routes, promote use, frequent service promotes use and therefore is economical e.g Westmill service.
05/0062	Goldsmith		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Subsidise village buses. Retain footpaths.
05/0062	Goldsmith		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Subsidise village buses. Retain footpaths.
05/0062	Goldsmith		Issue 6.2: Whether to promote 'park and ride' schemes	Not feasible in Hitchin.
05/0062	Goldsmith		7. Leisure and Community Facilities	Council should promote concerts and other leisure activities in its halls e.g. Town Hall. Stevenage Council has superb concerts etc at the Gordon Craig Theatre. Our Council does nothing. The Council should provide leisure facilities for youth. We need a Caldicott Centre.
05/0062	Goldsmith		Issue 7.2: Should developers contribute more towards community facilities and	Job of Council too.
05/0062	Goldsmith		Issue 7.2: Should developers contribute more towards community facilities and	There is no mention of Hitchin's 1,000 year old market. Needs investment urgently. Heart of our retail strength part of the social "cement" of our community.
05/0063	Baldock Museum and Local History Society		Introduction	How can you provide "adequate affordable housing" - surely that depends on the market. Even if you sell below market price the buyer can then sell at market price. You could overcome this by providing Council Houses.
05/0063	Baldock Museum and Local History Society		1. Natural and Built Environment	Yes - make sure your planning department follows it.
05/0063	Baldock Museum and Local History Society		Issue 1.4: Energy generation	No wind farms

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05/0063	Baldock Museum and Local History Society		Issue 1.8: Historic Environment	All of equal importance
05/0063	Baldock Museum and Local History Society		3. Housing	Yes reassess the need and demand for new housing. There are plenty of unlet flats in new developments at present.
05/0063	Baldock Museum and Local History Society		Issue 3.1: Where should the required new housing be built	I would choose (b) but not in Conservation Areas.
05/0063	Baldock Museum and Local History Society		4. Employment and Tourism	Promote tourism to N Herts more actively it is a great missed opportunity which could benefit the area. There is Hitchin - as fine a market town as any in the Country. Baldock - over 100 Listed buildings within a small area. Ashwell - as pretty a village as anywhere. Royston - Cave. Letchworth - The Garden City. Some very fine countryside, excellent churches, several museums.
05/0063	Baldock Museum and Local History Society		Issue 4.4: Should we include specific policies for tourist related development	Promote tourism to N Herts more actively it is a great missed opportunity which could benefit the area. There is Hitchin - as fine a market town as any in the Country. Baldock - over 100 Listed buildings within a small area. Ashwell - as pretty a village as anywhere. Royston - Cave. Letchworth - The Garden City. Some very fine countryside, excellent churches, several museums.
05/0063	Baldock Museum and Local History Society		5. Town Centres	Yes - you need to differentiate between Conservation Areas & other areas in this policy with regard to development.
05/0063	Baldock Museum and Local History Society		Issue 5.1: Shopping uses	Because this will help to keep rents down.
05/0063	Baldock Museum and Local History Society		Issue 5.3: How to promote the health and well being of the smaller	Let the locals decide
05/0063	Baldock Museum and Local History Society		Issue 5.4: Should all the smaller centres be treated the same	let the locals decide
05/0064	Hertfordshire Biological Records Centre		Introduction	The policy on Natural Environment should include a state that the natural environment and bio-diversity will be protected and enhanced.
05/0064	Hertfordshire Biological Records Centre		1. Natural and Built Environment	Add:- protect and enhance landscapes. Resources:- all depletion of water.

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05/0065	Parker		Introduction	As above regarding adequate provision of GPs, schools, water - that MUST be part of all plans.
05/0065	Parker		1. Natural and Built Environment	I repeat above about GPs, schools, water etc. - to be available before developments of housing as part of the contract with the Developers.
05/0065	Parker		Issue 1.3: Minimising Pollution	This is near-impossibility. They all matter!! But I have tried.
05/0065	Parker		Issue 1.4: Energy	Nuclear energy is the best
05/0065	Parker		3. Housing	AND essential to ensure adequate medical (GP) & education services
05/0065	Parker		5. Town Centres	Make it clearer that more retail outlets are required.
05/0065	Parker		6. Transport	Subject to cleared definition
05/0065	Parker		Issue 6.2: Whether to promote 'park and ride' schemes	May well prove it is not worth it!! though!!
05/0067	Williams		Introduction	Include reference to deal with issue of Climate Change ensure emissions are reduced as a district. New developments should incorporate latest standards of resource control thereby using the minimum amount of energy and water. Brownfield sites should be developed before any Greenfield land. Reference should be included for sustainable transport preferable in place before planning permission is granted.
05/0067	Williams		1. Natural and Built Environment	Reduce carbon emissions in line with national and international policy. New developments should prioritise walking, cycling and public transport, in order to reduce car use.
05/0067	Williams		2. Rural Areas and Settlement Pattern	It should be clear that the policy refers to current green belt should there be any changes or reclassification of this type of land.
05/0067	Williams		3. Housing	Brownfield land should be used in preference greenfield land. Adequate infrastructure should be in place before planning permission is granted to new developments.
05/0067	Williams		Issue 4.1: Where should additional employment land be located	Make it easier for people to work closer to home.
05/0067	Williams		5. Town Centres	Add diversity, protect local markets and promote them. Promote small local businesses and restrict large development which could spoil the towns character.
05/0067	Williams		Issue 5.1: Shopping	Restrict development of large developments that are not diverse.
05/0067	Williams		6. Transport	All new developments should include environmentally friendly transport.

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05/0068	Martin Robeson Planning Practice for Newcombe Estates		Introduction	In accordance with the vision for the district 'making North Hertfordshire a vibrant place to live, work and prosper' (page 5), one of the objectives to the core strategy should be the provision of a decent home to everyone. With regard to the first objective; 'development of brownfield sites should be encouraged in order to preserve greenfield sites', it should be acknowledged that development of brownfield sites is in some instances an unsustainable option. In addition the green belt should be reviewed across the district, due to the likelihood of the need to provide a framework, should there be substantial growth, bearing in mind the limited capacity for the existing urban areas to accommodate further growth.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		1. Natural and Built Environment	New developments should be provided in a sustainable manner, such as urban extensions, rather than urban concentration. Urban concentration can lead to excessive density and loss of important urban open spaces. Urban concentration can also make provision of homes to meet a range of needs difficult, due to scarcity of land and resulting high land prices. This leads to developers focusing on providing only dwelling types that generate highest value.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		Issue 1.7: Density of development	The development density should be appropriate to the needs of the adjacent area.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		2. Rural Areas and Settlement Pattern	The development of brownfield land is in some instances an unsustainable option, this should be added to the third point. Some brownfield sites are poorly located in relation to urban areas and community facilities. Urban extensions into the green belt may be more sustainable than urban concentrations in accommodating housing.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		Issue 2.1: How to identify which villages	Determining which villages should be identified should be based on their potential to accommodate growth and their physical characteristics, such as facilities and access.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		Issue 2.2: Whether to distinguish between levels	A hierarchy should be identified, based on our response to Q19a.

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05/0068	Martin Robeson Planning Practice for Newcombe Estates		3. Housing	It is appropriate to promote new housing at sustainable locations at appropriate densities and with a suitable mix of dwelling sizes, types and tenures. The housing density should be appropriate to the needs of the adjacent area. The most sustainable manner of accommodating housing may be through urban extensions
05/0068	Martin Robeson Planning Practice for Newcombe Estates		4. Employment and Tourism	The provision of housing should be near employment areas such as at Luton airport, to encourage sustainability through minimising commuting distances.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		6. Transport	The need to improve transport corridors around key centres & to improve transport networks in conjunction with new growth areas is therefore important. Therefore the core strategy should explain that necessary road based improvements will not suffer as a result of complimentary transport initiatives.
05/0068	Martin Robeson Planning Practice for Newcombe Estates		7. Leisure and Community Facilities	Ensure the protection of open spaces, sport, recreation & other leisure facilities.
05/0069	Godschalk		Introduction	Strategic Objectives & Community Strategy sound excellent - need considerable emphasis on transport.
05/0069	Godschalk		1. Natural and Built Environment	Waste recycling - need to be stronger than "encourage opportunities" - needs active involvement of NHDC. Add "sites of archaeological importance" to listed & historic buildings.
05/0069	Godschalk		Issue 1.4: Energy generation	Remember: boreholes, solarpower & biofuels, also energy efficiency especially in new buildings
05/0069	Godschalk		Issue 1.8: Historic Environment	All these are equally important. b) covers a wider area than d) or c).
05/0069	Godschalk		2. Rural Areas and Settlement Pattern	Remember the importance of transport in rural settlements!
05/0069	Godschalk		Issue 2.2: Whether to distinguish between	e) is good too!
05/0069	Godschalk		Issue 2.2: Whether to distinguish between	Be flexible, based on facilities available.
05/0069	Godschalk		Issue 2.4: Replacement buildings in the	e) is good too!

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05/0069	Godschalk		Issue 7.2: Should developers contribute more towards community facilities and	Help villages to enhance their community facilities.
05/0069	Godschalk		Issue 7.2: Should developers contribute more towards community facilities and	Integrate with national/county transport provision. Increase facilities for waste recycling (e.g. plastics)
05/0070	Honey		Introduction	There should be an objective related to sustainability i.e. reduced energy use & emissions for all new developments & increased use of renewable energy generally.
05/0070	Honey		1. Natural and Built Environment	Bullet point 4 - what does 'recreation' refer to?
05/0070	Honey		Issue 1.3: Minimising Pollution	a) Air quality. b)c) noise & light priority d)e)f)g) Water priorities h) You can't rank air against noise, light or water!
05/0070	Honey		Issue 1.5: Waste Management	They are all essential except e)
05/0070	Honey		Issue 1.7: Density of development	b) This is negative it should improve the local character.
05/0070	Honey		Issue 1.8: Historic Environment	These are all vital and should not be ranked!
05/0070	Honey		3. Housing	Zero emissions targets should apply to all new housing developments.
05/0070	Honey		Issue 3.2: How can more affordable housing be provided	When does a house become more affordable? at what level?
05/0070	Honey		Issue 5.1: Shopping	Promote & sustain the market traders.
05/0070	Honey		7. Leisure and Community Facilities	'recreation and other leisure facilities' should be defined.
05/0070	Honey		Issue 7.2: Should developers contribute more towards community facilities and	Some questions are difficult for the general public to answer e.g. Q24 & county dwellers comments about rural areas should be regarded as more important than town residents & possibly vice versa re Town Centres. On the whole a very clear helpful document!
05/0071	Byford		Introduction	Encourage responsible motor manufacturers to produce vehicles with little or no pollution.
05/0071	Byford		1. Natural and Built Environment	Accountability of those responsible for causing flooding problems such as small culverts, streams & rivers too narrow & blocked with vegetation & storm water drainage from new developments.

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05/0071	Byford		2. Rural Areas and Settlement Pattern	Prevent development in settlements where extra drainage would cause streams & rivers to flood.
05/0071	Byford		Issue 3.1: Where should the required new housing be built	A new settlement around Ashwell station & the Baldock Royston dual carriageway.
05/0071	Byford		Issue 3.2: How can more affordable housing be provided	Take over houses unoccupied for more than 6 months to help relieve housing shortages.
05/0071	Byford		Issue 3.2: How can more affordable housing be provided	a) but limit to key workers from other Districts
05/0071	Byford		Issue 3.6: How to best provide accommodation for Gypsy	Site close to Council re-cycling/rubbish tip area's
05/0071	Byford		Issue 4.1: Where should additional employment land be located	Redevelop existing employment areas with no expansion beyond.
05/0071	Byford		Issue 4.3: Should we try to re-distribute	Redevelop existing sites in all districts as required.
05/0071	Byford		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Evening & late night secure public transport mainly weekends.
05/0071	Byford		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Evening & late night secure public transport mainly weekends.
05/0071	Byford		7. Leisure and Community Facilities	Ensure well-designed vandal proof changing facilities for recreation grounds.
05/0071	Byford		Issue 7.2: Should developers contribute more towards community facilities and	A policy is needed to ensure streams and rivers are maintained & updated to take any increase in flow from new developments & global warming.
05/0072	Arends		Introduction	Renewable energy & recycling
05/0072	Arends		1. Natural and Built Environment	No further road widening schemes

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05/0072	Arends		Issue 1.3: Minimising Pollution	All equally important.
05/0072	Arends		Issue 1.5: Waste Management	a,b,c,d equally important
05/0072	Arends		Issue 1.8: Historic Environment	a,b,c,d, are equally important
05/0072	Arends		Issue 3.2: How can more affordable housing be provided	Too technical a subject for informed opinion
05/0072	Arends		Issue 3.2: How can more affordable housing be provided	Allow market forces to dictate.
05/0072	Arends		Issue 7.2: Should developers contribute more towards community facilities and	A very frequent bus service between the Lister Hospital & Stevenage e.g. 1/4hourly.
05/0073	Arends		Introduction	Renewable energy/recycling
05/0073	Arends		1. Natural and Built Environment	No further road widening schemes
05/0073	Arends		Issue 1.3: Minimising Pollution	a,b,c,d,e,f,g are equally important.
05/0073	Arends		Issue 1.5: Waste Management	a,b,c,d equally important
05/0073	Arends		Issue 1.8: Historic Environment	a,b,c,d, are equally important
05/0073	Arends		Issue 3.2: How can more affordable housing be provided	Allow market forces to dictate.
05/0073	Arends		Issue 3.2: How can more affordable housing be provided	Too technical a subject to comment.
05/0073	Arends		Issue 7.2: Should developers contribute more towards community facilities and	A very frequent bus service between Hitchin & the Lister Hospital e.g. 1/4 hourly.

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05/0074	RPS on behalf of Mr & Mrs Baddeley		1. Natural and Built Environment	Design of development should maintain or enhance local character. Landscape character should be conserved & enhanced. Best quality agricultural land should be conserved not enhances (PPS7). Development should respect rather than enhance local character.
05/0074	RPS on behalf of Mr & Mrs Baddeley		Issue 1.1: Protecting landscapes	Criteria based policy as P
05/0074	RPS on behalf of Mr & Mrs Baddeley		Issue 7.2: Should developers contribute more towards community facilities and services	Representations have been made on behalf of this respondent to the East of England Plan to the effect that there is a good argument for the provision of residential development at Royston to meet housing needs, on land to the south of the town, which is free from environmental constraints, well- related to the town's existing services & facilities & able to take advantage of good rail connections, particularly to Cambridge. The Core Strategy should recognise the role that Royston can play in helping to meet both local employment related housing needs of the wider eastern region through sustainable development opportunities will served by public transport. The respondent's land (illustrated on the attached plan) is well related to the existing urban area, is readily accessed & can be developed in a phased way with minimal visual intrusion.
05/0076	RPS on behalf of Mr & Mrs T Lawrence		Introduction	Objective 1: should ensure delivery of adequate housing, including affordable housing & should refer to integration of land uses rather than protection of heritage, in relation to achieving sustainable communities.
05/0076	RPS on behalf of Mr & Mrs T Lawrence		1. Natural and Built Environment	Design of development should maintain or enhance local character. Landscape character should be conserved & enhanced. Best quality agricultural land should be conserved not enhanced (PPS7). Development should respect rather than enhance local character.
05/0076	RPS on behalf of Mr & Mrs T Lawrence		Issue 7.2: Should developers contribute more towards community facilities and services	Representations have been made on behalf of this respondent to the East of England Plan to the effect that there is a good argument for the provision of residential development at Royston to meet housing needs, on land to the south of the town, which is free from environmental constraints, well-related to the town's existing services & facilities & able to take advantage of good rail connections, particularly to Cambridge. The Core Strategy should recognise the role that Royston can play in helping to meet both local employment related housing needs & the needs of the wider eastern region through sustainable development opportunities will served by public transport. The respondent's land (illustrated on the attached plan) is well related to the existing urban area, is readily accessed & can be developed in a phased way with minimal visual intrusion.

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Rep ID	Representor	Agent	Document section	Comments
05/0077	Knebworth Parish Council		1. Natural and Built Environment	More focus on waste recycling & management.
05/0077	Knebworth Parish Council		6. Transport	More emphasis on improvement of public transport.
05/0078	The Baldock Society		Introduction	No suggestions, all objectives sensible and appropriate
05/0078	The Baldock Society		1. Natural and Built Environment	Left column bullet 2: Would alter "Ensure the design of development enhances local character" to "Ensure the design of development enhances and preserves local character" Possibly add something about prioritising use of brownfield over greenfield
05/0078	The Baldock Society		Issue 1.5: Waste Management	Financial incentives for households that recycle (eg lower council tax) - the positive spin on levying penalties on those that don't recycle. [NB On paper questionnaire, this question implies that I can rank the importance of this other comment. This is not p
05/0078	The Baldock Society		Issue 1.6: How to ensure that the design	Include a general policy requiring development to preserve or enhance the local character and open s
05/0078	The Baldock Society		Issue 1.8: Historic Environment	Ensure developments respect, preserve and enhance other buildings of historic and/or local importance (not necessarily listed), whether or not the fall within a defined conservation area. [NB On paper questi
05/0078	The Baldock Society		Issue 2.2: Whether to distinguish between	Maintain 2 levels of development & consider villages based on local conditions/individual circumstan
05/0078	The Baldock Society		Issue 3.4: How to meet affordable housing	Consider merits of proposals on individual basis.. i.e. do not adopt a hard & fast allow or reject
05/0078	The Baldock Society		Issue 3.6: How to best provide accommodation for Gypsy	Reasonable expansion at Codicote first, consider new site if demand requires.
05/0078	The Baldock Society		4. Employment and Tourism	Left column bullet one. suggest add " and work to encourage businesses to use the land" [e.g. incentives if local conditions make town/village presently unattractive or uneconomic to businesses.. suc
05/0078	The Baldock Society		Issue 4.1: Where should additional employment land be located	Extend or provide new employment land based on local conditions, population and need
05/0078	The Baldock Society		Issue 4.3: Should we try to re-distribute	as e), including "and where demand exists" to the end.
05/0078	The Baldock Society		5. Town Centres	alter "...the character, vitality and...." to read: "...the character, heritage, vitality and...."

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05/0078	The Baldock Society		Issue 5.2: Other uses in town centres	Include policies to encourage and facilitate retail use as a priority. [NB On paper questionnaire, this question implies that I can rank the importance of this other comment. This is not possible on this e-f
05/0078	The Baldock Society		Issue 5.3: How to promote the health and well being of the smaller	b fine, but only after attempts to encourage shops et al has failed
05/0078	The Baldock Society		Issue 7.2: Should developers contribute more towards community facilities and	Re my answer to Q19 please email lee@lbutler.co.uk for answer. this form field has a character limit - need more space! Now I have this freeform box, please note my intended text to Q19: a consideration of the *views* of parish councils, residents an any other organisations/bodies of each vill
05/0079	Herts & Middlesex Wildlife Trust		Introduction	1. where its stated protection of the environment this should also say enhancement. 2. their should also be an objective to see where possible appropriate bio-diversity gains through development 3. their should be an objective on green infrastructure.
05/0079	Herts & Middlesex Wildlife Trust		1. Natural and Built Environment	1. It would be good to have an objective that is aimed at encouraging developers to build dwellings and buildings that were energy and water efficient. This will become increasingly necessary to enable sustainable development to cope with the ne
05/0079	Herts & Middlesex Wildlife Trust		Issue 1.1: Protecting landscapes	include a policy for protection and enhancement of the landscapes based on the landscape character.
05/0079	Herts & Middlesex Wildlife Trust		Issue 1.3: Minimising Pollution	options e,F, and G are all important but relate to the natural environment section as they are not minimising pollution but looking at issues related to development and the natural environment. therefore suggest that water environment is put under natural environment where it more logically sits as this re
05/0079	Herts & Middlesex Wildlife Trust		Issue 1.4: Energy generation	To encourage developers to build energy and water efficient buildings
05/0079	Herts & Middlesex Wildlife Trust		Issue 1.6: How to ensure that the design	include a policy requiring developers to preserve and enhance the local character and open space pa
05/0079	Herts & Middlesex Wildlife Trust		Issue 1.8: Historic Environment	although rnaked above A policy to protect the importance of all of above (a,b,c and d) needs to be written as they are all as equally important as each other to conserve and enhance.
05/0079	Herts & Middlesex Wildlife Trust		2. Rural Areas and Settlement Pattern	where objective three states protecting the natural assets, it is suggested that this is changed to say protect the natural environment . This will keep it in context with the section within the core s

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05/0079	Herts & Middlesex Wildlife Trust		Issue 2.1: How to identify which villages	Suggest that the level of transport links is used as criteria as well as facilities
05/0079	Herts & Middlesex Wildlife Trust		Issue 2.2: Whether to distinguish between levels	the criteria within the landscape character assessment be used to determine the appropriate level
05/0079	Herts & Middlesex Wildlife Trust		Issue 2.4: Replacement buildings in the countryside	add to D only to allow where it is also of no archaeological and biological interest
05/0079	Herts & Middlesex Wildlife Trust		3. Housing	Housing needs require taking account of the growth figures proposed within the East of England plan as mentioned in issue 3.1
05/0079	Herts & Middlesex Wildlife Trust		Issue 3.1: Where should the required new housing be built	The Wildlife Trust believes that wildlife can be found both on brownfield or greenfield sites. What is important for wildlife is that Wildlife sites do not become isolated with links between the important sit
05/0079	Herts & Middlesex Wildlife Trust		Issue 3.6: How to best provide accommodation for Gypsy	Appropriate polices should arise from the assessment of needs.
05/0079	Herts & Middlesex Wildlife Trust		Issue 4.1: Where should additional employment land be located	This policy should be determined from the results of the employment land study.
05/0079	Herts & Middlesex Wildlife Trust		6. Transport	Update the existing objectives with those proposed for transport within the East of England plan
05/0079	Herts & Middlesex Wildlife Trust		7. Leisure and Community Facilities	The Wildlife Trusts believe that people from all sections of society should have access to wildlife and the natural world for enjoyment, learning and well being. Contact with the natural environment
05/0080	Kelshall Parish Meeting		Issue 1.4: Energy generation	(a) above - solar panels, chimney attached, residential wind turbines.
05/0081	Jarvis		Introduction	3. Healthier Communities - After 'leisure' insert 'sporting'. 6. Satisfied Communities - Delete & replace with - 'Ensure that public, private & voluntary organisations are encourages to provide the high-quality, value for money services required by our residents!
05/0081	Jarvis		Issue 1.3: Minimising Pollution	most are of equal importance
05/0081	Jarvis		Issue 2.1: How to identify which villages	a) and ability to prevent over-development

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05/0081	Jarvis		Issue 2.2: Whether to distinguish between	Treat each village individually according to its needs and potential
05/0081	Jarvis		Issue 6.1: What can realistically be done to encourage alternative modes of travel	All of similar importance
05/0081	Jarvis		Issue 6.1: What can realistically be done to encourage alternative modes of travel	All of similar importance
05/0085	Kelly		Introduction	Include sustainable development and recycling.
05/0085	Kelly		1. Natural and Built Environment	Minimise the impact on the environment of any new motorways and roads.
05/0085	Kelly		Issue 1.3: Minimising Pollution	All equally important
05/0086	Webb		Introduction	Avoid the confused and discredited phrase "sustainable development". (also "sustainable growth" on p.6).
05/0086	Webb		1. Natural and Built Environment	Encourage setting - aside of rural areas (e.g. from farming) and urban areas (e.g. parts of parks) for wildlife. Re instate ponds, hedges and other former features of the landscape.
05/0087	Densham		Introduction	Environmental communities - enhance the position of the environment in the objectives by giving it a higher priority. It presently is encompassed in SUSTAINABLE COMMUNITIES.
05/0087	Densham		Issue 1.1: Protecting landscapes	a) Include policies protecting landscapes which are primarily agricultural or forestry which have high bio-diversity value
05/0087	Densham		Issue 2.1: How to identify which villages	Choose agreed criteria which may include the above.
05/0087	Densham		Issue 2.2: Whether to distinguish between	Treat villages based on agreed criteria
05/0087	Densham		Issue 4.1: Where should additional employment land be located	This is area specific but existing areas should be better utilised.
05/0087	Densham		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Designate cycle routes and paths in Hitchin

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05/0087	Densham		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Designate cycle routes and paths in Hitchin
05/0088	Hitchin Historical Society		Introduction	" Ensure the design of development protects and enhances local character".
05/0088	Hitchin Historical Society		Issue 1.3: Minimising Pollution	should be reworded. a) to include policies which only encourage small-scale renewable energy schemes which are in harmony with their surroundings to be incorporated into new developments
05/0088	Hitchin Historical Society		Issue 1.3: Minimising Pollution	d) Reword "Require" not Encourage.
05/0088	Hitchin Historical Society		Issue 1.3: Minimising Pollution	These options are all important & should not be ranked.
05/0088	Hitchin Historical Society		Issue 1.8: Historic Environment	a) Reword "pay for" not carry out. All these are vital: They deal with different matters, all of which are important.
05/0088	Hitchin Historical Society		Issue 5.5: Should we promote the 'evening economy'	"Evening/night time economy"
05/0088	Hitchin Historical Society		Issue 6.2: Whether to promote 'park and ride' schemes	Encourage the use of existing car parks on Saturdays, with a Shuttle Bus. eg Railway Station, Local F.E. College.
05/0088	Hitchin Historical Society		7. Leisure and Community Facilities	This section of the LDF should include specific reference to Museums, Theatres, Public Halls, playgrounds, and allotments.
05/0089	Woodruff		Introduction	I would suggest adding an objective along the lines: Ensure that developments are designed with the objective of reducing, or facilitating the reduction of, greenhouse gas emissions (per person). You mention "protecting the environment" in one of your existing objectives, but I feel you need t
05/0089	Woodruff		1. Natural and Built Environment	Again I would suggest adding a specific objective along the lines of: "Design developments to facilitate a way of living for the residents which will reduce greenhouse gas emissions". (By 'way of living' I mean, for example, convenient access to p
05/0089	Woodruff		Issue 1.3: Minimising Pollution	My only comment is that a) could be rephrased as "Consider how to deal with problem of air quality and greenhouse gas emissions, for example, by finding ways to reduce the need to travel" in order to keep open all ways of tackling this problem.
05/0089	Woodruff		Issue 1.5: Waste Management	Are there any alternatives that make use of new technology that are not commonly used but which could be explored?

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05/0089	Woodruff		Issue 1.6: How to ensure that the design	I am broadly in favour of a), but think that you should be open to attractive modern architecture, e
05/0089	Woodruff		Issue 2.4: Replacement buildings in the	Judge each case on its merits, taking into account the higher-level objectives.
05/0089	Woodruff		Issue 3.2: How can more affordable housing be provided	In my view housing will naturally become more affordable because it is currently overvalued and when supply increases through building (as you are planning)
05/0089	Woodruff		4. Employment and Tourism	Presentationally, I would switch the first and third objective as I feel the third is more important. I would also suggest adding "subject to" before "environmental considerations" in the first obj
05/0089	Woodruff		6. Transport	The objectives might also include something to facilitate cycling.
05/0090	Bunting		Issue 1.3: Minimising Pollution	Reduce noise pollution from aircraft over-flying the area, particularly directly over Royston. There is open countryside around Royston where the noise pollution would not affect so many people.
05/0090	Bunting		6. Transport	Improve parking facilities in Royston. Tesco out of town supermarket has free parking. Reduce parking charges in Royston town centre to encourage people to shop there!
05/0091	George Wimpey UK Ltd (West London)	Boyer Planning Ltd	Introduction	These objectives are fine as far as they go, but are not comprehensive and those stated are somewhat misleading. Recognition of the need for some greenfield sites alongside previously developed land to ensure delivery of housing in line with the Sustainable Communities Plan and East of England Plan.
05/0091	George Wimpey UK Ltd (West London)	Boyer Planning Ltd	3. Housing	Policies in this section need to plan for the requirements of the emerging East of England Plan and reflect the new role of this document in providing sub-regional guidance as part of the development
05/0091	George Wimpey UK Ltd (West London)	Boyer Planning Ltd	Issue 3.7: Should all new housing developments contribute towards local facilities?	Whilst new developments should provide contributions this needs to be fully justified and reasonable
05/0091	George Wimpey UK Ltd (West London)	Boyer Planning Ltd	Issue 3.7: Should all new housing developments contribute towards local facilities?	Whilst new developments should provide contributions this needs to be fully justified and reasonable
05/0099	Addison		3. Housing	As stated before new housing should be discouraged in this area (North Hertfordshire) and we should look to preserve our already dwindling Green Belt and locate the houses (affordable or otherwise) on

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05/0099	Addison		Issue 3.1: Where should the required new housing be built	Make use of Brownfield sites in the County (preferably out of the County) rather than continue to use the precious natural beauty of the Green Belt Land.
05/0099	Addison		Issue 3.3: How to deal with the situation where public subsidy is	Don't build affordable housing!
1CS/05/0020	Hitchin Forum		Introduction	3rd bullet point should be reworded: "Maintain parks and open spaces"
1CS/05/0020	Hitchin Forum		Introduction	Additional bullet point as follows: "All new developments to demonstrate a clear contribution to sustainability through practical means by reducing energy use and emissions and by making optimal use of renewable energy resources."
1CS/05/0020	Hitchin Forum		Introduction	Additional bullet point: "Support the local economies of the four towns by encouraging local businesses."
1CS/05/0020	Hitchin Forum		Introduction	Support these but with amendments and suggestions
1CS/05/0020	Hitchin Forum		1. Natural and Built Environment	The 18 objectives are still valid but suggest a number of changes  There should be reference to minimising the development and impact of new roads in the countryside.
1CS/05/0020	Hitchin Forum		1. Natural and Built Environment	1 The 18 objectives are still valid but suggest a number of changes  3 4th bullet point - the word "recreation" needs clarification so it does not include leisure centres, floodlit pitches etc.
1CS/05/0020	Hitchin Forum		1. Natural and Built Environment	The 18 objectives are still valid but suggest a number of changes  4th bullet point - the word "recreation" needs clarification so it does not include leisure centres, floodlit pitches etc.
1CS/05/0020	Hitchin Forum		1. Natural and Built Environment	The 18 objectives are still valid but suggest a number of changes
1CS/05/0020	Hitchin Forum		1. Natural and Built Environment	1 The 18 objectives are still valid but suggest a number of changes  Particularly pleased to see and strongly support protection of groundwater resources.
1CS/05/0020	Hitchin Forum		Issue 1.1: Protecting landscapes	Option c is preferred, but there should be reference to including policies protecting the landscape of historic towns, given that the District has 4 towns that are historically noteworthy.
1CS/05/0020	Hitchin Forum		Issue 1.2: Protecting biodiversity	Option c

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1CS/05/0020	Hitchin Forum		Issue 1.3: Minimising Pollution	The options are all important and must not / cannot be ranked because they are different in nature. Option c should be re-worded as follows: "Apply adequate protection against noise and light pollution in rural areas and in urban areas."
1CS/05/0020	Hitchin Forum		Issue 1.4: Energy generation	Option a But this should be reworded as follows: "To include policies which encourage small-scale renewable energy schemes which are in harmony with their surroundings". This need not only be for new developments; for example micro-generators like small, individual wind turbines could be appropriate additions in Hitchin industrial estate.
1CS/05/0020	Hitchin Forum		Issue 1.5: Waste Management	Options a, b, c and d are all to be supported and should not be ranked in order of priority. Option d should be reworded to be stronger: Expect / require sustainable design, the use of renewable resources and the re-use of building materials in new developments.
1CS/05/0020	Hitchin Forum		Issue 1.6: How to ensure that the design	Option b
1CS/05/0020	Hitchin Forum		Issue 1.7: Density of development	It is essential that the term "high density" is defined, is made more specific (e.g. not just considering number of dwellings per hectare, but possibly number of people per hectare) and that time limits are set, in particular to do with building heights. Taking that into account, the preference is option b, but with the inclusion that development should enhance as well as not harm the local character.
1CS/05/0020	Hitchin Forum		Issue 1.8: Historic Environment	The options should not / cannot be ranked in order as they deal with qualitatively different matters, each of which is important. Archaeological sites, historic landscapes, listed buildings and conservation areas are all vital and cannot be ranked against each other for importance. However, option a should be reworded as follows: "Ensure that developers pay for investigation and evaluation of archaeological sites if it is established that there is a potential interest." There should also be reference to the Registers of Important Local Buildings in this section.
1CS/05/0020	Hitchin Forum		3. Housing	The objectives are still valid, but the term "appropriate densities" (bullet point 4) needs clarification. There should be an additional bullet point that any new housing developments over a certain size should meet zero emissions targets.

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1CS/05/0020	Hitchin Forum		Issue 3.1: Where should the required new housing be built	Agree with options A and B but not C or D. Option C is particularly inappropriate because Hitchin has a clear, defined boundary on all sides which must be retained.
1CS/05/0020	Hitchin Forum		Issue 3.2: How can more affordable housing be provided	Consider this is ambiguous, undefined and inappropriate term. Another term, possibly "social housing" or "supported housing" could be used, but in a legal document it needs much clearer definition. Support option B. Increasing the amount of such housing on large sites but have insufficient information to comment on whether other options are realistic or financially viable.
1CS/05/0020	Hitchin Forum		Issue 3.5: How can we ensure that a range of housing types and sizes is built	Option A
1CS/05/0020	Hitchin Forum		Issue 3.7: Should all new housing developments contribute towards local facilities?	Option A
1CS/05/0020	Hitchin Forum		4. Employment and	The objectives are still valid.
1CS/05/0020	Hitchin Forum		Issue 4.1: Where should additional employment land be located	The term "employment areas" should be defined. Support option D - but local circumstances will vary so each situation needs to be looked at individually.
1CS/05/0020	Hitchin Forum		Issue 4.2: Should we restrict the loss of employment	Option B
1CS/05/0020	Hitchin Forum		Issue 4.3: Should we try to re-distribute	Option E
1CS/05/0020	Hitchin Forum		Issue 4.4: Should we include specific policies for tourist related development	Policies on tourist related development should include more than just accommodation as option C. Support option B - but with the reservation that it is rather too vague and needs further elaboration. This should be discussed with Town and Parish Councils and Town Centre Managers to determine local situations.
1CS/05/0020	Hitchin Forum		5. Town Centres	The objectives are still valid.

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1CS/05/0020	Hitchin Forum		Issue 5.1: Shopping uses	<p>This section does not include any mention of markets. They are important in both strategic and sustainable terms for their contribution to the local economy. They encourage the sourcing and production of local produce and form an important tourist and economic attraction for towns.</p> <p>Planning Policy Statement 6 on Town Centres refers to government objectives to enhance consumer choice, by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, particularly socially excluded groups - local markets do that.</p>
1CS/05/0020	Hitchin Forum		Issue 5.1: Shopping uses	Support option B - but it is important to have a strong basis for the designation into primary and secondary areas.
1CS/05/0020	Hitchin Forum		Issue 5.2: Other uses in town centres	Option C should not be countenanced.
1CS/05/0020	Hitchin Forum		Issue 5.2: Other uses in town centres	<p>Option B is most important</p> <p>Followed by option A - but residential uses in town centres should generally not be at street level in shopping areas.</p>
1CS/05/0020	Hitchin Forum		Issue 5.3: How to promote the health and well being of the smaller centres	<p>Option B</p> <p>However, the Council should be aware that local factors over which it has responsibility, such as parking restrictions, can seriously affect the viability of local shops.</p>
1CS/05/0020	Hitchin Forum		Issue 5.4: Should all the smaller centres be treated the same	<p>Option B</p> <p>Each should be considered on its own merit.</p>
1CS/05/0020	Hitchin Forum		Issue 5.5: Should we promote the 'evening economy'	Support option c - this will help to achieve option b. In restricting further pubs and clubs, the LDF should specify that no site over a certain size will be allowed to change use to a pub or club.
1CS/05/0020	Hitchin Forum		Issue 5.5: Should we promote the 'evening economy'	This should be called the "evening / nighttime economy"
1CS/05/0020	Hitchin Forum		6. Transport	The objectives are still valid.
1CS/05/0020	Hitchin Forum		Issue 6.1: What can realistically be done to encourage alternative modes of travel	<p>Ranking of options:</p> <p>B</p> <p>A</p> <p>D</p> <p>E</p> <p>C</p> <p>It needs to be recognised that car parking is very important for Hitchin as a market town serving a rural hinterland.</p>

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0020	Hitchin Forum		Issue 6.2: Whether to promote 'park and ride' schemes	This is a non-issue in the District as none of the towns are large enough to warrant this. It would make sense however, to encourage the use of existing car parks on Saturdays.
1CS/05/0020	Hitchin Forum		7. Leisure and Community Facilities	This section of the LDF should also include specific reference to allotments, community gardens, playgrounds / play areas, public halls, theatres and museums.
1CS/05/0020	Hitchin Forum		7. Leisure and Community Facilities	The objectives are still valid.
1CS/05/0020	Hitchin Forum		Issue 7.1: How should we secure adequate provision of sports pitches and sports	Ranking of options: C A B
1CS/05/0020	Hitchin Forum		Issue 7.2: Should developers contribute more towards community facilities and	Ranking of options: C A B
1CS/05/0021	North Hertfordshire College	Moult Walker	Introduction	The six strategic objectives should be further expanded to include promoting education under item 3 "Healthier Communities".
1CS/05/0021	North Hertfordshire College	Moult Walker	1. Natural and Built Environment	Although the objectives relating to the natural and built environment are supported, the District Council should be realistic in terms of recognising the need to relax policies in the face of pressure from regional government for housing development. There will be instances in the District whereby areas of open space on the periphery of urban areas should be released for development in appropriate circumstances. The role of green links into towns should be protected, but areas of open space adjacent to green belt or greenfield areas provide little value when retained as open space.
1CS/05/0021	North Hertfordshire College	Moult Walker	3. Housing	The reference to housing land meeting the Structure Plan dwelling requirement will be replaced by the regional planning guidance from RSS14. Any reference to Structure Plan requirements should be updated to RSS14.
1CS/05/0021	North Hertfordshire College	Moult Walker	3. Housing	The reference to housing land meeting the Structure Plan dwelling requirement will be replaced by the regional planning guidance from RSS14. Any reference to Structure Plan requirements should be updated to RSS14.
1CS/05/0021	North Hertfordshire College	Moult Walker	Issue 3.1: Where should the required new housing be built	Option A Housing development should be focused on the four towns, which may include limited development of greenfield sites. Any development on greenfield sites should firstly be focused towards non green belt land and non landscape conservation areas on the periphery of the existing four towns.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0021	North Hertfordshire College	Moult Walker	7. Leisure and Community Facilities	There will be instances where areas of open space on the periphery of urban areas should be released for development in appropriate circumstances. Existing areas of open space may, in appropriate circumstances, be released for development. Appropriate circumstances will include enabling development for community schemes and where the loss of open spaces is compensated for by the improvement of an alternative site.
1CS/05/0021	North Hertfordshire College	Moult Walker	7. Leisure and Community Facilities	The release of existing sports facilities for development will allow an improvement and intensification of sports provision on other sites, whilst allowing development on suitable sites within the urban area.
1CS/05/0021	North Hertfordshire College	Moult Walker	Issue 7.1: How should we secure adequate provision of sports pitches and sports	Improved sports facilities can be provided by releasing appropriate sports area for development to enable improved facilities elsewhere.
1CS/05/0022	Moore		Introduction	The emphasis for Sustainability Appraisals should be to "minimise the development of all land with high environmental and amenity value", however, if there is a need to develop some greenfield land during the plan period to 2021, then only greenfield land which doesn't have a high environmental or high amenity value should be considered.
1CS/05/0022	Moore		Introduction	Most of the objectives listed in the Options Paper are vital for the future of the District.
1CS/05/0022	Moore		Introduction	This will also impact upon sustainable location patterns with the aim "to reduce the use of motor vehicles". Clearly there is a need to "increase access to decent and affordable housing", particularly for younger people in all settlements but with the highest possible emphasis on decent housing. Finally, the absolute priority should be to "use natural resources efficiently" particularly land.
1CS/05/0022	Moore		Introduction	An important Core Strategy and future Development Control policy would be to establish clearly defined boundaries for all settlements throughout the District's Rural Area, and for those boundaries to be excluded from the current (and future expanded) Green Belt, allowing greater opportunities for existing families wanting to remain in their immediate rural area. One major criticism of the consequence of current policy is that it effectively forces many young families, themselves brought up in villages throughout North Hertfordshire to buy new homes in the middle of existing towns, because there are no new homes being constructed in their home village. This severely impacts upon the affordability issue; this lack of new supply is forcing up house prices in all the villages to unreachable levels for first time buyers.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0022	Moore		1. Natural and Built Environment	Virtually all the objectives listed are valid. There are six of the objectives which should have particular expanded emphasis - shown in bold and new text is underlined:
1CS/05/0022	Moore		1. Natural and Built Environment	Protect the landscape settings and separate identities of all settlements.
1CS/05/0022	Moore		1. Natural and Built Environment	Resist development that may adversely affect the function of flood plains or result in flooding. (No changes suggested)
1CS/05/0022	Moore		1. Natural and Built Environment	The objective should have particular expanded emphasis: Minimise resource depletion and make the most efficient use of all land throughout the district.
1CS/05/0022	Moore		1. Natural and Built Environment	Enhance the character and setting of conservation areas. Encouragement should be given to ensure high quality developments, if appropriate, or new planting or landscaping schemes which will enhance conservation areas throughout the District.
1CS/05/0022	Moore		1. Natural and Built Environment	Preserve and promote local distinctiveness and diversity.
1CS/05/0022	Moore		1. Natural and Built Environment	Ensure the high quality design of all development enhances local character.
1CS/05/0022	Moore		Issue 1.1: Protecting landscapes	These landscapes should be protected, but old historic designations which are less relevant to the true landscape value such as some Green Belt land within existing settlements should not continue to be protected. This is consistent with the suggested objective: Minimise resource depletion and make the most efficient use of all land throughout the district.
1CS/05/0022	Moore		Issue 1.1: Protecting landscapes	Both options a and b are relevant to protecting landscapes.
1CS/05/0022	Moore		Issue 1.1: Protecting landscapes	Option a should be extended to read: Include policies protecting landscapes based on their true amenity and real recreational value and national designations (such as ANOB).

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0022	Moore		Issue 1.7: Density of development	<p>It is important that high density developments only be allowed where there is no harm to the local character. Cramping high density developments into a few corners of the District will distort the settlement pattern, with the towns growing in size disproportionately and to the detriment of the remaining settlements.</p> <p>Further, as more families move into higher density developments in the towns, existing residents will find it less attractive to stay in those towns; consequently, there will be greater numbers of existing residents, currently living in the towns who will have aspirations to move out to the villages.</p> <p>In addition, new higher density developments will suck in families whose own children and relatives will be calling for further urban extensions in 2021 and beyond.</p>
1CS/05/0022	Moore		Issue 1.8: Historic Environment	(d) applies to all areas not just Conservation Areas.
1CS/05/0022	Moore		Issue 1.8: Historic Environment	Option d should apply to every development throughout the District so that "all proposals respect or enhance the special character or appearance of the settlement especially in terms of scale, mass height or materials."
1CS/05/0022	Moore		2. Rural Areas and Settlement Pattern	<p>The objective should be reworded as follows: Encourage appropriate re-use of derelict or underused land throughout the District, as well as vacant land and buildings.</p>
1CS/05/0022	Moore		2. Rural Areas and Settlement Pattern	<p>Objective should be reworded as follows: Ensure a sustainable pattern of development, providing a balance between the needs of new housing provisions within settlements whilst protecting other surrounding land uses.</p>
1CS/05/0022	Moore		2. Rural Areas and Settlement Pattern	<p>Objective should be reworded as follows: Prevent settlements from merging, and rural areas from losing their character, but regardless of whether it is Green Belt or not which should be protected from all forms of inappropriate development;</p>
1CS/05/0022	Moore		Issue 2.1: How to identify which villages	Development should be allowed within all villages, but only proposals which are in scale and proportion and which respect or enhance the appearance of the settlement, especially in terms of scale, mass, height or materials should be allowed.
1CS/05/0022	Moore		Issue 2.1: How to identify which villages	BUT, all development should be in scale and proportion, which will be different in every village. Quality & respect for existing character is vital.
1CS/05/0022	Moore		Issue 2.2: Whether to distinguish between	All villages should be treated fairly, but levels of development must reflect the size of the village.

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0022	Moore		Issue 2.2: Whether to distinguish between levels	It is correct to only identify some villages as suitable for all types of development - other villages are only suitable for limited infilling development. All villages should be treated equally fairly, but with the level of future development carefully controlled to reflect the size of the existing village. Priority must be given to proposals which respect the existing character and which enhance the village. Predominantly small scale and modest proposals, and certainly not the kind of densities as prescribed in PPG3.
1CS/05/0022	Moore		Issue 2.3: Development in the rural area outside the villages	Option A - would be an excellent and fair countryside policy. New policies should be developed to establish boundaries around all villages and settlements, within which modest developments would be allowed and encouraged and beyond which boundaries, no inappropriate development would be allowed.
1CS/05/0022	Moore		Issue 3.1: Where should the required new housing be built	Why are we still trying to identify land to meet the structure plan dwelling requirement for the period 1991 - 2011? Need to concentrate on the eventual future housing target expected to be imposed on North Hertfordshire up to 2021 and then consider where the 15,800 homes proposed in the East of England Plan might have to be built.
1CS/05/0022	Moore		Issue 3.1: Where should the required new housing be built	All policies should seek to sensibly maximise new housing developments through re-generation, and then to limit such new housing within but throughout all settlements. It would be a mistake to prevent some settlements taking new houses because they don't currently have one particular service provision or community facility. Preventing all settlements from growing in scale and proportion is a mistake - a village which continues to grow will be able to sustain more services, whereas villages which do not expand will actually tend to lose service provision and community facilities.
1CS/05/0022	Moore		Issue 3.1: Where should the required new housing be built	Why just 14 villages? Why not most of the villages?
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	Options A and E are the preferred choices
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	See question 29 Option A
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	Option C - this would be a disaster for the District. If the growth towns of Luton and Stevenage are allowed to spill into green belt land of North Hertfordshire now, that squeeze may become unstoppable in future plans from 2021 and beyond, leading to the destruction of further countryside and greater rural areas of North Hertfordshire.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	To achieve more affordable housing and for local needs in rural areas, the only long term sustainable way is to improve the supply of available land.the more this continues to be restricted by existing policy constraints, the more expensive it becomes, leading to less and less opportunity for existing rural families, first time buyers and key workers.
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	Option A The number of villages should be increased to at least 20, Breachwood Green, Gosmore and St Ippolyts, Graveley, Lilley, Preston and Weston should be given the benefits afforded to the other 14 villages. Consider that the Council should include all settlements and then be able to consider all proposals on merit throughout the District, so long as they respect and enhance the existing settlements in terms of scale, mass, height and materials.
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	Option D - a new settlement designed to meet the wider regional needs would be a disaster for North Hertfordshire, as very quickly young relatives of new migrant workers would soon demand even more housing.
1CS/05/0022	Moore		Issue 3.2: How can more affordable housing be provided	Option B Because the Urban Capacity Study only looked at some parts of the District, it was only ever able to identify land for approximately 4,400 dwellings further new homes to be built up to 2021. However, a comprehensive District Wide Urban Capacity Study, could easily identify sufficient land for up to 16,000 new homes to be built by 2021 - hopefully negating the need for Option C.
1CS/05/0022	Moore		Issue 3.4: How to meet affordable housing needs	Policies should "encourage rural exception sites...within or close to identified village boundaries in rural areas". Clearly, rural housing needs can't be properly be satisfied within the towns.
1CS/05/0022	Moore		Issue 3.4: How to meet affordable housing	Exception Sites and/or build within all existing village boundaries as necessary.
1CS/05/0023	Hertfordshire Gardens Trust		Introduction	Although agreeing in principle that development of brownfield sites should be encouraged, it is suggested that parks and gardens should not be developed preferentially but be considered as "land with high environmental and amenity value" (NHDC Sustainability Appraisal)
1CS/05/0023	Hertfordshire Gardens Trust		1. Natural and Built Environment	Objective number 16 should be deemed to include those historic parks and gardens not only on the Register but also those of local or regional importance.
1CS/05/0023	Hertfordshire Gardens Trust		Issue 1.8: Historic Environment	Suggest that the parks and gardens of local and regional importance are included.
1CS/05/0023	Hertfordshire Gardens Trust		Issue 1.8: Historic Environment	Suggest that Policy 19 of the existing local plan is continued in the Local Development Framework.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Introduction	Neutral
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Introduction	There should be realistic recognition that there will be a need for some greenfield sites to be identified for development as a positive contribution towards the sustainable development of North Hertfordshire District.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	1. Natural and Built Environment	No Economic and social objectives should also be identified as referred to in the supporting text as they are an integral part of the natural and built environment, for example, the provision of sufficient land to meet housing and employment need should be an objective.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.1: Protecting landscapes	Policies relating to the protection of the landscape should be based on landscape quality and national designations in line with advice set out in PPS7. Issues relating to amenity and recreation should be dealt with under separate policies relating purely to these matters
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.2: Protecting biodiversity	In line with PPS9, LDFs should indicate the location of designated sites of importance for bio-diversity and geodiversity distinguishing between international, national, regional and locally designated sites; and identify areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.3: Minimising Pollution	All of these issues should be given consideration however the relevance and priority of each option should be taken into account on a case by case basis.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.4: Energy generation	Policies should encourage sustainable forms of development including renewable energy where practicable.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.5: Waste Management	Policies should encourage sustainable forms of waste management in a pragmatic and realistic manner.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.6: How to ensure that the design	While it is important for proposals to enhance local character in line with the guidance in PPG15 new developments should not have to copy their older neighbours in detail, where this may not represent good design.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.7: Density of development	The Core Strategy should include a policy which reflects government advice in PPG3 by making it clear that housing densities will expect a greater intensity of development at places with good public transport accessibility such as town, district and local centres or around major nodes along good quality public transport corridors. It should be made clear that where appropriate such levels should significantly exceed 50 dwellings per hectare.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 1.8: Historic Environment	Policy should address the issues raised, however, it should be made clear that the circumstances will be different for each development proposal, therefore the policy should recognise that it may not be appropriate in all instances.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 2.1: How to identify which villages	The identification of villages within the rural area should be based on sustainability principles.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 2.2: Whether to distinguish between levels	Infilling development will not be appropriate in all villages or the most sustainable option.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 2.3: Development in the rural area outside the villages	Policy in relation to green belt and rural areas should reflect the guidance as set out in PPG2 : Green Belts and PPS7 : Sustainable Development in Rural Areas respectively.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 3.1: Where should the required new housing be built	The Core Strategy should seek to implement Policy SV1 of RSS14.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 3.2: How can more affordable housing be provided	It would be unreasonable to expect larger developments to provide a disproportionate level of affordable housing compared to smaller sites. Consideration should be given to the emerging advice as set out in RSS14, however, the provision of affordable housing should meet the tests as set out in Circular 05/2005 and Circular 6/98.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 3.3: How to deal with the situation where public subsidy is unavailable	Policy should reflect the guidance set out in PPG3 and in Circular 05/2005. A cascade approach in dealing with affordable housing would address this issue.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 3.5: How can we ensure that a range of housing types and sizes is built	Policy should make provision for ensuring a mix and types based on housing need. However, provision should be made for both larger and smaller dwellings types, including family house, to meet the needs of large businesses seeking to attract employees to the area.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 3.7: Should all new housing developments contribute towards local facilities?	In line with government advice contributions towards local facilities should be sought from all developments where it can be demonstrated that the contribution relates to the proposed development in accordance with the tests set out in Circular 05/2005.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 4.1: Where should additional employment land be located	Employment sites should be retained and should not, unless proven otherwise be released for other purposes such as residential uses. New employment areas should be located in sustainable locations in close proximity to good public transport links and as part of mixed use development.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 4.2: Should we restrict the loss of employment	Employment areas should be safeguarded to secure the economic future of the District, unless proven otherwise.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 4.3: Should we try to re-distribute employment	New employment should be provided to good public transport and within close proximity to town or district centres to promote sustainability principles, ensuring compatibility between adjacent land uses.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 5.3: How to promote the health and well being of the smaller centres	Market forces should determine the appropriate mix of uses in established smaller centres, in creating sustainable communities. In accordance with planning policy, each planning application should be considered on its own merit.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 5.4: Should all the smaller centres be treated the same	All planning applications should be considered on their own merit.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 6.1: What can realistically be done to encourage alternative modes of travel	The options set out reflect the guidance set out in national planning policy, however, any obligations should reflect the tests set out in annex b of Circular 05/2005 requiring contributions and obligations to be reasonable and related to the proposed development.

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 7.1: How should we secure adequate provision of sports pitches and sports	The options outlined in the Options Paper reflect the guidance set out in national planning policy, however, any developer contributions should meet the tests set out in Circular 05/2005.
1CS/05/0024	West Stevenage Consortium	Barton Willmore Planning Partnership	Issue 7.2: Should developers contribute more towards community facilities and	Developer contributions should not only be sought where they meet the tests as set out in Circular 05/2005 and should not be sought where there are other mechanisms for securing funding such as through Council Tax.
1CS/05/0025	Environment Agency		Introduction	Healthier Communities - In addition to the cultural facilities to improve the health of residents there should be the recognition that access to countryside and other green spaces can be of great benefit/
1CS/05/0025	Environment Agency		Introduction	Community Strategy - agree with the assertion that brownfield sites should be developed in favour of greenfield sites. However, would emphasize that brownfield development should not be favoured over Greenfield development if the proposal increases the risk of flooding. The Council will need to use the sequential test in PPG25 to ensure that development is zoned in appropriate locations.
1CS/05/0025	Environment Agency		Introduction	Support the objective "maintain parks and open space", but ideally this should also include nature reserves.
1CS/05/0025	Environment Agency		Introduction	Sustainable Communities - there should be a focus on the enhancement and not just the protection of the environment. In addition, the reduction of fluvial and surface water flood risk should be incorporated as part of the objective.
1CS/05/0025	Environment Agency		Introduction	Under the list of objectives which the policy papers are to be assessed against there is no mention of flood risk and a key objective of the sustainability appraisal should be "the reduction of flood risk". Would welcome the inclusion of this in the SA document. It is recommended that the Council undertakes a strategic flood risk assessment (SFRA) as part of the sustainability appraisal.
1CS/05/0025	Environment Agency		1. Natural and Built Environment	"Provide 8 metre wide undeveloped buffer strips between new developments and top of river banks to protect rivers and their associated corridors.
1CS/05/0025	Environment Agency		1. Natural and Built Environment	"Enhance degraded sections of river in line with the requirements of the Water Framework Directive".
1CS/05/0025	Environment Agency		1. Natural and Built Environment	"Promote the incorporation of sustainable urban drainage systems into new developments."
1CS/05/0025	Environment Agency		Issue 1.1: Protecting landscapes	Option C
1CS/05/0025	Environment Agency		Issue 1.2: Protecting biodiversity	Option C Enhancing biodiversity and ensuring habitats and species do not become fragmented / isolated is very important to the long term viability of habitats.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0025	Environment Agency		Issue 1.2: Protecting biodiversity	An additional policy should be included in the core strategy which recognises that greenspace and wildlife sites are important for health. This policy should address access to green space, ensuring that the access arrangements allow community enjoyment but are suitable for the site as well, so the wildlife value is not compromised.
1CS/05/0025	Environment Agency		Issue 1.2: Protecting biodiversity	Welcome the aims in this section for avoiding water pollution, preventing over abstraction and minimising and recycling waste - these are sufficient to address our concerns.
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	Document should also make reference to the need to consider the inclusion of sustainable urban drainage (SuDS) techniques in new developments.
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	Development on this scale will put additional pressure on the heavily utilised water resources. It is important to consider sustainable development in the planning of such schemes.
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	An additional option should be included which states: "Will actively seek and identify potential Part IIA sites in the borough".
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	Need to include more information on fluvial flood risks. Areas within North Hertfordshire fall within the floodplains of various rivers. Reference needs to be made to the Environment Agency flood plain maps, PPG25 and flood risk standing advice.
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	There should be reference to the conservation of water resources and not just to water pollution, as the availability of water impacts upon the quality, with reduced quantity increasing the affects of pollutants.
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	Option G should be split into two different sections. The section on fluvial flood risk is well worded and should be kept. However, the section on run off should be reworded: "new developments which do not restrict discharge to Greenfield rates, provide 1 in 100 year attenuation and incorporate the principles of SuDS should be refused planning permission."
1CS/05/0025	Environment Agency		Issue 1.3: Minimising Pollution	Ranking of options: D H F E G  Where option H is the redevelopment of any brownfield sites should be carried out in accordance with CLR11 Model Procedures for the Management of Land Contamination and in line with PPG23.

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0025	Environment Agency		3. Housing	The following additional objectives should be included: "Use Environment Agency flood zone maps to ensure that new developments are located outside of the floodplain. "Promote the incorporation of sustainable urban drainage systems into new developments".
1CS/05/0025	Environment Agency		3. Housing	The following additional objectives should be included: "Use Environment Agency flood zone maps to ensure that new developments are located outside of the floodplain. "Promote the incorporation of sustainable urban drainage systems into new developments".
1CS/05/0025	Environment Agency		Issue 3.1: Where should the required new housing be built	Ranking of options: F A B C E D
1CS/05/0025	Environment Agency		Issue 3.1: Where should the required new housing be built	Option F - recommend that a Strategic Flood Risk Assessment (SFRA) is undertaken to find appropriate locations for new development, ensuring that they are kept outside areas which are at risk of flooding.
1CS/05/0025	Environment Agency		Issue 3.1: Where should the required new housing be built	Option B - a disadvantage of this option is that developers may try to develop residential developments on commercial / industrial sites which may not be suitable for residential development if they are in a flood risk area.
1CS/05/0025	Environment Agency		Issue 3.1: Where should the required new housing be built	Option C - this option may have the disadvantage of further encroaching into floodplains and river corridors and may lead to objections from the Environment Agency.
1CS/05/0025	Environment Agency		Issue 3.1: Where should the required new housing be built	Options D and E - these are disadvantageous as they may have the potential to increase flood risk (fluvial and surface water) and may impact upon rivers and their corridors.

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0026	North Herts CPRE		Introduction	<p>Relationship between Corporate Plan objectives and Community Strategy objectives not clear. Not clear if two lists have equal status.</p> <p>The first bullet point could be improved by incorporating the sequential principle. The importance of energy and resource conservation is not sufficiently recognised at this level. Only the words "protect the environment" seem to cover this point. Suggest a new objective:</p> <p>"Resource efficient communities Require all new development to incorporate the latest standards of resource control to ensure that we deliver housing which consumes the minimum practical amount of energy and other resources such as water."</p> <p>This is an area where the LDF can make an important difference. The importance of maintaining and improving the biodiversity of the area should also be recognised at this level, as should the importance of good quality design and materials. Suggest that objective 1 is amended as follows:</p> <p>"Sustainable communities Promoting sustainable development of the district to ensure that we deliver well designed and built housing to meet the needs of the community, including an adequate supply of affordable housing, protect the environment and maintain or improve the biodiversity of the area and conserve the heritage of our historic towns and rural settlements."</p> <p>Although not asked about the District's vision, this could be made more meaningful if it incorporated 'quality of life' as this is what all the objectives are striving to achieve. For instance, if the vision said "improving the quality of life of all the residents of North Hertfordshire" then all the objectives, if achieved, would improve the quality of life of residents. Can it be said that all the objectives will make North Herts more 'vibrant'?</p>
1CS/05/0026	North Herts CPRE		Introduction	Agree
1CS/05/0026	North Herts CPRE		1. Natural and Built Environment	An objective to design our the car and make walking and cycling a more attractive option should be added, such as "Wherever possible give priority to walking and cycling to local services and reduce the convenience of using the car for such journeys."
1CS/05/0026	North Herts CPRE		1. Natural and Built Environment	Although they are a little repetitive there are none which should be removed. However, a bit of editing and compositing would help.
1CS/05/0026	North Herts CPRE		Issue 1.1: Protecting landscapes	Option C
1CS/05/0026	North Herts CPRE		Issue 1.2: Protecting biodiversity	Option C

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0026	North Herts CPRE		Issue 1.2: Protecting biodiversity	However, option B should be altered to say "include a policy requiring, wherever feasible, additional wildlife features etc. etc."
1CS/05/0026	North Herts CPRE		Issue 1.3: Minimising Pollution	First add a new option H - "require the incorporation of water and energy reduction technology in new developments". Then rank as follows: G, H, D, C, A, F, E, B
1CS/05/0026	North Herts CPRE		Issue 1.4: Energy generation	Option C, subject to an amendment to B as follows "to include policies that also encourage renewable energy schemes such as wind farms of a scale which is in harmony with their surroundings." This is necessary in order to ensure that very large wind farms, which would dwarf the features of the countryside, are not allowed.
1CS/05/0026	North Herts CPRE		Issue 1.5: Waste Management	D C B A E
1CS/05/0026	North Herts CPRE		Issue 1.6: How to ensure that the design	Option B, with an addition to encourage the completion of Village Design Statements.
1CS/05/0026	North Herts CPRE		Issue 1.7: Density of development	Option A
1CS/05/0026	North Herts CPRE		Issue 1.8: Historic Environment	B, C, A, D
1CS/05/0026	North Herts CPRE		2. Rural Areas and Settlement Pattern	Objectives still valid but should add a statement that any green belt reviews would respect the importance of retaining adequate separation between settlements in order to maintain their integrity and character.
1CS/05/0026	North Herts CPRE		Issue 2.1: How to identify which villages	Option C There is not one pattern which is appropriate for every village. The best people to decide are the Parish Council, having properly consulted their residents.
1CS/05/0026	North Herts CPRE		Issue 2.2: Whether to distinguish between levels	Option B - there is not jut one pattern which is appropriate for every village. The best people to decide are the parish council having properly consulted their residents.
1CS/05/0026	North Herts CPRE		Issue 2.3: Development in the rural area outside the villages	Option B The additional consideration which applies to green belt land is its function in preventing coalescence of settlements. This generally does not apply to land beyond the green belt.
1CS/05/0026	North Herts CPRE		Issue 2.4: Replacement buildings in the	Combination of D and C. D to decide if redevelopment is appropriate and C to govern how it is done.
1CS/05/0026	North Herts CPRE		3. Housing	Bullet point one has been overtaken by events. Bullet point two main not be possible - depends on the number of houses required by the East of England Plan. Others are okay.

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1CS/05/0026	North Herts CPRE		3. Housing	<p>New bullet points, to replace bullets one and two:</p> <p>"Identify land to meet the Regional Plan requirements, based on a sequential test so that brownfield land is used before Greenfield and urban sites before using the countryside."</p> <p>"Institute a rolling programme of land release to ensure that land of high environmental worth is not threatened prematurely."</p> <p>"Require, as a condition of granting planning permission, adequate infrastructure to be in place before the development is occupied. Such infrastructure would include schools and health facilities, as well as water and transport infrastructure."</p> <p>These would require specific new policies in the LDF.</p>
1CS/05/0026	North Herts CPRE		Issue 3.1: Where should the required new housing be built	<p>Ranked B, A, C, D, E, but with qualifications:</p> <p>A - however, village development may be variable between different villages and the number may be different. Parish Councils should determine whether development takes place in their villages. Option A will also provide an appropriate level of development in villages, therefore option E not favoured.</p> <p>Option D is not believed to be sustainable in this district.</p> <p>Option E - see comments on Issues 2.1 and 2.2 - the parish councils should decide.</p>
1CS/05/0026	North Herts CPRE		Issue 3.2: How can more affordable housing be provided	<p>Ranked C, B, D, A</p> <p>C should help remove the argument that only large developments can deliver affordable homes.</p> <p>B should apply to all sites, not just large ones.</p> <p>D - number in villages will always be relatively small therefore a lower threshold is required.</p>
1CS/05/0026	North Herts CPRE		Issue 3.4: How to meet affordable housing needs	<p>Option A - this is a successful policy which provides affordable rented accommodation specifically for village residents and is, in the main, supported by villagers.</p>
1CS/05/0026	North Herts CPRE		Issue 5.3: How to promote the health and well being of the smaller	<p>Option B. However, there should be a genuine attempt to assess whether there is still a demand for a shop or service on the site before a decision is made.</p>
1CS/05/0026	North Herts CPRE		Issue 5.4: Should all the smaller centres be treated the same	<p>Provided the 'genuine attempt' policy is adopted for all losses, then the last shop in the village will have to be treated in the same way. If there is no demand, the planning system cannot create it.</p>
1CS/05/0026	North Herts CPRE		6. Transport	<p>Repetitive, but still relevant. Add the following objectives:</p> <p>"Promote good, cheap, reliable, comfortable demand responsive public transport in rural areas."</p> <p>"Improve signing so that time and energy is not wasted getting lost. Use non-residents to validate."</p>

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0026	North Herts CPRE		Issue 6.1: What can realistically be done to encourage alternative modes of travel	A (most important, aims to make car less useful), D (supports A), B (provides further support), E, C
1CS/05/0027	The Chilterns Conservation Board		Issue 1.1: Protecting landscapes	Option c This would include policies to both protect the Chilterns ANOB as well as other landscapes with high agricultural or forestry value.
1CS/05/0027	The Chilterns Conservation Board		Issue 1.2: Protecting biodiversity	Option c This would include policies to both enhance biodiversity as well as the inclusion of additional features such as green corridors.
1CS/05/0027	The Chilterns Conservation Board		Issue 1.3: Minimising Pollution	A policy approach which would favour minimising all forms of pollution, particularly where they would affect the tranquillity of the Chilterns ANOB, as well as protection of water resources and the water environment (particularly chalk streams). Therefore the options are ranked as follows: C D/E B F G and A
1CS/05/0027	The Chilterns Conservation Board		Issue 1.4: Energy generation	Option c This would allow both small scale generation in appropriate locations as well as larger schemes
1CS/05/0027	The Chilterns Conservation Board		Issue 1.5: Waste Management	Concern about the disposal of waste and the need for infrastructure that is required to make this happen. How and where waste is disposed of should be treated with sensitivity, particularly in connection with the Chilterns ANOB
1CS/05/0027	The Chilterns Conservation Board		Issue 1.5: Waste Management	A policy approach is favoured which reflects Government guidance and advice to reduce, re-use and recycle, particularly the use of local materials in construction. The options are ranked as follows: D A B C Option E is not ranked as it is not considered an appropriate approach.
1CS/05/0027	The Chilterns Conservation Board		Issue 1.6: How to ensure that the design	In trying to identify locations for new developments, landscape sensitivity studies or landscape capacity studies should be undertaken, either by the Council (in seeking to make allocations) or developers and applicants (in making applications)

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0027	The Chilterns Conservation Board		Issue 2.1: How to identify which villages	In trying to identify locations for new developments, landscape sensitivity studies or landscape capacity studies should be undertaken, either by the Council (in seeking to make allocations) or developers and applicants (in making applications)
1CS/05/0027	The Chilterns Conservation Board		Issue 2.1: How to identify which villages	Option A Various villages are identified as being capable of accommodating some level of growth (including Pirton, adjacent to the ANOB). The current policy of allowing affordable housing developments to meet local needs should continue and villages should be identified for further growth based on the level of facilities in the village.
1CS/05/0027	The Chilterns Conservation Board		Issue 2.2: Whether to distinguish between levels	Option b Some villages may be suitable for all types of development and other for limited infill only. Because of the differences some villages should be identified for infill only.  In trying to identify locations for new developments, landscape sensitivity studies or landscape capacity studies should be undertaken, either by the Council (in seeking to make allocations) or developers and applicants (in making applications)
1CS/05/0027	The Chilterns Conservation Board		Issue 2.4: Replacement buildings in the countryside	Option c The replacement of existing buildings in rural areas is acceptable, as long as there is no greater impact on the environment and landscape from their construction and use.
1CS/05/0027	The Chilterns Conservation Board		Issue 3.1: Where should the required new housing be built	Options D,E & F are not ranked as they are not considered to be appropriate.
1CS/05/0027	The Chilterns Conservation Board		Issue 3.1: Where should the required new housing be built	Options A,B & C New housing should be focussed on previously developed land within urban areas, residual requirements should be met by urban extensions adjoining existing towns as long as there is no encroachment into the Chilterns ANOB.
1CS/05/0027	The Chilterns Conservation Board		Issue 3.1: Where should the required new housing be built	In trying to identify locations for new developments, landscape sensitivity studies or landscape capacity studies should be undertaken, either by the Council (in seeking to make allocations) or developers and applicants (in making applications)
1CS/05/0027	The Chilterns Conservation Board		Issue 3.2: How can more affordable housing be provided	Mixture of options B C & D - which would increase the percentage requirement for affordable housing on larger sites, decrease the threshold at which such housing is required and have a lower threshold in villages when compared to towns.
1CS/05/0027	The Chilterns Conservation Board		Issue 3.4: How to meet affordable housing needs	Option a This would continue the current policy of encouraging rural exception sites, where appropriate in environmental terms and where there is proven local need. In the AONB design and use of materials is also of key importance.

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1CS/05/0027	The Chilterns Conservation Board		Issue 3.6: How to best provide accommodation for Gypsy	Option A If there is an identified need then site, or sites, should be provided - as long as other factors such as the ANOB are clearly taken into account.
1CS/05/0027	The Chilterns Conservation Board		Issue 3.7: Should all new housing developments contribute towards local facilities?	Option A Favour this as an appropriate approach to try and resolve the issue of infrastructure provision in the future.
1CS/05/0027	The Chilterns Conservation Board		Issue 4.4: Should we include specific policies for tourist related	Option B Favour a single general policy approach that could deal with a variety of different proposals.
1CS/05/0027	The Chilterns Conservation Board		Issue 5.3: How to promote the health and well being of the smaller	Option C The Council should resist the loss of any shops and other services (particularly pubs) to other uses, especially in the smaller rural centres.
1CS/05/0027	The Chilterns Conservation Board		Issue 5.4: Should all the smaller centres be treated the same	Option A All applications in the smaller centres should be treated in the same way.
1CS/05/0028	Bellway Homes - North London		Introduction	Consider that the vision for the district should also refer to demonstrating how growth can be accommodated in the right place, at the right time and in a sustainable way.
1CS/05/0028	Bellway Homes - North London		Introduction	Agree with the objectives prescribed. However, under sustainable communities the reference should be to delivering housing including affordable housing.
1CS/05/0028	Bellway Homes - North London		Issue 1.1: Protecting landscapes	Option D Acknowledge the production? of a landscape character assessment by the Council, but do not see any need to reiterate government advice in the LDF as this is simply repetitive and does not add anything of local distinction.
1CS/05/0028	Bellway Homes - North London		Issue 1.2: Protecting biodiversity	Option D Acknowledge the production of a biodiversity action plan - this matter can be dealt with through the biodiversity action plan. Including a policy encouraging additional wildlife features, is not a policy in itself rather it is a statement of intent and is something which should be developed through the action plan.
1CS/05/0028	Bellway Homes - North London		Issue 1.3: Minimising Pollution	No priority given as these matters are all very different in their context.
1CS/05/0028	Bellway Homes - North London		Issue 1.6: How to ensure that the design	Option B This allows for definition of local character, which cannot be achieved through a general policy.

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1CS/05/0028	Bellway Homes - North London		Issue 1.7: Density of development	Option A This recognises that high density developments can be sustainable at certain locations, in particular those that are highly accessible.
1CS/05/0028	Bellway Homes - North London		Issue 2.1: How to identify which villages	Option A Consider this to be the most appropriate mechanism to determine those villages which may take further development.
1CS/05/0028	Bellway Homes - North London		Issue 3.1: Where should the required new housing be built	B C A Support the need to focus development on previously developed land, it is likely that this will not enable sufficient housing to be built in order to meet housing targets. Sustainable urban extensions to existing towns are the next most effective method of accommodating new growth. In particular, urban extensions can build upon existing infrastructure.
1CS/05/0028	Bellway Homes - North London		Issue 3.2: How can more affordable housing be provided	Option a To continue with the present approach of negotiating for affordable housing at the rate that will identify them in the current plan. If the Council is to consider lowering the threshold it is necessary to consider the amount of additional housing this would deliver against the additional resources required to enable this, which may delay implementation from larger sites if S106 agreements are not completed expediently. Do not believe that it would be appropriate to increase the amount of affordable housing on larger sites to a higher percentage.
1CS/05/0028	Bellway Homes - North London		Issue 3.3: How to deal with the situation where public subsidy is unavailable	Option B Do not believe that an "open book" valuation is essential to this process. Concerned that option "a" will influence the quantum of persons considered to be in need of affordable housing. Such an approach would need to be operated within an area that equates to a local housing market assessment.
1CS/05/0028	Bellway Homes - North London		Issue 3.5: How can we ensure that a range of housing types and sizes is built	Option B This enables developers to respond to market demand. This accords with the Government's push towards housing market assessments, which involves close involvement of the private sector to provide an assessment of housing demand within a local area. The market will readjust itself to ensure that a suitable balance of private housing is delivered. With regard to affordable housing, it is likely that there will be a higher degree of prescription.

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1CS/05/0028	Bellway Homes - North London		Issue 3.7: Should all new housing developments contribute towards local facilities?	Support a process that allows for completion of legal agreements for contributions to local facilities that builds in certainty and allows for speed in completion of agreements.
1CS/05/0028	Bellway Homes - North London		Issue 4.2: Should we restrict the loss of employment	Consider that the planning process should be flexible with the redevelopment of existing employment premises, in particular for residential development.
1CS/05/0028	Bellway Homes - North London		Issue 5.2: Other uses in town centres	Option A This is a sustainable location for residential development.
1CS/05/0028	Bellway Homes - North London		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Endorse those options that seek to improve local transport infrastructure. However, do not consider that prescriptive car parking standards that are applied inflexibly are an effective method of seeking to reduce the number of trips made by car.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Introduction	Do not agree with the objectives that are listed in respect of those identified in the Community Strategy as being acceptable for the purposes of the LDF and associated documents. Of concern is the objective which confirms that "all new housing developments to be provided with associated leisure, shopping and health facilities." Smaller housing developments would not require the provision of these facilities. Would suggest that this specific objective be reworded to state: "where appropriate, new housing developments should provide related / associated leisure, shopping and health facilities."
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.1: Protecting landscapes	Option A Consider that such policies should only refer to national designations such as ANOBs.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.2: Protecting biodiversity	No specific preference
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.3: Minimising Pollution	All the options suggested carry equal importance.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.4: Energy generation	No specific preference

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1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.5: Waste Management	All options carry equal importance. Option A should be amended to confirm that some new housing and commercial properties should make relevant provision for wheelie bin storage and recycling containers. It may not be possible within the confines of certain sites to provide these facilities. Request that option A should be reconsidered.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.7: Density of development	Option A
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 1.8: Historic Environment	The options carry equal importance and therefore one option should not favour another.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 2.1: How to identify which villages	Option A Disagree with the other options being put forward.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 2.2: Whether to distinguish between levels	No specific preference to the options. It is acknowledged that, given their character, certain villages may only be suitable for infill development.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 2.3: Development in the rural area outside the villages	Option B - this would comply with government guidance.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 2.4: Replacement buildings in the countryside	Option C - given that such proposals have historically been treated on their own individual circumstances.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	3. Housing	The objectives should include reference to the East of England Plan and the housing figures to be assigned to the District in the period 2001 to 2021. It is acknowledged that these projections are not definite, but the Options Paper needs to make its audience clearly aware that the East of England Plan is in the process of being examined and subsequently that North Herts will need to accommodate some degree of further housing growth. The East of England Plan, not the Structure Plan, will establish the strategic level of growth to be accommodated in the LDF.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.1: Where should the required new housing be built	Priority order of options: A B C E D

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1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.2: How can more affordable housing be provided	Option A - should be pursued so that the present approach of negotiating for affordable housing at the rate identified in the current Local Plan be continued.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.2: How can more affordable housing be provided	Option D may be appropriate if the Council's Housing Needs Survey justifies the provision of a lower threshold in the relevant locations.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.2: How can more affordable housing be provided	Suggest that options B and C are unacceptable. It is not considered that Options B and C are in compliance with government guidance, set out in Circular 6/98.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.3: How to deal with the situation where public subsidy is	No objection to Option A but it is considered that other alternative for the provision of affordable housing need to be made available to developers in respect of their proposals.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.3: How to deal with the situation where public subsidy is	Options B and C could provide helpful scenarios to applicants where it can be demonstrated that, in the event that the valuation of the scheme is affected by the provision of affordable housing, alternative means of provision can be sought.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.4: How to meet affordable housing needs	No preference to the options put forward.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.5: How can we ensure that a range of housing types and sizes is built	Option B
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.5: How can we ensure that a range of housing types and sizes is built	The market should be allowed to determine the mix of dwelling types to be provided on any one site.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.7: Should all new housing developments contribute towards local facilities?	Option B This is the only option which should be put forward given that only certain schemes should be required to provide local facilities.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 3.7: Should all new housing developments contribute towards local facilities?	It is not considered that Option A is appropriate given that it would be considered unreasonable to require all developments to provide contributions towards local facilities. Equally, it would be considered to be inappropriate for developers to negotiate on an adhoc basis as to the provision of such contributions.

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1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	4. Employment and Tourism	Contend that the objectives should refer to the draft figure for the provision of additional jobs to be assigned to Hertfordshire. Consider that this should be made clear in order that the audience of the Options Paper can be clearly advised of the potential implications and opportunities that may arise from the assigned job growth for the County.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 4.1: Where should additional employment land be located	Do not consider that it should be appropriate to select just one of the options. A flexible approach is needed in terms of the provision of new employment sites. It may therefore be appropriate to incorporate a hybrid option that takes into consideration all of the elements listed within the options - although option A is considered to be unrealistic.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 4.1: Where should additional employment land be located	Consider that this question is not appropriate, given the jobs growth figures in the draft East of England Plan. It is not considered that it should be a case of "if" a need is identified but rather that a need will be identified.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 4.2: Should we restrict the loss of employment	Option C Whilst it is acknowledged that employment sites should be safeguarded in order to ensure a suitable supply of employment land within the District, changes in circumstances do occur. Employment sites are a useful resource if they are no longer needed. Therefore such sites can be reasonably be utilised for many alternative uses, which can vary according to the size, type and locations of the available site and its subsequent suitability. Therefore do not consider that it is appropriate to restrict former employment sites to specific alternative uses.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 4.3: Should we try to re-distribute employment	No specific preference to any of the options. Generally it is considered that employment sites should be fairly and evenly distributed to the main settlements within the District. Consider that the selection of any of the options should be influenced by surveys and research that has been, or will be undertaken in respect of determining where employment land should be located.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 4.4: Should we include specific policies for tourist related	No specific preference.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 5.1: Shopping uses	No specific preference.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 5.2: Other uses in town centres	Option A

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1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 6.1: What can realistically be done to encourage alternative modes of travel	Option B - Consider that not all development schemes should contribute towards improving local transport infrastructure, which supports and encourages alternative means of transport - for smaller schemes this may not be justified.
1CS/05/0029	Martin Grant Homes	Pegasus Planning Group	Issue 6.1: What can realistically be done to encourage alternative modes of travel	Not considered that the suggested issues can be put into an order of priority. Option A - considered that not all development schemes will require the provision of alternative modes of transport as such provision may not be justified from a small development.
1CS/05/0030	Hertfordshire County Council		Issue 1.1: Protecting landscapes	Option C Landscape policies should be included in the Core Strategy and Development Control Policies Document which protect nationally designated landscapes and landscapes that have high amenity/recreational, forestry or agricultural value. This policy approach could be extended by recognising the full range of reasons for which both urban and non-urban landscapes are valued by Hertfordshire's communities
1CS/05/0030	Hertfordshire County Council		Issue 1.1: Protecting landscapes	Given the current guidance in PPG3, promoting high density development on previously developed land, the Council should attempt to protect urban landscapes, as well as the rural.
1CS/05/0030	Hertfordshire County Council		Issue 1.2: Protecting biodiversity	The Council should seek to maintain, enhance or restore networks of interconnecting natural habitats, by linking sites of biodiversity importance. Policies should be included in LDDs to protect such networks from development
1CS/05/0030	Hertfordshire County Council		Issue 1.2: Protecting biodiversity	The LDF must respect the legislation protecting wildlife. The local planning authority should be prepared to refuse permission where harm to a species and their habitats would result, unless suitable mitigation measures can be put in place.
1CS/05/0030	Hertfordshire County Council		Issue 1.2: Protecting biodiversity	New development should seek to respect the environment and biodiversity. This can be achieved by comprehensive assessments of these at the earliest possible stage of design. The Council's approach to biodiversity must be in line with the national legislative and policy framework which recognises the role of the planning system to promote and conserve biodiversity. Criteria based policies should be established in the Local Development Framework against which proposals for development will be judged and controlled. County Council would therefore support Option C, which would require all new developments to protect and enhance biodiversity and encourage additional wildlife features.

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1CS/05/0030	Hertfordshire County Council		Issue 1.2: Protecting biodiversity	Where development is required, effort should be made to minimise damage to existing wildlife sites should be buffered and enhanced. Suitable mitigation strategies should be drawn up.
1CS/05/0030	Hertfordshire County Council		Issue 1.3: Minimising Pollution	Ranking the options assumes that one type of pollution is more detrimental than the other types. In line with relevant planning policy guidance / policy statements and the RSS, the Council should attempt to include policies addressing options a to g.
1CS/05/0030	Hertfordshire County Council		Issue 1.4: Energy generation	Reflecting national & regional targets it is essential that energy generation is sufficiently addressed in LDFs. Whilst the East of England Plan does not contain specific renewable energy targets, it is important that the energy generation policy in the LDF is in line with the findings of the Hertfordshire Renewable Energy Study and promotes the opportunities for renewable energy in Hertfordshire. The Study demonstrates that large scale renewable energy production technologies could make a significant impact upon the county's indicative targets and highlights that wind turbines may be viable in some areas of North Hertfordshire. Given the contribution to energy generation that these schemes could have, the LDF should be open to any potential opportunities that may occur. However, recognising the impact that these schemes have on the countryside and the opposition that they can generate, the study suggests that considerable opportunity for energy generation can come from small scale renewable energy technologies on dwellings. Therefore an energy generation policy should provide a framework for both types of development - Option C.
1CS/05/0030	Hertfordshire County Council		Issue 1.5: Waste Management	Option D - dealing with the adverse environmental impacts arising from the handling, processing, transport and disposal of waste should be encouraged to mitigate impacts that may affect the community.
1CS/05/0030	Hertfordshire County Council		Issue 1.5: Waste Management	The County Council would not support Option E, which asserts that formal policies on waste should not be addressed in the Core Strategy / Development Control Policies document.
1CS/05/0030	Hertfordshire County Council		Issue 1.5: Waste Management	Option A and B are especially significant as tackling waste through design techniques (Option A) and encouraging sustainable design, the use of renewable resources and the re-use of building materials in new developments (Option B) can be fairly easily managed and monitored through the planning system. Practical guidance on addressing waste in development will be produced as part of the "Building Futures A Hertfordshire Guide to Promoting Sustainability in Development".

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1CS/05/0030	Hertfordshire County Council		Issue 1.5: Waste Management	The County Council recommends that the authority considers the following policies from the Adopted Waste Local Plan, 1999: Policy 3 - Waste minimisation and new developments Policy 7 - Re-use of waste arising from new developments Policy 8 - Use of recycled materials in new developments Policy 11 - Waste separation, storage and recycling facilities at major new development sites. The LDDs should also reflect policies in the emerging Waste Development Plan.
1CS/05/0030	Hertfordshire County Council		Issue 1.6: How to ensure that the design	Option B is the best way to ensure that proposals for new development to respond sensitively and positively to the character of an area.
1CS/05/0030	Hertfordshire County Council		Issue 1.6: How to ensure that the design	Also be advisable for the Core Strategy to include a general design and quality of development policy. This should seek to ensure that development contributes positively to a sense of place and also seeks to have regard to the principles of good urban design.
1CS/05/0030	Hertfordshire County Council		Issue 1.7: Density of development	Option A is effectively part of national guidance. The Core Strategy / Development Control Policies DPD does not need to include a specific policy on guidance that already exists in national guidance. Prefer Option C, but complimented by an approach to density which encourages high density development anywhere within the district as long as the layout and design is sympathetic to the character of the area (Option B).
1CS/05/0030	Hertfordshire County Council		Issue 1.8: Historic Environment	Do not want to rank the options in a manner which may limit the importance of one aspect of the historic environment. All the options should be addressed in the LDDs to ensure that development is sensitive to archaeological sites, important areas of historic landscapes, the character of conservation areas and the setting and style of listed buildings.
1CS/05/0030	Hertfordshire County Council		2. Rural Areas and Settlement Pattern	Support the objectives to preserve rural character, ensure a sustainable pattern of development and encourage appropriate re-use of derelict land and underused land and vacant buildings.
1CS/05/0030	Hertfordshire County Council		Issue 2.1: How to identify which villages	Would seem sensible to base the identification of suitable villages on the provision of facilities in the settlement (Option A). A detailed analysis of the circumstances / character of each village is needed to fully identify the most sustainable pattern of development.
1CS/05/0030	Hertfordshire County Council		Issue 2.1: How to identify which villages	It is acknowledged that development in some villages is needed to maintain the economic and social vitality of rural communities. The County Council would support the designation of certain villages in North Hertfordshire which are deemed able (following assessments) to support limited development in addition to affordable housing.

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1CS/05/0030	Hertfordshire County Council		Issue 2.2: Whether to distinguish between levels	<p>The level of development appropriate in the identified villages should be subject to assessments of village character and need.</p> <p>Where possible, development should be directed to small infill sites, which can be designed sympathetically and laid out in keeping with the character of the village.</p> <p>As part of the settlement strategy it would seem sensible to identify different villages as suitable for different levels of development (Option B).</p>
1CS/05/0030	Hertfordshire County Council		Issue 2.3: Development in the rural area outside the villages	<p>PPG2 (Green Belts) affords the green belt greater protection than the remainder of the rural area. As a national designation this distinction between development in areas of green belt and other rural areas should be maintained (Option B).</p> <p>Whilst the character of North Hertfordshire should be maintained and the "urbanisation" of valuable countryside prevented, planning should not be overly restrictive in all rural locations as this threatens the purpose and validity of green belt designation and the needs of communities.</p> <p>Limited carefully designed and sustainable development can enhance the quality and character of the countryside.</p>
1CS/05/0030	Hertfordshire County Council		Issue 2.4: Replacement buildings in the countryside	<p>PPS7 specifies that in some circumstances it is a sustainable option to replace buildings in the countryside. Given the diversity of the countryside across North Hertfordshire and the variety of buildings which could be replaced, it would seem sensible to adopt a flexible policy which considers each site to be judged on its own characteristics (Option C)</p> <p>The LDDs should outline criteria by which the replacement of buildings should be judged.</p>
1CS/05/0030	Hertfordshire County Council		Issue 3.2: How can more affordable housing be provided	<p>Addressing the lack of affordable housing within North Hertfordshire, as identified in Housing Needs Surveys is likely to require a combination of the options presented.</p> <p>As affordable housing issues continue to exist, this would suggest that current policy is not proving as effective as perhaps it might, recognising that there are a multitude of contributory factors resulting in affordable housing issues and the limited role that the planning system has.</p> <p>The spatial strategy for North Hertfordshire in the emerging RSS is based predominantly on development within urban areas. If this strategy survives the RSS process, it would suggest that a greater proportion of development is likely to come forward on smaller sites.</p>
1CS/05/0030	Hertfordshire County Council		Issue 3.2: How can more affordable housing be provided	<p>Options B, C and D all seem to have their advantages. In reality the preferred option is likely to be dependent on the location. In villages, for example, where housing sites are likely to be smaller than those in towns, the priority might be to rank Option D highest, to ensure local housing needs can be met.</p>

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1CS/05/0030	Hertfordshire County Council		Issue 3.2: How can more affordable housing be provided	If historical thresholds are maintained, this might result in the planning system facilitating less affordable housing as many sites will fall below the thresholds. Option A does not therefore seem appropriate.
1CS/05/0030	Hertfordshire County Council		Issue 3.3: How to deal with the situation where public subsidy is	Option C - appears to be more sensible.
1CS/05/0030	Hertfordshire County Council		Issue 3.3: How to deal with the situation where public subsidy is	Option B - would suggest that the needs of the local community in North Hertfordshire should be compromised because of a lack of public funds available - this might be acceptable in a limited number of circumstances.
1CS/05/0030	Hertfordshire County Council		Issue 3.4: How to meet affordable housing needs	It is acknowledged that housing in rural areas is often too expensive. If housing is not provided to meet local needs this could result in out-migration, damaging the cohesion of the communities. Therefore where there is a proven need Option A would be preferable.
1CS/05/0030	Hertfordshire County Council		Issue 3.5: How can we ensure that a range of housing types and sizes is built	Option A It would not be acceptable to allow market forces to dictate the mix of dwellings as this would then be determined by profit, not the broad spectrum of local need.
1CS/05/0030	Hertfordshire County Council		Issue 3.6: How to best provide accommodation for Gypsy	The most appropriate approach to meeting the needs of gypsies and travellers should be determined by the results of the joint local authority assessment of need and the best way in which that need should be met - whether at a few larger sites or a greater range of smaller sites, regardless of local authority administrative boundaries. The appropriate approach should be taken forward in consultation with representatives of gypsy / traveller communities. Until this technical work and consultation has been completed, the County Council has no preference for the options presented.
1CS/05/0030	Hertfordshire County Council		Issue 3.7: Should all new housing developments contribute towards local facilities?	The County Council suggests that research could be commissioned into potential options in advance of and to inform the preferred options stage.

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1CS/05/0030	Hertfordshire County Council		Issue 3.7: Should all new housing developments contribute towards local facilities?	Option C - does not seem to be appropriate as this does not give the housing industry the certainty that it needs in coming to decisions about where and how to bring forward development. Clearly all housing development places demands on local facilities and services, and as such, Option A would seem appropriate. However, as it is anticipated that a high proportion of development will come forward on small sites, the Options Paper is right to be concerned that this might discourage some schemes from being built. Option B might be more practical and it would give certainty to industry, service providers and communities.
1CS/05/0030	Hertfordshire County Council		4. Employment and Tourism	The objectives identified by the Local Plan No 3 workshops are considered to remain valid.
1CS/05/0030	Hertfordshire County Council		Issue 4.1: Where should additional employment land be located	Up to date reviews of employment land are critical in establishing whether the land should be released for non - employment development. Any such review would also be central in determining whether or not it would be appropriate to release employment land for other forms of development.
1CS/05/0030	Hertfordshire County Council		Issue 4.1: Where should additional employment land be located	Until the scale of economic / employment growth either through the east of England Plan and/or local employment land studies, the most appropriate option for planning for new employment land cannot be established with any reasonable degree of certainty.
1CS/05/0030	Hertfordshire County Council		Issue 4.2: Should we restrict the loss of employment	Option A - might result in out-competition of employment land to alternative higher value uses. One consequence of this could be the denudation of local employment opportunities for local communities, resulting in either unemployment or increases in out-commuting - which would seem to be contrary to sustainable development and the creation of mixed, balanced and housing/jobs aligned communities. Which of the remaining options would be preferable would be largely determined by the scale of economic/employment growth envisaged in the district. Until the broad scale of growth has been determined through the RSS/LDD processes and this compared with both the quantity and quality of employment land stock it is not possible to establish which of the remaining Options B-E would be most appropriate.
1CS/05/0030	Hertfordshire County Council		Issue 4.2: Should we restrict the loss of employment	The appropriate approach might be a mixture of Options C and D.
1CS/05/0030	Hertfordshire County Council		Issue 4.2: Should we restrict the loss of employment	Option B would not seem to be appropriate - it seems to suggest that it is possible to foresee which alternative types of uses would not be appropriate over a long time period.

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1CS/05/0030	Hertfordshire County Council		Issue 4.3: Should we try to re-distribute employment	Option E is a worthy general principle which should be universally applied wherever possible. However, this should not necessarily be at the expense wherever possible of meeting local employment needs locally in other areas. Which settlement within the district should be the focus for development would be subject to a number of factors, e.g the scale of economic growth, existing quality/quantity of employment land, needs of the likely growth sectors. Likely that the most appropriate approach will be a mixture of all Options A-E.
1CS/05/0030	Hertfordshire County Council		Issue 4.4: Should we include specific policies for tourist related development	Given the valued town and countryside character of the district, Option A does not seem appropriate. Whether Option B or Option C would be appropriate will be dependent upon the challenges posed to the planning system by local / cultural aspirations.
1CS/05/0030	Hertfordshire County Council		5. Town Centres	The identified objective is consistent with the aims of PPG6
1CS/05/0030	Hertfordshire County Council		Issue 5.1: Shopping uses	To preserve retail facilities in line with the priorities of PPG6, Option B is the most appropriate, defining primary and secondary shopping areas, with greater restrictions on the loss of shops in primary areas.
1CS/05/0030	Hertfordshire County Council		Issue 5.2: Other uses in town centres	A separate policy encouraging new residential uses in town centres (Option A) seems unnecessary.
1CS/05/0030	Hertfordshire County Council		Issue 5.2: Other uses in town centres	Market forces should not be allowed to determine the mix of uses as this will not guarantee local need is met (Option C).
1CS/05/0030	Hertfordshire County Council		Issue 5.2: Other uses in town centres	PPG6 advocates the need to encourage the diversification of use in town centres. Therefore in accordance with assessments of local need, LDDs should prioritise Option B and include policies requiring large centre developments to contain a mix of uses. By default this overarching policy should include reference to the promotion of high density residential development as part of a vibrant, diverse town centre.
1CS/05/0030	Hertfordshire County Council		Issue 5.3: How to promote the health and well being of the smaller centres	In line with sustainability aims to minimise the need to travel and to provide good access to local services, LDDs should aim to resist the loss of any shops or services to other uses if they are valued and needed by local communities. However, this is not beneficial for the vitality of the local centre if there is a clear lack of demand for the shop or service. Option B is the most suitable option as it allows shops and services to be replaced if there is no longer a demand for the unit. Such issues must be addressed through full local consultation with the local community.
1CS/05/0030	Hertfordshire County Council		Issue 5.4: Should all the smaller centres be treated the same	Option B - different policy approaches should be taken for larger villages, neighbourhood centres, small villages and individual shops.

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1CS/05/0030	Hertfordshire County Council		Issue 5.5: Should we promote the 'evening economy'	Option B - LDDs should try and promote more varied evening activities in town centres as this is fundamental to the economic and cultural vitality of the centre. Such a policy should be complimented by management initiatives to tackle anti social behaviour generated by these activities.
1CS/05/0030	Hertfordshire County Council		Issue 5.5: Should we promote the 'evening economy'	It should be acknowledged that sometimes a lack of night time activities in a centre can generate separate anti social behaviour problems.
1CS/05/0030	Hertfordshire County Council		6. Transport	Support the aim of the objectives to minimise the need to travel and to promote sustainable modes of transport.
1CS/05/0030	Hertfordshire County Council		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Ensuring developers make adequate provision for modes which reduce car use (Option A) and requiring all new developments to make a contribution towards local transport infrastructure (Option B) are the next options the County Council would prioritise.
1CS/05/0030	Hertfordshire County Council		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Equally, given the impact large employment sites can have on the local transport infrastructure, Green Travel Plans should be prepared or extended to encourage and enable people to travel to work by public transport, walking or cycling - Option E.
1CS/05/0030	Hertfordshire County Council		Issue 6.1: What can realistically be done to encourage alternative modes of travel	The planning system should seek to minimise the need to travel when locating development and ensure sites are integrated into or improve the local transport network. The County Council would prioritise Option D and make sure large new developments make provision for improved and integrated transport infrastructure which supports and encourages alternative modes of transport.
1CS/05/0030	Hertfordshire County Council		Issue 6.1: What can realistically be done to encourage alternative modes of travel	Introducing car parking standards that are compatible with the location, in line with maximum standards (Option C) is a more draconian means of minimising car use and this should only be implemented where adequate provision of alternative modes is available.
1CS/05/0030	Hertfordshire County Council		Issue 6.2: Whether to promote 'park and ride' schemes	Discussion of a park and ride development raises questions about the location and commercial viability of such a scheme. It would be appropriate to pursue Option A and investigate whether a "park and ride" scheme is feasible for any of the North Hertfordshire towns and if so, include policies to establish it in the LDF.
1CS/05/0030	Hertfordshire County Council		Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities	Finally, (if the options must be ranked), the County Council would seek contributions from developers to provide or improve sports facilities. This is an important mechanism for meeting local need particularly when large sites are being developed - however, it should not be considered as an isolated policy, but be part of a wider strategy on the provision of sport facilities / pitches.

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1CS/05/0030	Hertfordshire County Council		Issue 7.1: How should we secure adequate provision of sports pitches and sports	In addition to concentrating on deficiencies in particular locations the LDF should also seek to take a more comprehensive approach to enhance and improve existing pitches and sports facilities across the district - Option A.
1CS/05/0030	Hertfordshire County Council		Issue 7.1: How should we secure adequate provision of sports pitches and sports	Option B should be prioritised to concentrate on meeting the identified deficiencies of sports facilities in particular locations. It is not sustainable to have certain areas of the district with deficient sports facilities.
1CS/05/0030	Hertfordshire County Council		Issue 7.2: Should developers contribute more towards community facilities and	If the current level of need is deemed suitable it would seem sensible to prioritise a combination of Option A and Option B. This will allow developers to contribute to any deficit in facilities that may occur with new development.
1CS/05/0030	Hertfordshire County Council		Issue 7.2: Should developers contribute more towards community facilities and	The prioritisation of options is ultimately dependant on assessments and perceptions of need across the district, which makes it difficult to rank the options.
1CS/05/0030	Hertfordshire County Council		Issue 7.2: Should developers contribute more towards community facilities and	If assessments demonstrate that there is a shortage of community facilities in the district, developers should be allowed to improve existing facilities and encouraged to provide new community facilities in appropriate locations (Option B).
1CS/05/0031	The British Wind Energy Association		Issue 1.4: Energy generation	The LDF must present an objective and robust approach to renewable energy for the wider and local benefit, rather than a restrictive policy in response to renewable energy objectors
1CS/05/0031	The British Wind Energy Association		Issue 1.4: Energy generation	Option c The Council is strongly recommended to include policies which encourage small scale renewable energy schemes to be incorporated into new developments, and also policies which encourage large scale renewable energy schemes. Planning policies should be prepared in accordance with Planning Policy Statement 22, "Renewable Energy".

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1CS/05/0031	The British Wind Energy Association		Issue 1.4: Energy generation	<p>The Council is urged to consider a policy for the mandatory requirement of onsite renewables to provide electricity for at least 10% of all new buildings' needs, in addition to stringent energy efficiency/building performance requirements.</p> <p>The following wording is highlighted as an example:</p> <p>"All non-residential or mixed use developments (new build, conversion or renovation) above a threshold of 1,000sq m will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation.</p> <p>All residential developments (new build, conversion or renovation) of 10 or more units will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation.</p>
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 1.4: Energy generation	<p>Energy and sustainable issues should be considered but they should not stifle regeneration. Initiatives to include policies for large scale renewable energy schemes are often an additional cost to the developer and together with Section 106 requirements, this could make some schemes unviable and as a consequence important housing sites would not come forward.</p>
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 1.5: Waste Management	<p>Object to Option A which requires new housing to make provision for wheelie bin storage and recycling bins. It is considered that this should be assessed on a site by site basis and should not be applied to all residential developments. It is only likely to be viable for schemes in excess of 50 flats.</p>
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 1.6: How to ensure that the design	<p>Support option A.</p> <p>This would seek to maximise housing densities, in some cases above 50 dwellings per hectare to maximise and efficiently develop the use of land as well as to meet Government housing targets.</p>
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 3.1: Where should the required new housing be built	<p>Support Option C</p> <p>To allow for urban extensions on greenfield land adjoining existing towns. Royston is considered to be a suitable settlement where additional growth could be assimilated on the urban periphery.</p> <p>Land identified at Royston would be available for development and would satisfy this option.</p>
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 3.1: Where should the required new housing be built	<p>Agree with Options A and B which would focus development on the existing towns which may include development on Greenfield sites as well as using previously developed land.</p>

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1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 3.2: How can more affordable housing be provided	Setting specific targets would be unjustified. As guidance in Circular 6/98 states, policies for affordable housing should set "indicative" targets for specific sites and that the level should be negotiated having regard to site circumstances. The amount of affordable housing should depend on an individual site basis as in PPG3 that confirms that consideration of these issues should be based on the size and type of sites, its location and the viability of the scheme.
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 3.7: Should all new housing developments contribute towards local facilities?	Contributions towards local facilities should be relevant, necessary and directly related to the development in planning terms. It should also be fair and reasonable as stated in the guidance, Circular 05/2005. This requirement would effectively seek to impose measures on developers that are not justifiable and may fail to achieve the objective of making use of the land and increase density in accord with PPG3. Public open space provision should be based on a site by site basis where it can be demonstrated that there is a deficiency.
1CS/05/0032	Fairview New Homes Ltd	RPS Planning	Issue 6.1: What can realistically be done to encourage alternative modes of travel	Disagree with option B which seeks contributions to local public transport infrastructure, unless it can be demonstrated that a residential scheme will directly affect local public transport.
1CS/05/0033	Ministry of Defence - Defence Estate E		Issue 1.4: Energy generation	The Council should consider section 25 of PPS22, Renewable Energy, which requires that local planning authorities satisfy themselves that MoD issues are satisfied before considering planning applications for any wind turbines within the local authority area.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 1.6: How to ensure that the design	Option b Support the Council's approach in requiring a "Urban Character Study" although a more accurate description might be "Character and Context Appraisal". However, the Council should consider the scale of the character appraisal that is required in relation to the size and scale of the development proposed. An application for the redevelopment of a major brownfield site in an urban area of more than 50 dwellings should be accompanied by a comprehensive study, but such a study is not economically justified for small infill developments. Suggest a generic design policy be included in the Development Control Policies referring to such a requirement, but then linking it to a Supplementary Planning Document setting out the detailed approach to Design Statements and Character Studies.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 2.2: Whether to distinguish between levels	The Council should retain the current settlement hierarchy and allow development in all villages. Would encourage the Council not to adopt a restrictive policy on infilling but alternatively adopt a more positive approach to encouraging larger developments in the larger villages, e.g Barkway.

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1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 2.4: Replacement buildings in the countryside	Option c. No discussion about barn conversions. Changing agricultural practices has resulted in barns becoming redundant, many are not capable of conversion to other commercial uses but can be sympathetically converted for residential uses. Planning issue is whether the conversion constitutes a new dwelling in the countryside contrary to adopted land use planning principles. However, the barn is an intrinsic element of the character of the countryside and where the structure can be shown to be of architectural or historic significance to the landscape and where it is structurally sound, then conversion to residential should be considered acceptable.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 3.1: Where should the required new housing be built	This is a complex issue which has not been explained clearly enough. Identified that focusing development in the towns and villages (option a) is intrinsically related to using a larger number of small greenfield sites in the villages (option c). The relationship between these options is not explained clearly enough. Recommend that the Council consider small greenfield expansions of some of the larger villages, such as Barkway, which would enable the District to meet its housing quota while providing Barkway with the benefits that arise from new development, e.g increase in population to support local services.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 3.3: How to deal with the situation where public subsidy is unavailable	If the current definition of local need does include key workers then change the definition to include them. Council should consider a flexible negotiating approach to affordable housing provision, and not stick to one option only. Deal with sites on a case by case basis. Start with the percentage provision, 25% and negotiate with the developer. If a site has unique issues that can be fully justified offer flexibility. Negotiation is about gathering the facts, identifying objectives and resolving problems through flexibility and compromise.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 3.5: How can we ensure that a range of housing types and sizes is built	Option c - other Encourage the Council to establish a preferred mix based on the Local Housing Needs Survey, but be open to negotiation.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 3.6: How to best provide accommodation for Gypsy	The answer will arise from the needs survey, the key issues are level of provision and location. Without these facts a decision cannot be made.
1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 3.6: How to best provide accommodation for Gypsy	Option c - other

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1CS/05/0034	Dimsdale	Phillips Planning Services	Issue 4.3: Should we try to re-distribute employment	<p>Encourage the Council to focus new employment development where there are available sites within or on the edge of settlements, which are accessible by public transport.</p> <p>Edge of settlement sites should be given consideration as they normally benefit from good connections to the existing road infrastructure and have less impact on residents.</p> <p>While planning should encourage employment close to transport and service hubs, planning should balance this with the economic realities of modern business. This is essential in order to provide a range of options in order to encourage new employment development.</p>
1CS/05/0036	Countryside Agency		Introduction	<p>There is also the issue of the relationship of the objectives quoted here with the subsequent sets of objectives presented for each of the issues that were identified in the Local Plan No 3 workshops. It will be important to settle upon a manageable set of objectives that provide an ambitious but realistic agenda for the LDF at an appropriate level of detail.</p>
1CS/05/0036	Countryside Agency		Introduction	<p>It is important that the social, economic and environmental objectives set for the plan should all be achieved in an integrated way so that there is always a net gain from development rather than seeking to strike a balance.</p>
1CS/05/0036	Countryside Agency		Introduction	<p>The 12 objectives drawn from the Community Strategy and the Corporate Plan provide a useful context for the development of the LDF - although there is a question whether they are sufficiently focussed on what the LDF can deliver to be entirely satisfactory as they stand.</p>
1CS/05/0036	Countryside Agency		Introduction	<p>There is some concern that the objectives contain no reference to the countryside outside rural settlements - Corporate Plan Objective No 1 could be amended to address this.</p>
1CS/05/0036	Countryside Agency		2. Rural Areas and Settlement Pattern	<p>Support the objectives as being valid, but it might be more helpful to express them as principles.</p>
1CS/05/0036	Countryside Agency		Issue 2.1: How to identify which villages	<p>It is important to consider what development is needed to sustain the countryside as well as where it should go.</p> <p>Many forms of development are important to the social and economic needs of the countryside. It is critically important that plans and planning policies should consider not just the location of rural development but the nature of that development too.</p>
1CS/05/0036	Countryside Agency		Issue 3.1: Where should the required new housing be built	<p>Urge that decisions on the location and form of new development should be taken in the light of Landscape Character Assessment.</p>

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1CS/05/0036	Countryside Agency		6. Transport	<p>Strongly support the fourth objective - develop routes within and between villages and towns and modes of transport other than the car.</p> <p>DPD policies should seek to protect and enhance the network of footpaths, bridleways, cycleways and National Trails. These should be protected from obstructive development and non-compatible neighbouring uses. Policies should state that new development will be expected to contribute to the improvement of the condition and extension of the network.</p> <p>Policies should integrate access from and to new development and with public transport and identify potential for new and improved multi access recreational routes in the countryside.</p>
1CS/05/0036	Countryside Agency		7. Leisure and Community Facilities	<p>Support the objectives as still being valid - it might be helpful to express them as principles.</p>
1CS/05/0036	Countryside Agency		Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities	<p>LDDs should contain and promote a spatial countryside recreation framework to ensure that local open space for people and wildlife is provided, protected and enhanced. The framework should aim at meeting a range of needs through different types and destinations; linking town and country; reducing the need for long journeys and be based on good public transport access or walking and cycling networks and reducing pressure on nationally designated areas.</p>
1CS/05/0036	Countryside Agency		Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities	<p>LDF should acknowledge the value of the wider countryside for recreation. The plan should promote the management of recreation opportunities within the capacity of the landscape and natural environment to accommodate visitor uses and their impact.</p> <p>The plan should also direct more intensive recreational development to sites accessible by public transport; that can complement or improve viability of existing rural services; that are environmentally less sensitive or screened and self contained or that can ensure a net benefit to landscape character through appropriate landscape screening.</p>
1CS/05/0036	Countryside Agency		Issue 7.1: How should we secure adequate provision of sports pitches and sports facilities	<p>Good quality access to greenspace will become more important to urban people as brownfield sites are redeveloped. It will be important to provide clear guidance on the quantity and type of open space to be available and to be provided with new development.</p> <p>Support policies which encourage the protection and provision of natural open space to meet the needs of the community for informal areas that everyone can use and enjoy.</p>
1CS/05/0036	Countryside Agency		Issue 7.1: How should we secure adequate provision of sports pitches and sports	<p>The authority should give consideration to the preparation of a green infrastructure strategy for the District.</p>

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1CS/05/0036	Countryside Agency		Issue 7.2: Should developers contribute more towards community facilities and	Wish to see planning obligations used in a positive way to secure high quality sustainable development and bring economic, social and environmental gains to local communities.
1CS/05/0037	Savills on behalf of Warden Developments		Issue 2.1: How to identify which villages	Suggest that a combination of the level of facilities in the village and the population of the village should be the criteria to be used in identifying villages which might be able to accommodate development. Codicote should remain as an identified village given its level of facilities and population.
1CS/05/0037	Savills on behalf of Warden Developments		3. Housing	The objectives are still relevant except for the one relating to identifying land to meet the Structure Plan dwelling requirement. New housing figures for each district are to be examined through the East of England plan process - it is these figures which should now be planned for and therefore a new objective should be included: "Identify land to meet the East of England Plan dwelling requirement for the period 2001 - 2021."
1CS/05/0037	Savills on behalf of Warden Developments		Issue 3.1: Where should the required new housing be built	Whilst the options can be prioritised, they cannot be applied in isolation. For example, development on previously developed land within existing urban areas is the most desirable location in providing new development. It must be acknowledged that such sites may not come forward and, therefore, greenfield sites must be allocated to allow for this eventuality. Suggest that in tandem with development being focused on previously developed land, the Council should also continue with their current policy of focusing development on the four main towns and the larger villages within the District. The larger villages, such as Codicote, with sizeable populations and significant levels of facilities would be sustainable locations for locating new development rather than some of the smaller villages which are identified within the 14, for example Sandon.
1CS/05/0037	Savills on behalf of Warden Developments		Issue 3.2: How can more affordable housing be provided	Given the options put forward to achieve more affordable housing, it is suggested that the amount of affordable housing on large sites should be increased to a higher percentage.
1CS/05/0037	Savills on behalf of Warden Developments		Issue 3.4: How to meet affordable housing needs	The Council should continue the current approach to encourage rural exception sites, in or adjacent to villages, where appropriate in environmental terms and where there is proven local need. This is an important method of providing affordable housing for rural areas because sites within village boundaries tend to be developed for private housing with a small percentage of affordable housing if any.

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Rep ID	Representor	Agent	Document section	Comments
1CS/05/0037	Savills on behalf of Warden Developments		Issue 3.5: How can we ensure that a range of housing types and sizes is built	<p>Would not support a prescriptive policy which sets out a particular mix of sizes and type of dwelling.</p> <p>Given that this policy would be in force for several years it is considered that this policy could become outdated.</p> <p>If such a policy is to be considered it should have an element of flexibility built in to allow for changes in the housing market - the alternative is to simply allow the housing market to determine the mix and type of dwellings.</p>
1CS/05/0038	Mr Bryan		Issue 2.1: How to identify which villages	<p>Since the war there has been a steady increase of houses and assume that there will be in the future (but not too large a development).</p> <p>Also notice that recent houses have been family homes with many more children. Will our schools (Ashwell and Baldock), sewerage etc be able to cope?</p>
1CS/05/0039	Mr A J Mallett		Issue 2.1: How to identify which villages	<p>Suburban sprawl is built around towns and villages - should they not be town or village like (i.e more compact with buildings relating to each other and the street)?</p> <p>In the interests of greater choice should not the quality of architecture rise above the usual banal heritage/executive housing? Architectural care is taken over developments within conservation areas - so why not in those areas outside?</p>
1CS/05/0040	J E Washington		Issue 2.1: How to identify which villages	<p>Ashwell should remain substantially the same. Proposals such as included in the rejected traffic plan should remain rejected.</p>
1CS/05/0041	Mr K Selwyn Bogg		Issue 2.1: How to identify which villages	<p>Building houses in the village is facile and profiteering when no account is taken of the fact that for every one dwelling between 2 and 3 cars appear on the narrow streets. Build car parks, not houses.</p>
1CS/05/0042	Mr and Mrs G Hayden		Issue 2.1: How to identify which villages	<p>The rural settlement plan has served Hinxworth reasonably well so far. Any further development could ruin this close community. The roads into and through the village are inadequate for more traffic.</p>
1CS/05/0043	Mr R H Fair		Issue 2.1: How to identify which villages	<p>If there is pressure to have more houses built in Hinxworth, they should be in the form of ones or twos by infilling if possible. Substantial groups of identical housing would spoil the village character.</p>
1CS/05/0044	Mrs Ruth Rowntree		Issue 2.1: How to identify which villages	<p>Ashwell is a village surrounded by green belt - please can Ashwell be retained in this league and not be made into a suburb.</p> <p>Present road surfaces, lighting, speed limits should be honoured without humps, suburban lighting etc as installed in towns.</p>
1CS/05/0044	Mrs Ruth Rowntree		Issue 2.1: How to identify which villages	<p>Parking difficulties could be reduced if able bodied residents were encouraged to walk!</p> <p>Increase in public transport, this may reduce local traffic and parking</p>
1CS/05/0045	Mr and Mrs E Gurney		Issue 2.1: How to identify which villages	<p>More development in Ashwell. This must be with part affordable starter homes to buy.</p> <p>Private rented accommodation with an option to buy at a later date. This will maintain a balanced community.</p>

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0046	Wallace		Introduction	Develop cycle paths and verges between villages, making it safe for people to walk or cycle. Provide cycle parks/lockers at stations or bus stops. Be more flexible about infill round villages in green belt.
1CS/05/0046	Wallace		1. Natural and Built Environment	Farmers need assistance in development and upkeep in the environment. Community involvement needs to be looked especially where youth is concerned.
1CS/05/0046	Wallace		Issue 1.1: Protecting landscapes	Payments or staff to carry out Conservation of areas, paths, styles & gates.
1CS/05/0046	Wallace		Issue 1.5: Waste Management	g) educate children in food production, allotments. Eco housing, allotments.
1CS/05/0046	Wallace		2. Rural Areas and Settlement Pattern	Where settlements could merge, put in parkland and woodland managed by the Council for the community.
1CS/05/0046	Wallace		Issue 2.1: How to identify which villages	Infill is fine. Family homes are ok but anyone building for commercial gain - only small affordable housing. There are mainly large expensive houses in the village so the balance of types of people is unrealistic.
1CS/05/0046	Wallace		Issue 3.1: Where should the required new housing be built	Open a new station at Woolmer Green
1CS/05/0046	Wallace		Issue 4.3: Should we try to re-distribute	Spread the provision in all towns
1CS/05/0046	Wallace		Issue 4.3: Should we try to re-distribute	Redevelop existing sites in all districts as required
1CS/05/0046	Wallace		5. Town Centres	Encourage market stall holders. Improve cycle paths, routes and lock ups.
1CS/05/0046	Wallace		Issue 5.1: Shopping	Tax supermarkets and make them subsidise the shop rates.
1CS/05/0046	Wallace		Issue 5.1: Shopping	a and c
1CS/05/0046	Wallace		7. Leisure and Community Facilities	Cycling has a strong future in the Leisure industry. Its cheap, good for health & family's can do it together. Cycle paths and bridleways must be increased for the future!
1CS/05/0046	Wallace		Issue 7.1: How should we secure adequate provision of sports pitches and sports	Shared school grounds
1CS/05/0046	Wallace		Issue 7.2: Should developers contribute more towards community facilities and	Can developers make enough profits to pay for all these things. They cannot be used as the main contributors to fund social housing, transport and community facilities. Money must come from elsewhere. How about the supermarkets?

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0047			Issue 2.1: How to identify which villages	Accepted that the release of land for housing should primarily be encouraged in the four main towns. Limited development in villages should be guided by the identification of suitable sites. Tightly drawn boundaries around selected villages may mean that no provision in terms of peripheral sites or Areas of Special Restraint for phased release is made. Over reliance on unidentified sites coming forward within the existing built up area of selected villages is likely to result in village cramming - which will eventually destroy the special character of many of those settlements.
1CS/05/0047			Issue 2.2: Whether to distinguish between levels	Many services in villages struggle to survive. In order to ensure the retention of such services, an appropriate level of demand must be maintained by encouraging a controlled growth in population. To ensure the necessary growth in population more sites should be identified, particularly in larger villages.
1CS/05/0048	Government Office for the East of England (GO-East)		Core Strategy Development Control Policies	Preferred Options Stage (Regulation 26) The Council will need to consider how the Issues and Options stage will lead to and inform the Preferred Options stage. PPS12 requires that clear reasons for the selection of preferred options should be set out, together with a précis of the alternatives that were also considered.
1CS/05/0048	Government Office for the East of England (GO-East)		Core Strategy Development Control Policies	Government Advice Some options suggest that government advice might be relied on rather than inclusion of a policy. However, it is not always desirable or appropriate to rely solely on government advice, although this is supported where there is no need to replicate policies in a DPD.
1CS/05/0048	Government Office for the East of England (GO-East)		Core Strategy Development Control Policies	Function and Form of the Core Strategy and Generic Development Control Policies Whilst producing a joint document containing both the Core Strategy and Development Control Policies DPDs is entirely valid, PPS12 differentiates between the purpose and the function of these two elements of the LDF. It is not clear in the consultation documents which policy areas relate to the Core Strategy function and which relate to Generic Development Control Policy formulation. In some cases, options move straight to detail and do not set out any strategic issues. Consequently, it is not clear what parts of the consultation will inform the development of the Core Strategy and which will inform the Generic Development Control Policies. To improve clarity, future consultation documents should be broken into sections reflecting the two components. This is important to ensure clarity in the relationship and therefore conformity between the spatial vision and objectives for the area and the Generic Development Control policies - which will be necessary at the time of examination of the DPDs.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0048	Government Office for the East of England (GO-East)		Core Strategy Development Control Policies	Monitoring and Implementation Mechanisms for the monitoring and implementation of the spatial strategy are vital. As the DPD progresses, it will be important to clearly set out how the DPDs will be monitored and implemented in practice.
1CS/05/0048	Government Office for the East of England (GO-East)		Core Strategy Development Control Policies	Evidence Base It is noted that the consultation document draws on evidence from the Local Plan No 3 Workshops to identify issues that need to be considered when preparing options. It is unclear how up to date and therefore relevant the outcomes of the exercise are in terms of preparing this DPD. The Council will need to consider how this existing information fits within the wider context of continuous community engagement anticipated as part of the Issues and Options.
1CS/05/0048	Government Office for the East of England (GO-East)		Core Strategy Development Control Policies	Local Development Scheme The Council's statement that it is opposed to the level of housing proposed in the East of England Plan and so there is a key issue of timing in relation to how quickly the DPD is progressing against the RSS timetable - particularly as the latter has slipped. The LDS timetable should be looked at for the Core Strategy DPD with a view to reviewing it. At the Preferred Options stage, the Council would be expected to set out a spatial strategy, including broad locations for development, to inform site allocations.
1CS/05/0048	Government Office for the East of England (GO-East)		Introduction	PPS12 states that the Core Strategy should set out the key elements of the planning framework for the area. It should be comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. The Council's current vision is rather broad and general and would benefit from a more spatial emphasis in terms of where focus for change may occur. It would be expected that the Core Strategy would clearly set out the vision for the area and the spatial objectives and policies that will help to deliver it. It should also be clear how the vision relates to the RSS.
1CS/05/0048	Government Office for the East of England (GO-East)		Introduction	Having regard to the Community Strategy is a specific test of soundness of a DPD - therefore pleased to see the Community Strategy is referred to in the document. However, there is no obvious evidence to how the issues identified in the consultation document (page 5) are related to, and derived from, the objectives (both the corporate ones and from the community strategy). Expect to see a stronger and more explicit relationship so that policies derive directly from, and can be seen to deliver the objectives.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0048	Government Office for the East of England (GO-East)		Issue 2.3: Development in the rural area outside the villages	Question whether option a fully reflects national policy in PPS7 and PPG2 in proposing an option that would treat green belt and non green belt land the same in rural areas.
1CS/05/0048	Government Office for the East of England (GO-East)		Issue 2.4: Replacement buildings in the countryside	In taking the DPD forward, this issue needs to have greater regard to policy in PPS7 in promoting the rural economy when considering the re-use of buildings.
1CS/05/0048	Government Office for the East of England (GO-East)		Issue 3.1: Where should the required new housing be built	The Council should be aware that decisions regarding the appropriate approach to locating housing will need to be informed by national policy - PPG3 which currently includes a sequential approach to the location of development.
1CS/05/0048	Government Office for the East of England (GO-East)		Issue 3.5: How can we ensure that a range of housing types and sizes is built	<p>The Council's approach to the housing mix, needs to be informed by current and emerging policy, in particular paragraph 8 of the Planning for Mixed Communities Consultation Paper which states that LDDs should set out the broad balance between the numbers of different household types to be provided across the plan area over the plan period.</p> <p>All sites should contribute to the creation of mixed communities and achieving this broad balance, but will not necessarily be expected to replicate this mix precisely. Suggest that the Council avoids any policy approach which seeks to prescribe the mix of housing on all sites in a detailed way.</p>
1CS/05/0048	Government Office for the East of England (GO-East)		Issue 4.1: Where should additional employment land be located	Employment uses are not necessarily all the same. PPS6 identifies offices as key town centre uses to which national policies for town centres will apply. B2 and B* uses have different land use and locational implications. These facts need to be included in policy options as they are developed.
1CS/05/0048	Government Office for the East of England (GO-East)		Issue 5.1: Shopping uses	The options presented do not seem to reflect the fact that PPS6 requires authorities to assess the level of need for town centre uses and allocate land accordingly. Letting market forces alone determine the mix of uses in a town centre does not seem to be an appropriate option in the context provided by national policy.
1CS/05/0049	Hertfordshire County Council		Core Strategy Development Control Policies	Recommend that an overarching "Sustainable Development" policy should be included within the Core Strategy. This would provide a comprehensive framework policy, demonstrating how the principles of sustainability are translated into the range of policies addressed in the Local Development Framework.
1CS/05/0049	Hertfordshire County Council		Introduction	Support the objectives for planning in North Hertfordshire that are identified in the Corporate Plan and the Community Strategy. They reflect the agenda for sustainable development underpinning national, regional and county planning policy.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0049	Hertfordshire County Council		Issue 2.4: Replacement buildings in the countryside	An option selected would need to include the provision for "historic building impact assessments" in line with Government advice in PPG15, to inform any decision making.
1CS/05/0049	Hertfordshire County Council		3. Housing	The four objectives relating to housing identified in the Local Plan No. 3 workshops are still considered to be valid, reflecting the national and regional agenda for maximising use of previously developed land, delivering affordable housing to meet local need and creating mixed communities with good access to jobs, services and transport links.
1CS/05/0049	Hertfordshire County Council		Issue 3.1: Where should the required new housing be built	The outcome of the East of England Plan process is not yet known and it is entirely possible that the strategy within it for North Hertfordshire and the proposed dwelling figure allocated to it will change significantly. Under these circumstances it is difficult to speculate how it might be best to accommodate housing development when neither the strategic spatial strategy for the district nor the level of housing is known. Three scenarios are considered in response to the options paper.
1CS/05/0049	Hertfordshire County Council		Issue 3.1: Where should the required new housing be built	Scenario 2 - Removal of urban extensions at Stevenage If the proposed urban extensions at Stevenage within North Hertfordshire are removed from the RSS, the County Council would envisage that in accordance with the current strategy for other London Arc districts, the dwelling figure should be reduced to the assessed level of pdl urban capacity and known greenfield sites. This could be best achieved by prioritising Option A with a view to moving towards Option B if future urban capacity assessments suggest that available pdl capacity is in excess of that currently assessed.
1CS/05/0049	Hertfordshire County Council		Issue 3.1: Where should the required new housing be built	Scenario 3 - Removal of urban extensions at Stevenage, but dwelling requirements remaining the same The Options paper appears to seek views on the appropriate approach to be adopted in the LDD in the event that the urban extensions at Stevenage within North Hertfordshire do not feature within the ultimately approved RSS, but that the overall dwelling total currently proposed broadly stays the same. Under these circumstances, the County Council considers that all the possible options raised in the Options Paper would need to be subject to detailed sustainability appraisal / Strategic Environmental Assessment processes. In the absence of the outputs of these, it is not possible to come to a robust view on which of the Options A through to E, or more likely a combination of these, would be likely to be most appropriate.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0049	Hertfordshire County Council		Issue 3.1: Where should the required new housing be built	<p>Scenario 1 - Spatial Strategy remaining as set out in the East of England Plan</p> <p>If the spatial strategy remains as it currently stands in the East of England Plan, Option C is automatically prioritised as one of two primary mechanisms for housing delivery in the district. The other mechanism upon which the RSS strategy is currently based that the remaining housing requirements would be provided on previously developed land and smaller scale greenfield development if required. This therefore suggests that the remainder would come forward through the current district policy, Option A.</p> <p>However, if further assessments of urban capacity suggest that the level of capacity within urban areas is in excess of that indicated by the current assessment, it might be possible to shift the focus of the strategy towards Option B. Under this strategy, priority should be given to the development of pdl sites in urban areas, and then if needed, development of small scale development in selected villages if it is deemed necessary.</p> <p>Option D is not considered appropriate under this RSS based scenario, given that the majority of the non-Stevenage related housing requirement could be accommodated on pdl.</p> <p>Option E appears to suggest that there is widespread greenfield development at villages across the district as a main focus for housing delivery. This would involve the underutilisation of pdl capacity within the main settlements and is therefore likely to be contrary to government guidance in PPG3.</p>
1CS/05/0050	Smith Stuart Reynolds (Houghton Regis Dev C)		3. Housing	As preparation of the Structure Plan Review has been abandoned in favour of the East of England Plan, it is not considered relevant to continue to rely on the out-dated adopted Structure Plan within the identified objectives.
1CS/05/0050	Smith Stuart Reynolds (Houghton Regis Dev C)		Issue 3.1: Where should the required new housing be built	If option c is followed and development takes place across local authority's boundaries, it is essential that there is absolute clarity about which district's housing requirements are being met.
1CS/05/0051	John Martin & Associates		3. Housing	<p>The objective of providing sufficient land to meet the requirements of the Structure Plan 1991 - 2011 is no longer relevant. The East of England Plan should provide the strategic policy framework for the preparation of the LDF and set the level of housing provision.</p> <p>As the District Council intend to challenge the level of housing provision proposed at the Public Examination, it would be prudent to await the outcome of that Examination before a preferred approach is proposed.</p>

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0051	John Martin & Associates		3. Housing	<p>The objective of providing sufficient land to meet the requirements of the Structure Plan 1991 - 2011 is no longer relevant. The East of England Plan should provide the strategic policy framework for the preparation of the LDF and set the level of housing provision.</p> <p>As the District Council intend to challenge the level of housing provision proposed at the Public Examination, it would be prudent to await the outcome of that Examination before a preferred approach is proposed.</p>
1CS/05/0051	John Martin & Associates		Issue 3.1: Where should the required new housing be built	<p>Support a variation of Option A</p> <p>The majority of new development being focused on the four main towns in line with government guidance and policy on sustainable development. Any new development in the rural settlements should be restricted to no more than limited infill or minor estate scale development in the larger more sustainable settlements.</p> <p>To accommodate the scale of new development at the four main towns there will be a requirement for the release of a number of strategic urban extensions which would utilise Greenfield. The identification of appropriate locations for those urban extensions should take into consideration the capacity of those sites to deliver essential infrastructure to the wider benefit of the town and to deliver sustainable communities. It is considered that this approach is more sustainable than that of establishing a new settlement or the larger expansion of a number of the existing villages.</p>
1CS/05/0051	John Martin & Associates		Issue 3.1: Where should the required new housing be built	<p>It is considered that it is unlikely that there will be sufficient previously developed sites available to accommodate the total housing requirement in the District and that there will be a requirement for a number of urban extensions. It is considered important that those urban extensions should be focused principally on the towns within North Hertfordshire rather than providing new housing development on the edge of the District where this would relate more to an adjoining town.</p>

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0066	Harmel		Introduction	<p>Firstly, I think that improving the quality of life for all residents of North Hertfordshire should be the district council's "vision". The strategic objectives could be enhanced as follows: I feel there should be a clear definition of the term "sustainable". The objectives could be improved by making specific reference to dealing with the issue of climate change (as the main threat to sustainability). The Council should ensure that any development in North Hertfordshire contributes to meeting a 20% reduction on 1990 levels of CO2 emissions by 2010 &amp; a 60% reduction on 1990 levels of CO2 by 2050 in line with national &amp; international policy. I think any developments should be done on a sequential basis so the brownfield sites are developed before greenfield sites. Also, land within settlements should be developed before land in the countryside. There should be an objective that requires all new developments &amp; conversions to be resource efficient &amp; carbon neutral. It would be preferable for all new developments to incorporate the latest standards of resource control ensuring that new developments consume the minimum amount of energy, water etc. I feel the council should promote sustainable development of the district to ensure that all housing is well designed and well built to meet the needs of the community, including an adequate supply of affordable housing. The environment should be protected &amp; maintained to improve the bio-diversity of the area &amp; conserve the heritage of our historic towns &amp; rural settlements. There should be reference to the need for developments to enable the use of sustainable transport. This should be in place before planning permission for developments is given the go ahead.</p>
1CS/05/0066	Harmel		1. Natural and Built Environment	<p>I would add:            Reduce CO2 emissions by 20% on 1990 levels by 2010 and by 60% on 1990 levels by 2050 in line with national and international policy.            2) Wherever possible prioritise walking, cycling and public transport to local services to reduce the appeal of using the car.</p>
1CS/05/0066	Harmel		Issue 1.1: Protecting landscapes	NB: bio-diversity should be encouraged & increased.
1CS/05/0066	Harmel		Issue 1.3: Minimising Pollution	Ensure all policies target reduction of CO2 emissions in order to combat climate change through using renewable energy, offering transport that does not rely on fossil fuels and requiring energy efficiency where possible.
1CS/05/0066	Harmel		Issue 1.4: Energy generation	NB: The causes of climate change should be addressed. Any new builds & conversions should not be adding any net carbon dioxide emissions over the time of its operation.
1CS/05/0066	Harmel		2. Rural Areas and Settlement Pattern	To the first point I would add the word "current" in front of "Green Belt" so that the policy does not lose effect should any Green Belt land/area be reclassified.
1CS/05/0066	Harmel		Issue 2.2: Whether to distinguish between	NB: The Parish Council should be involved in this process.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0066	Harmel		3. Housing	<p>1. There needs to be adequate infrastructure in place before any new housing developments are allowed to go ahead.</p> <p>2. For any future development Brownfield Land should be used before Greenfield Land. Urban sites should be developed before the countryside.</p> <p>3. Institute a rolling programme of land release to ensure that land of high environmental value is not prematurely threatened.</p>
1CS/05/0066	Harmel		Issue 3.1: Where should the required new housing be built	NB: Definitely not d) because it is not sustainable
1CS/05/0066	Harmel		Issue 3.2: How can more affordable housing be provided	By including renewable energy within new developments, house becomes more affordable by reducing energy bills.
1CS/05/0066	Harmel		Issue 3.5: How can we ensure that a range of housing types and sizes is built	NB: Perhaps include provision of eco-friendly homes.
1CS/05/0066	Harmel		Issue 4.1: Where should additional employment land be located	Make it easier for people to work closer to where they live.
1CS/05/0066	Harmel		5. Town Centres	<p>1. Diversity should be added to the list.</p> <p>2. Local markets should be protected and promoted.</p> <p>3. Restrict large developments and businesses that threaten existing small businesses, which could spoil the character of towns.</p>
1CS/05/0066	Harmel		Issue 5.1: Shopping uses	Resist development of large areas of shops and stores that are not diverse i.e. large chain stores, to maintain local character and protect the local economy.
1CS/05/0066	Harmel		6. Transport	All developments (including new, change of use and conversions) should include accessible, environmentally-friendly transport provision. Maybe 'demand responsive' public transport can be considered.
1CS/05/0082	Kelshall Parish Meeting		Issue 1.4: Energy generation	(a) above - solar panels and chimney attached wind turbines - residential.
1CS/05/0083	Moore		Issue 2.2: Whether to distinguish between	Delete identified
1CS/05/0083	Moore		Issue 3.1: Where should the required new housing be built	Use all villages
1CS/05/0083	Moore		Issue 3.4: How to meet affordable housing	Just villages

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0084		Cerdan Ltd	Introduction	Only on 4 that disproportionate allocation should be guarded against "just to be politically correct"
1CS/05/0084		Cerdan Ltd	1. Natural and Built Environment	None - these seem more than adequate if not somewhat ambitiously unrealistic/idealistic. But keep trying.
1CS/05/0084		Cerdan Ltd	3. Housing	Residential flats above shops - combined housing & flat for starter businesses - recently qualified students. Both economically viable - affordable and increase vitality in communities & town centres.
1CS/05/0084		Cerdan Ltd	4. Employment and Tourism	None so long as you recognise you cannot create employment - only the opportunity for entrepreneurs. To create jobs and infrastructure to encourage same.
1CS/05/0084		Cerdan Ltd	Issue 4.4: Should we include specific policies for tourist related	Too many policies already
1CS/05/0084		Cerdan Ltd	7. Leisure and Community Facilities	Housing has 4 objectives - employment has 3 - town centres have 1 - this one has 7 - try and get a sense of proportion and perspective.
1CS/05/0084		Cerdan Ltd	Issue 7.2: Should developers contribute more towards community facilities and	Try and stop being politically correct. Back and enforce policies you know to be right. If you don't know you shouldn't be in local government or administration spending my money.
1CS/05/0092	English Nature - Essex, Hertfordshire & London Team		Introduction	Development of brownfield sites should be subject to their not being of wildlife importance.
1CS/05/0092	English Nature - Essex, Hertfordshire & London Team		7. Leisure and Community Facilities	(largely outside our remit, however multi-functional Greenspace is of considerable importance as part of the network of habitat linkages)
1CS/05/0093	RPS on behalf of Mr Bullard		Introduction	Objective 1: should ensure delivery of adequate housing, including affordable housing & should refer to integration of land uses rather than protection of heritage, in relation to achieving sustainable communities.

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0093	RPS on behalf of Mr Bullard		Issue 7.2: Should developers contribute more towards community facilities and services	The respondent supports the current policy of focusing development on the four towns & 14 villages, which may include limited development on greenfield sites. However, if this policy approach is adopted then an opportunity should be taken to examine existing village policy area boundaries to remove existing anomalies for example, where existing brownfield, commercial/employment sites but such villages and are no longer suitable or viable for their originally intended use abut could provide an opportunity for housing development & thus reduce the need to develop Greenfield sites on the edges of such settlements. The Local Planning Authority should provide for such opportunities to be favourably considered via amendments to existing village policy area boundaries. The respondents site indicated on the attached Ordnance Survey extract is immediately adjacent to the existing village boundary for Therfield, is brownfield land, is no longer in use for its originally intended & permitted but is appropriate for redevelopment for housing purposes.
1CS/05/0094	Playle Farms Ltd		Introduction	Do not agree that new housing should be limited to settlements. Agree that current policy be focused on 4 towns and 14 villages and include limited development of greenfield SITES.
1CS/05/0096	Bardett		Introduction	Continuously improve & develop road & transport infrastructure in the district to satisfactorily cater for needs of new housing developments.
1CS/05/0097	Davidge		Introduction	All new housing developments should have recreation, i.e. where children are - play areas - also a shop.
1CS/05/0098	Addison		Introduction	Prevent by any means possible the future building of developments/buildings/housing etc. on the Green Belt. Toom much of rural southern England is being given over to buildings and roads. The emphasis should be to build more in the north and east of the country and leave the East Anglian and southern
1CS/05/0100	E W Pepper Ltd	Bidwells	Issue 3.1: Where should the required new housing be built	It is important to note that while the issues and options document refers to the "four main towns", it does not explicity state which towns to which it refers. Presumably they are the towns of Royston, Ba
1CS/05/0101	New Road Developments Ltd	Savills	3. Housing	The plan should work towards the requirements of the regional spatial strategy rather than an outdated structure plan.
1CS/05/0101	New Road Developments Ltd	Savills	Issue 3.1: Where should the required new housing be built	Utilise previously developed land as a priority, followed by sustainable urban extensions of key towns and villages, and then smaller greenfield sites within the smaller rural settlements.
1CS/05/0101	New Road Developments Ltd	Savills	6. Transport	Add ' Improve the strategic accessibility and environment of towns and villages by encouraging appropriate improvements to the transport network'

## Core Strategy Development Control Policies - Comments 2006

Rep ID	Representor	Agent	Document section	Comments
1CS/05/0102	Havercroft		Issue 2.2: Whether to distinguish between	decide on case by case basis
1CS/05/0102	Havercroft		3. Housing	Point 2 "Maximise the amount" etc: ADD: need to add services and community facilities where significant development occurs or where already inadequate
1CS/05/0102	Havercroft		Issue 5.5: Should we promote the 'evening economy'	Depends on the town - some have more residential properties in the town centre than others.
1CS/05/0103	Brown		Issue 2.2: Whether to distinguish between	Treat each case and each village on its own merit.
1CS/05/0105	Highbury Residents Association		7. Leisure and Community Facilities	The reference to "non-residential areas" is too restrictive. Depending on the specific use, e.g. sports pitches, these may enhance residential areas.
1SSQ/06/0218	Hale		Spread the greenfield requirement around just the village	
1SSQ/06/0218	Hale		[box for town / village	
1SSQ/06/0218	Hale		Enlarge the Great Ashby	Definitely not too many now with no facilities, doctors, dentists etc.
1SSQ/06/0218	Hale		Focus more on the villages than the towns	Yes
1SSQ/06/0219	Summerhayes		Proportionate growth	
66/0001	Aujla		Test DP Online - Charn	MR aujla - full text - 66/0001