APPENDIX 10 - REPRESENTATIONS – Local Plan Regulation 18 Preferred Policy Options Consultation – Statutory Consultee Representations

REPRESENTATION REFERENCE	REPRESENTOR	YES/ NO	REPRESENTATION	SUMMARY OF REPRESENTATION/MAIN ISSUES RAISED	OFFICER/COUNCIL RESPONSE	OFFICER'S/ COUNCIL'S PROPOSED ACTION
Q15. D	o you think th	ne Prefei	red Policy Option Renewable and Low Carbon Energ	y Developments is the right approach?		
SC_00 009_S arratt Parish Council	Sarratt Parish Council		We support this policy and would request that it is enhanced to mention Combined Heat and Power (CHP) schemes. We also request that all developments of 4 units and above must consider shared energy options.	 Support the policy but request mention to Combined Heat and Power (CHP) schemes Request that developments of 4 units and above must consider shared energy options 	power. Further wording to be added for clarification.Noted. This is unlikely to be	Change to draft policy to include reference to CHP. (1) Proposals for large-scale renewable energy developments, micro-renewables (such as, but not limited to, micro-wind turbines, micro-hydro and solar panels), or low and zero carbon and decentralised energy (such as, but not limited to Combined Heat and Power systems) will be supported subject to assessment of potential impacts on:
019_W	Watford Borough Council	Yes	The overall approach is supported.	• support	Noted	No action
SC_00 020_C horley wood Parish Council	Chorleywood Parish Council		Water Resources Chapter 2 is not emphatic enough. Whilst the relevant points are mentioned, the actions required are subdued. Like, "needs to take into account ", "should seek to improve". There is more emphasis put on Flood Zone than resource protection. At the very least, they should share equal spotlight and urgency. The rivers, reservoirs, lakes and canals need more than protection. They need rehabilitation, conservation and progressive sustainability planning. Currently the policy is meaningless and needs to be quantified. It does not align with the Hertfordshire strategy	 Water Resources Chapter 2 is not emphatic enough. More emphasis put on Flood Zone than resource protection. At the very least, they should share equal spotlight and urgency. The rivers, reservoirs, lakes and canals need more than protection. Currently the policy is meaningless and needs to be quantified. It does not align with the Hertfordshire strategy. 	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	No action
SC_00 023_C roxley Green Parish Council	Croxley Green Parish Council	Yes	0.5	Support the approach in general but the approach needs to be developed much further, with more specific and detailed targets, and become part of a fully sustainable strategy for any new residential or commercial developments.	Noted	No action
SC_00 024_A bbots Langle y Parish Council	Abbots Langley Parish Council	No	Why not insist that all new housing has it own heat and power generation on site. If we can make all new housing as 'off grid' as possible, then we would be moving in the right direction.	Suggestion as stated	Noted. This is unlikely to be viable and be unduly onerous on small home builders.	No action
	HCC Growth and Infrastructure		Preferred Policy Option 14, Renewable and Low Carbon Energy Developments HCC supports the approach applied in this policy and have no comments on the policy wording. It is noted that building integrated renewables can contribute to a sense of place and we encourage TRDC to consider the positive visual impact that these can make when properly designed. The district council is encouraged to investigate suitable locations for renewable energy generation and propose these in the local plan. National Grid are an essential consultee in this as connections to a suitable network are required. It is considered that the district council should require viability assessments of decentralised heating and cooling networks on major developments over 100 homes, and larger mixed-use developments. We also encourage TRDC to carry out their own feasibility assessments for retrofitting decentralised energy systems in areas adjacent to urban extension sites.	 Support policy approach and have no comments on policy wording. The district council is encouraged to investigate suitable locations for renewable energy generation and propose these in the local plan. National Grid are an essential consultee in this as connections to a suitable network are required. It is considered that the district council should require viability assessments of decentralised heating and cooling networks on major developments over 100 homes, and larger mixed-use developments. Encourage TRDC to carry out their own feasibility assessments for retrofitting decentralised energy systems in areas adjacent to urban extension sites. 	Noted.	TRDC to consider carrying out feasibility assessments for retrofitting decentralised energy systems in areas adjacent to urban extension sites.

Q15Should we have conside	ered alternative options?			
SC_00 Watford Yes 019_W Borough atford Council Boroug h Council	To encourage sustainable development and contribute towards addressing the climate change emergency, is there a more positive approach that could be set out for renewable energy development in the Green belt?	See comment	Noted.	TRDC to consider carrying out feasibility assessments for retrofitting decentralised energy systems in areas adjacent to urban extension sites.

Q21. S	Q21. Should we have considered alternative options?					
				•		
				•		
				•		

REPRESENTATIONS – Local Plan Regulation 18 Preferred Policy Options Consultation – Statutory Consultee Representations

REPRESENTATION REFERENCE	REPRESENTOR	YES/ NO	REPRESENTATION	SUMMARY OF REPRESENTATION/MAIN ISSUES RAISED	OFFICER/COUNCIL RESPONSE	OFFICER'S/ COUNCIL'S PROPOSED ACTION
			red Policy Option Renewable and Low Carbon Energy Developments is the right	approach?		
P1_00	o you tillik ti	ic i reiei	This is what is needed - correct	Noted	Noted	None
002_N Lucey						
P1_00 003_S Cassid		Yes	N/A	Agree with approach	Noted	None
P1_00 005_T Foulke		No	I agree with what is said but only when included in a development. We should not encourage or support wind turbines or solar cells being deployed which are not integrated into a development as non-integration would lead to the land being sub-optimally used.	 Do not support wind turbines/ solar cells being deployed without being integrated into a development, not integrated not optimisation of land. 	Noted. There are other policies in the Plan which will ensure integration. For instance: Preferred Policy Option 23 Local Distinctiveness and Place Shaping which All new development is required to achieve high quality design that responds to distinctive local character.	None
P1_00 006_J Humph rey		Yes	Over development is to be avoided and the Green Belt protected for the future.	Agree with approach	Noted	None
P1_00 014_A Samso n		Yes	Makes logical sense but we wait to see how decisions are really made.	Agree with approach	Noted	None
P1_00 017_M McGuir k		No	Make it mandatory.	Make it mandatory.	Noted	None
P1_00 019_G Hought on		Yes		Agree with approach	Noted	None
P1_00 020_T Grewal		Yes		Agree with approach	Noted	None

P1_00 021_R Pawa	No	It does not go far enough We need to mandate or offer free solar panels as an example Also infrastructure for electric cars it's just completely lacking	•	Does not go far enough. Mandate/ offer free solar panels as an example. Infrastructure for electric cars lacking.	Noted. Free solar panels would have budget implications. Infrastructure for electric cars are addressed by other policies including site-based policies	None
P1_00 023_D r K Macleo	Yes	Ok	•	Agree with approach	Noted	None
d P1_00 D24_C Holme	Yes	I think it is important to retain our green spaces	•	Agree with approach	Noted	None
8 P1_00 25_M eauje	No	Will be detrimental to the character of the area	•	Detrimental to the character of the area.		None
ux P1_00 D26_P McCaff rey	Yes	Clear policy	•	Support	Noted	None
P1_00 D28_J ochet tino	Yes	no knowledge of this but seems ok	•	No objection to Policy	Noted	None
21_00 032_T Smith	Yes	It's the right approach in respect of climate change	•	Agree with approach	Noted	None
21_00 233_K Li	Yes	It considers aspects including character of the area and also extracting the smallest ways of creating renewable energy.	•	Agree with approach	Noted	None
21_00 34_M Richar ds	Yes	No Comment	•	Noted	Noted	None
P1_00 D38_P	Yes	Essential to enhance the biodiversity of the area by protecting and expanding local wildlife reserves.	•	Agree with approach but enhance biodiversity	Noted	None
Gibbs P1_00 D40_N Brew	No	Under no circumstances should any building take part on green places. The only building I would support is on brownfield sites - that is places where there has already got buildings.	•	Do not develop Green Belt Land	The priority for development is making as much use as possible of suitable brownfield sites and underutilised land, and an exhaustive search of potential sites to accommodate development needs has been carried out as part of the SHELAA (2020) and Urban Capacity Study (2020). The draft Housing Density policy also promotes a significant uplift in the density of development in the District, and in all cases, proposals will need to make efficient and effective use of land. However, even with these actions, there is insufficient capacity to meet the growth levels required by the Standard Method within the District's existing urban area. The Council therefore has no alternative but to release a small portion of the Green Belt in order to meet its development needs. Should all the sites in the Regulation 18 consultation be allocated, the Green Belt release that would be required would represent approximately only 4% of the total Green Belt in Three Rivers. Furthermore, the Stage 1 and 2 Green Belt Reviews, alongside other environmental and sustainability considerations, have been taken into account when identifying which potential areas of Green Belt Land to release".	None
P1_00 041_D ames- Saund ers	Yes	Makes Sense	•	Support	Noted	None

P1_00 046_S	Yes	All the above are important	Agree with approach	Noted	None
Singer					
P1_00 047_P	Yes	green field sites and on the Green Belt will obviously lead to higher carbon emissions and lead to a	Agree with approach but policy to develop Green Belt land will lead to a	Noted	None
Rees		tragic loss of biodiversity.)	carbon increase		
P1_00 048_R	Yes		Agree with approach	Noted	None
Symm					
ons					
P1_00	Yes	Renewable energy should be one of the deciding factors when considering new developments	Agree with approach	Noted	None
049_S		non-conducting control according received mich control according received	rigi co min approach		110110
Harala					
mbou					
P1_00	Yes	Yes	Agree with approach	Noted	None
053_C					
Anders					
on					
Bergda					
hl					
P1_00	Yes	But concern about the cost for those on lower incomes	Agree with approach	Noted	None
054_A			3 11		
Wrangl					
es					
P1_00	Yes	Renewable energy needed.	Agree with approach	Noted	None
055_B					
Pegg					
P1_00	Voc	WITH RESERVATIONS: Para 7.9.(2) should specifically refer to the risks of climate change impacts	Agree with approach	Noted	None
	162	with RESERVATIONS. Falla 7.7.(2) should specifically feller to the fishes of climate change impacts	• Agree with approach	Noted	None
056_D		to reinforced concrete, and the need for mitigation in building designs.			
Luddin					
gton					
P1_00	Yes	Yes I agree.	Support	Noted	None
063_J		100 · ag. 00.		110104	110110
Putcha					
P1_00	No	Wind turbines should be permitted, even if they spoil the visual amenity.	 Should permit Wind Turbines 	Noted	None
064_B					
Patel					
P1_00	Ves	Agree	Agree with approach	Noted	None
066_R	103	/igited	7 Agree with approach	Noted	None
Franks					
P1_00	No		 Many of zero energy sources are very 	Noted	None
068_A		than positively one way or the other. I feel that many of these zero energy contraptions are very	inefficient and subject to expensive		
Clark		inefficient and subject to expensive breakdown long before they pay back.	breakdown long before they pay back.		
P1_00	No		Do not agree with approach but no	Noted	None
069 F	110		reasons given.	Noted	None
_			reasons given.		
Esma					
P1_00		This is rather vague and toothless, "encouraging" developers will not get them to do very much. I	 Policy needs to be strengthened, need 	Noted. The policy is applied in conjunction with	None
074_I		can't believe that micro hydro power is even a possibility. Putting solar panels on all new houses	more than encouraging developers.	other policies in the Local Plan. It is considered that	
Mercer		would make a real impact.	Solar panels on all houses will have no	comments raised are addressed.	
		mana mana a raa mipaan	·		
D1 00	V	· ·	impact.	Noted	None
P1_00	Yes	Fine	·	Noted	None
076_L	Yes	· ·	impact.	Noted	None
		Fine	impact.	Noted	None
076_L Hull		Fine	impact. • Agree with approach	Noted Noted	None
076_L Hull P1_00	Yes	Fine	impact.		
076_L Hull P1_00 077_G		Fine	impact. • Agree with approach		
076_L Hull P1_00 077_G Lean	Yes	Fine	impact.Agree with approachAgree with approach	Noted	None
076_L Hull P1_00 077_G Lean P1_00		Fine Y	impact. • Agree with approach		
076_L Hull P1_00 077_G Lean	Yes	Fine	impact.Agree with approachAgree with approach	Noted	None
076_L Hull P1_00 077_G Lean P1_00	Yes	Fine	impact.Agree with approachAgree with approach	Noted	None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior	Yes	Fine Y These are all necessary requirements	 impact. Agree with approach Agree with approach Agree with approach 	Noted Noted	None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00	Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not 	Noted	None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J	Yes	Fine Y These are all necessary requirements	 impact. Agree with approach Agree with approach Agree with approach 	Noted Noted	None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J Brooks	Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not 	Noted Noted	None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land.	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not 	Noted Noted	None None
076_L	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land.	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. 	Noted Noted	None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J Brooks -Martin P1_00	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. 	Noted Noted Noted	None None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J Brooks -Martin P1_00 084_M	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land.	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. 	Noted Noted Noted	None None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J Brooks -Martin P1_00 084_M Hampt	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land.	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. 	Noted Noted Noted	None None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J Brooks -Martin P1_00 084_M Hampt on	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land. To protect the Green belt land of why we moved to the countryside and air pollution	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. Agree with approach 	Noted Noted Noted Noted	None None None
076_L Hull P1_00 077_G Lean P1_00 078_A Prior P1_00 080_J Brooks -Martin P1_00 084_M Hampt on P1_00	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land. To protect the Green belt land of why we moved to the countryside and air pollution I am not convinced the story of these developments will stand up over the long term. The high	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. Agree with approach High impact on installation, de 	Noted Noted Noted	None None
076_L	Yes Yes Yes	Fine Y These are all necessary requirements Only if does not impact green belt. What's the point of building a wind turbine if it's on green belt land. To protect the Green belt land of why we moved to the countryside and air pollution	 impact. Agree with approach Agree with approach Agree with approach Agree with approach as does not impact Green Belt Land. Agree with approach 	Noted Noted Noted Noted	None None None

		reached its end of life is only just being understood. I think brakes should be applied whilst this is looked at more closely.		the engineering has reached its end of life is only just being understood.		
P1_00 089_S Pettifer	Yes	-	•	Agree with approach	Noted	None
P1_00 091_B Cownle	Yes	Green power will improve the image of the county	•	Agree with approach	Noted	None
P1_00 094_L Farma	No	We (Sarratt Parish Council) generally support this policy but ask for the following enhancements to be considered to make this policy effective: * Request that it is enhanced to mention Combined Heat and Power (CHP) schemes. * Request that all developments of 4 units and above must consider shared energy options.	•	Agree with approach; Enhance policy to mention combined heat and power; Should apply to 4+ unit developments.	Noted. Application of the policy to smaller development may be unviable and be unduly onerous on small home builders.	Add reference to CHP
P1_00 096_S Carpen ter	Yes		•	Agree with approach	Noted	None
P1_00 097_N Ross	Yes	Important to protect to visual environment and Green Belt whilst also developing renewables.	•	Agree with approach	Noted	None
P1_00 098_A Michae	Yes	These should be prioritised above housing development in all cases and this does not indicate enough support. Again, consult with an expert on these projects as there are carbon credit (they can generate council funds over time) and carbon neutral approaches that have not even been touched upon.	•	Prioritise above housing in all cases, consult with an expert on these projects as there are carbon credit	Noted	None
P1_00 099_A Michae Is (counci	No		•	Wording does not go far enough	Noted	None
P1_00 102_K Allen	Yes	Renewable energy developments are desperately required but they must not have a negative impact on their local environment.	•	Agree with approach	Noted	None
P1_00 103_S Cartag ena	Yes	Renewables should be a priority	•	Agree with approach	Noted	None
P1_00 107_R Webst er	Yes	But let's rule out micro-wind turbines. They don't work in built up areas at all, and are an eyesore. Solar panels on the other hand are about to see large increases in efficiency, and are certainly worth encouraging, and probably subsidising. If every home had solar panels it would take some of the expected load from the national grid. Given the expected increase in demand from electric vehicles that can only be a good thing.	•	Rule out micro wind turbines, do not work in urban areas. Need further explanation of solar panels	Noted	None
P1_00 108_J Cahill	No	, , , , , , , , , , , , , , , , , , ,	•	Building on Green Belt and destroying nature and wildlife.	Noted	None
P1_00 110_C PRE Herts	No	No. The role of the Council in planning for and monitoring progress towards net zero across the district is insufficiently proactive. For example, in para 7.19 the Council's aim to 'encourage applicants' to integrate the use of renewable energy technologies into all proposals is inadequate; it should be mandatory.	•	Role of planning and monitoring towards net zero is insufficiently proactive.	Noted.	None
P1_00 112_L Head	Yes		•	Agree with approach	Noted	None
P1_00 113_T Foley	No		•	Too much future facing, flood will flood current properties and what are the Council doing about this.	Noted	None
P1_00 114_D Twinbe rrow	Yes	Concur	•	Agree with approach	Noted	None
P1_00 116_P Newin	Yes	I agree with the policy as stated.	•	Agree with approach	Noted	None
9 P1_00 117_A Hamilt	Yes	Keep countryside beautiful	•	Agree with approach	Noted	None
on P1_00 119_J	No	This land is a sanctuary for horses, plants, trees, wildlife and local people. This area has been developed enough and the local infrastructure will not be able to support yet more housing.	•	Land is sanctuary for wildlife	Infrastructure requirements will be identified in the Infrastructure Delivery Plan. If such works require planning permission, they will be required to	None

Lovear d					submit an application which will be considered on its merits and whether the proposals would have an acceptable or unacceptable impact on the environment. Requirement for a net gain in biodiversity would be applied. Policies provide for the retention of trees and hedgerows where possible and replanting.	
P1_00 120_G Nunn	Yes	If large scale proposals are mooted, then the assessment of potential impacts is vital.	•	Agree with approach	Noted	None
P1_00 123_D Thoma	Yes	OK, but the balance should be in favour of such developments	•	Agree with approach	Noted	None
P1_00 127_M Clarke	Yes		•	Agree with approach	Noted	None
P1_00 130_E Ad	Yes	It's a good approach	•	Agree with approach	Noted	None
P1_00 131_P Harris	No	Consideration of use of new generation 'modular' nuclear reactors & large scale ground heat pumps.	•	Consider new modular nuclear power plants and large scale heat pumps	Noted	None
P1_00 132_H Sahota	Yes	balance approach is best	•	Agree with approach	Noted	None
P1_00 135_W Stephe ns	No	Developing a renewable energy project can be an expensive business, so policy can provide certainty and reduce risk will increase the likelihood of renewable energy projects coming forward. As part of its commitment to tackling the Climate Emergency, TRDC commits to assess options for decentralised renewable energy generation within council operations and the wider district, working either independently or in partnership.	•	TRDC commits to assess options for decentralised renewable energy generation within council operations and the wider district, working either independently or in partnership.	Noted	None
P1_00 137_S Hall	Yes		•	Agree with approach	Noted	None
P1_00 140_M Mavadi a	Yes	Agree on all points.	•	Agree with approach	Noted	None
P1_00 142_Y Lloyd	No		•	Do not agree with approach but no reason given.	Noted	None
P1_00 144_D Thorpe	Yes	We need green energy	•	Agree with approach	Noted	None
P1_00 147_N Hoad	No	There needs to be greater focus on the development of positive energy buildings leveraging solar PV and solar thermal	•	Greater focus on positive energy buildings.	Noted	None
P1_00 148_S Dilwort h	Yes	Clear cut	•	Agree with approach	Noted	None
P1_00 150_G Ansell	No	No, I do not agree with the approach. The Council do not go far enough. Instead of the Council's aim to 'encourage applicants' to integrate the use of renewable energy technologies into all proposals, the Council should make it a mandatory requirement.	•	Does not go far enough. Needs to be mandatory rather than 'encourage applicants'	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
P1_00 151_A Peat	Yes	It's the only way to achieve the objectives of a lower carbon future	•	Agree with approach	Noted	None
P1_00 155_C Sears	Yes	I think it is important that any renewable energy developments don't adversely affect the environment or biodiversity that they are designed to protect but we do need to find ways to create access to renewable energy sources so we need to be creative in ensuring that any new developments can go ahead whilst still considering the aesthetic impact	•	Agree with approach, ensure renewable energy sources are creative in ensuring new developments go ahead while considering aesthetic impact	Noted	None
P1_00 157_A Ansell	No			Does not go far enough. Needs to be mandatory rather than 'encourage applicants'	Noted	None
P1_00 162_E Foulke s	Yes	This seems fair	•	Agree with approach	Noted	None

P1_00 163_J Dickins	Yes	For the reasons you give	•	Agree with approach	Noted	None
P1_00 164_S Morrill	No	I think that b (visual) and d (environment) and e and g will, between them, give opponents of, say, wind turbines a huge armoury of weapons with which to oppose any such developments. Opens up too many ways of opposing a development.	•	Will give opponents of wind turbines plenty of reasons to oppose, opens up too many ways to object.	Noted	None
P1_00 166_T Turner	Yes		•	Agree with approach but consider impacts on Green Belt Land	Noted	None
P1_00 169_M Drum mond	No	There is a likelihood of a change in the visual amenity of the environment we live in if we are to make the required changes to a more renewable world. Take for example off and onshore wind farms that now deliver significant % of the country's electricity	•	Likelihood of change in visual amenity of the environment, for example wind turbines.	Noted	None
P1_00 170_N Hutchi nson	Yes	Agree with micro-renewables such as, micro-wind turbines, micro-hydro panels for personal power & heat generation.	•	Agree with approach	Noted	None
P1_00 174_E Nathan	Yes	We should do all we can to support zero-carbon energy generation in the District so long as it is not to the detriment to the points listed in a to h. This supports the Council's declaration of a climate emergency well.	•	Agree with approach	Noted	None
P1_00 181_C hiltern Societ		Whilst we consider that this technology is essential for society to survive, great care must be taken with large developments such as solar farms and wind turbines as they have potential to cause significant harm to the local landscape. They should be avoided in the AONB and its setting.		Care must be taken with large developments such as solar farms and wind turbines as they can to cause significant harm to the local landscape; Should avoid in AONB and its setting.	Noted	None
P1_00 183_M Allum	Yes	As above	•	Agree with approach	Noted	None
P1_00 184_M Mitchel	No	This policy needs to be developed further and become part of a fully sustainable strategy for any new residential or commercial developments.	•	Develop further to become part of a fully sustainable strategy for new residential or commercial developments.	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
P1_00 186_J Parkhu rst	No	This development will have a significant impact on the environment	•	Will have a significant impact on the environment	Noted	None
P1_00 187_C Mitchel	No	This policy needs to be developed further and become part of a fully sustainable strategy for any new residential or commercial developments.	•	Develop further to become part of a fully sustainable strategy for new residential or commercial developments.	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
P1_00 190_I Starr	Yes	Sensible	•	Agree with approach	Noted	None
P1_00 191_J Shindl er	Yes	Covers the basics	•	Agree with approach	Noted	None
P1_00 201_A Green	Yes	It's important but shouldn't be done on the Green belt	•	Agree with approach	Noted	None
P1_00 206_D Worrell	Yes	NA	•	Agree with approach	Noted	None
P1_00 209_G Bown	No	This plan destroys the visual amenity of the local area, local natural resources, including air and water quality, the natural environment, biodiversity and public access to the countryside. IT IS GOING TO ACHIEVE THE EXACT OPPOSITE TO WHAT YOU SUGGEST YOU ARE TRYING TO ACHIEVE.	•	Plan destroys visual amenity of the local area, local natural resources, including air and water quality, the natural environment, biodiversity and public access to the countryside; Opposite of what plan is trying to achieve.	Noted	None
P1_00 211_J Pumm ell	No	More interrogation and explanation are needed as to what renewable energy developments would be acceptable and where (for example, solar farms and water power). The Council should be designating sites for renewable energy projects in the Local Plan	•	More interrogation/ explanation are needed as to what renewable energy is required, Council should designate sites for renewable energy projects.	Noted. The policy is applied in conjunction with other policies in the Local Plan. The policy is designed to be flexible with locational requirements	None
P1_00 213_K Bright well	No	As already explained above	•	Do not agree with approach.	Noted	None

P1_00 215_L	Yes	Anything to reduce the impact on this planet is a good thing.	•	Agree with approach	Noted	None
Horne P1_00 218_M	No	No it sounds very resident led, but projects like this need to be led by / initiated by local experts. The rivers of Three Rivers are not on a par with the Lune of Lancashire near Halton / Skerton and		Projects need to be led by experts; Micro-hydro not worth pursuing due to	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that	None
Chabre I		the Rivers Sett and Goyt of New Mills, Derbyshire, so micro-hydro is much less likely to be worth pursuing, whereas, the independence of the solar villages of rural India has much more applicability as we have so many hours of good quality insolation. Could the local council act as a broker or promoter of solar products, so that we become a solar district "on existing and new buildings". Council buildings, bus-stops, residential buildings can all be used.		poor quality of the rivers; Council could act as a broker/ promoter of solar products, to become a solar district "on existing and new buildings". Council buildings, bus-stops, residential buildings can all be used.	comments raised are addressed.	
P1_00 219_S Talbott	Yes	Appropriate	•	Agree with approach	Noted	None
P1_00 222_T hree Rivers Green Party	No	Developing a renewable energy project can be an expensive business, so policy can provide certainty and reduce risk will increase the likelihood of renewable energy projects coming forward. As part of its commitment to tackling the Climate Emergency, TRDC commits to "assess options for decentralised renewable energy generation within council operations and the wider district, working either independently or in partnership." More interrogation and explanation are needed as to what renewable energy developments would be acceptable and where (for example, solar farms and water power). The Council should be designating sites for renewable energy projects in the Local Plan.		TRDC assess options for decentralised renewable energy generation within council operations and wider district, independently or in partnership. More interrogation/ explanation are needed as to what renewable energy is required, Council should designate sites for renewable energy projects.	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
P1_00 223_D Green	Yes	It covers the safeguards needed.	•	Agree with approach	Noted	None
P1_00 224_J Ford	Yes	as long as the environment and community does not suffer	•	Agree with approach	Noted	None
P1_00 227_K Gallag her	No	The approach needs to be developed much further, with more specific and detailed targets, and become part of a fully sustainable strategy for any new residential or commercial developments	•	Develop further to become part of a fully sustainable strategy for new residential or commercial developments.	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
P1_00 233_A Limeric k	Yes	I agree that the Preferred Policy Option for Renewable and Low Carbon Energy Developments is the right approach	•	Agree with approach	Noted	None
P1_00 234_A O'Sulli van	Yes	I agree that the Preferred Policy Option for Renewable and Low Carbon Energy Developments is the right approach	•	Agree with approach	Noted	None
P1_00 235_C Maclea n	Yes	VG	•	Agree with approach	Noted	None
P1_00 236_E Talbott	Yes	Stipulations make sense	•	Agree with approach	Noted	None
P1_00 240_K Butler	Yes		•	Agree with approach	Noted	None
P1_00 244_P Phillips	Yes	It is the right approach.	•	Agree with approach	Noted	None
P1_00 256_M Within gton	Yes	Seems reasonable	•	Agree with approach	Noted	None
P1_00 262_L Mead	No	Visual amenity of the local area, including landscape character should not be considered above renewable power production.	•	Visual amenity should not be considered above renewable energy.	Noted. There are other policies in the Plan to address visual amenity.	None
P1_00 267_D Lewis	Yes	I would have thought that this would be part of sustainable adaptation anyway. Note: I notice that you do not write that you will give these renewable energies 'proactive support' here, as you did earlier for urban development.		Agree with approach; TRDC did not specify renewable energies will be given 'proactive support' here, specified earlier for urban development.	Noted	None

Wallac						
e P1_00 275_R	Yes	We needs green sustainable development without green space being post	•	Agree with approach	Noted	None
Kotech a P1_00	No	Enough. Too many questions not enough time before the deadline!!	•	No Comment	Noted	None
282_A Jenkin						
	we have co	onsidered alternative options?				
P1_00 005_T Foulke s	Yes	See comments above	•	Do not support wind turbines/ solar cells being deployed without being integrated into a development, not integrated not optimisation of land.	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
21_00 206_J umph rey	Yes	We moved away from coal fired homes which facilitated the Clean Air Acts of the 1960s and we must ensure that renewable energy is used in new homes too.	•	Ensure renewable energy is used in new homes.	Noted	None
P1_00 D14_A Samso n	Yes	As before.	•	Agree with approach	Noted	None
P1_00 017_M /lcGuir k	Yes	See above.	•	Make it mandatory.	Noted	None
P1_00 D20_T Grewal	Yes		•	No alternatives suggested	Noted	None
P1_00 P1_R Pawa	Yes		•	No alternatives suggested	Noted	None
P1_00 P3_D r K lacleo d	Yes	Ok	•	No alternatives suggested	Noted	None
21_00 25_M eauje ux	Yes	Less impact on local area	•	Less impact on local area.	Noted	None
P1_00 D40_N Brew	No	Under no circumstances should any building take part on green places. The only building I would support is on brownfield sites - that is places where there has already got buildings.	•	Do not develop Green Belt Land	The priority for development is making as much use as possible of suitable brownfield sites and underutilised land, and an exhaustive search of potential sites to accommodate development needs has been carried out as part of the SHELAA (2020) and Urban Capacity Study (2020). The draft Housing Density policy also promotes a significant uplift in the density of development in the District, and in all cases, proposals will need to make efficient and effective use of land. However, even with these actions, there is insufficient capacity to meet the growth levels required by the Standard Method within the District's existing urban area. The Council therefore has no alternative but to release a small portion of the Green Belt in order to meet its development needs. Should all the sites in the Regulation 18 consultation be allocated, the Green Belt release that would be required would represent approximately only 4% of the total Green Belt in Three Rivers. Furthermore, the Stage 1 and 2 Green Belt Reviews, alongside other environmental and sustainability considerations, have been taken into account when identifying which potential areas of Green Belt Land to release".	None
P1_00 054_A	Yes	We need conserve more water	•	Conserve more water	Noted	None

Wrangl						
es P1_00 055_B	Yes	Renewable energy needed.	•	Agree with approach	Noted	None
Pegg P1_00 056_D Luddin gton	Yes	WITH RESERVATIONS: Para 7.9.(2) should specifically refer to the risks of climate change impacts to reinforced concrete, and the need for mitigation in building designs.	•	Para 7.9.(2) should refer to risks of climate change impacts and the need for mitigation in building designs.	Noted. The policy is applied in conjunction with other policies in the Local Plan. It is considered that comments raised are addressed.	None
P1_00 063_J Putcha	Yes	I agree	•	Agree with approach	Noted	None
P1_00 064_B Patel	Yes	Visual amenity should not be a governing limitation. We should consider efficiency and practicality of implementation.		Visual amenity should not limit renewables; Consider efficiency and practicality of implementation.	Noted	None
P1_00 066_R Franks	Yes	Agree	•	Agree with approach	Noted	None
P1_00 068_A Clark	Yes	After the first part of The Local Plan is put in force there won't be any Green Belt to protect so you're off the hook on that one.	•	Won't be any Green Belt left to protect if implemented	Noted	None
P1_00 D78_A Prior	Yes	Again the need to consider transports role.	•	Need to consider Transport roles	Noted	None
P1_00 080_J Brooks Martin	Yes	Location	•	No alternatives suggested	Noted	None
P1_00 098_A Michae Is	Yes	There are thousands, you shouldn't have to ask me. This is the hottest topic and the resources are simple to find.	•	There are thousands, resources are simple to find.	Noted	None
P1_00 D99_A Michae Is counci Ilor)	Yes	The wording doesn't go far enough. These should be worded more strongly and impacts should be watered down to encourage these, they are worth compromising the greenbelt for more than housing.	•	Needs to be worded more strongly	Noted	None
P1_00 102_K Allen	Yes	Ensure that all new housing developments include solar panels or other forms of renewable energy sources.	•	All new housing needs to include solar panels and other forms of renewable energy.	Noted	None
P1_00 107_R Webst er	Yes	You can't build on greenbelt land and at the same time increase access to the countryside, unless you're planning on providing a bus service?	•	Can't develop Green Belt Land and increase access to countryside at same time unless providing a bus service.	The priority for development is making as much use as possible of suitable brownfield sites and underutilised land, and an exhaustive search of potential sites to accommodate development needs has been carried out as part of the SHELAA (2020) and Urban Capacity Study (2020). The draft Housing Density policy also promotes a significant uplift in the density of development in the District, and in all cases, proposals will need to make efficient and effective use of land. However, even with these actions, there is insufficient capacity to meet the growth levels required by the Standard Method within the District's existing urban area. The Council therefore has no alternative but to release a small portion of the Green Belt in order to meet its development needs. Should all the sites in the Regulation 18 consultation be allocated, the Green Belt release that would be required would represent approximately only 4% of the total Green Belt in Three Rivers. Furthermore, the Stage 1 and 2 Green Belt Reviews, alongside other environmental and sustainability considerations, have been taken into account when identifying which potential areas of Green Belt Land to release".	None
P1_00 108_ J Cahill	Yes	A complete ban on building on green belt. Stick up for your principles	•	Do not develop Green Belt Land	The priority for development is making as much use as possible of suitable brownfield sites and underutilised land, and an exhaustive search of	None

D1 00			potential sites to accommodate development needs has been carried out as part of the SHELAA (2020) and Urban Capacity Study (2020). The draft Housing Density policy also promotes a significant uplift in the density of development in the District, and in all cases, proposals will need to make efficient and effective use of land. However, even with these actions, there is insufficient capacity to meet the growth levels required by the Standard Method within the District's existing urban area. The Council therefore has no alternative but to release a small portion of the Green Belt in order to meet its development needs. Should all the sites in the Regulation 18 consultation be allocated, the Green Belt release that would be required would represent approximately only 4% of the total Green Belt in Three Rivers. Furthermore, the Stage 1 and 2 Green Belt Reviews, alongside other environmental and sustainability considerations, have been taken into account when identifying which potential areas of Green Belt Land to release".	Mana
P1_00 Yes 113_T	No idea	No alternatives suggested	Noted	None
Foley	This land is a sanctuary for horses, plants, trees, wildlife and local people. This area has been developed enough and the local infrastructure will not be able to support yet more housing.	Land is sanctuary for wildlife	Infrastructure requirements will be identified in the Infrastructure Delivery Plan. If such works require planning permission, they will be required to submit an application which will be considered on its merits and whether the proposals would have an acceptable or unacceptable impact on the environment. Requirement for a net gain in biodiversity would be applied. Policies provide for the retention of trees and hedgerows where possible and replanting.	None
P1_00 Yes 131_P Harris	See above	Consider new modular nuclear power plants and large scale heat pumps	Noted	None
	collaborate with other councils	Collaborate with other Councils	Noted	None
	More interrogation and explanation are needed as to what renewable energy developments would be acceptable and where (for example, solar farms and water power). The Council should be designating sites for renewable energy projects in the Local Plan.	More information needed on what renewable energy is acceptable.	Noted	None
	Yes - the infrastructure of Chorleywood with its narrow roads, amenities that will struggle with the demand of increased population - schools, doctors surgeries, station parking and higher numbers of commuters into London, parking issues within the local area which is becoming more difficult and resulting in more parking restrictions being considered, external commuters parking in Chorleywood making their journeys into London more affordable. demands on sewerage is also a concerning factor when land is developed. A new 'town' needs to be planned where all the essential amenities are put into place to accommodate these increased numbers.	 Chorleywood cannot cope with more housing; New 'town' needed where all essential amenities are put in place to accommodate these increased numbers. 	Noted	None
P1_00 Yes 142_Y Lloyd		No alternatives suggested	Noted	None
	Communal energy schemes are coming. See Hebrides Island and forthcoming Government, or at least majority of all MP proposals. Provision for local energy generation and sharing	Need communal energy schemes like on Hebrides Islands	Noted	None
	Encourage the development of local solar and solar thermal on residential homes	Encourage development of local solar and solar thermal on residential homes	Noted	None
	See above – omit some of the grounds a to h	Will give opponents of wind turbines plenty of reasons to oppose, opens up too many ways to object.	Noted	None
	In 7.19, the aim to 'encourage applicants' to integrate the use of renewable energy technologies into all proposals is quite weak; it should be mandatory at this stage of the climate crisis.	'Encourage applicants' under Para 7.19 too weak, make mandatory.	Noted	None
	There is a remarkable lack of detail in the fundamentally important area of planning. The transition to low carbon is critical to "saving the planet" and much greater detail on what is or is not permissible should warrant more planning	Lack of detail, need more detail on transition to low carbon.	Noted	None

Shindl						
P1_00 209_G	Yes	It is for councillors to consider sensible, alternative options and proposal a range of those options	•	Councillors to consider the options.	Noted	None
P1_00 215_L Horne	Yes	There needs to be more local ownership of helping individuals acquire renewable energies. And also programs to encourage the use of recyclable containers or bring your own containers.	•	Needs to be more ownership of helping individuals obtain renewable energy; Encourage use of recyclable containers or bring your own containers.	Noted	None
P1_00 218_M Chabre	Yes	local government led energy generation	•	Need local government led energy generation.	Noted	None
P1_00 236_E Talbott	Yes	Stipulations make sense	•	No alternatives suggested	Noted	None
P1_00 282_A Jenkin s	Yes	See above.	•	No Comment	Noted	None