



Sarratt Neighbourhood Plan

2024 – 2039



Consultation Statement

August 2025

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0. Glossary

HCC	Hertfordshire County Council
NPA	Neighbourhood Plan Area (designated 22/07/2019)
NPWG	Neighbourhood Plan Working Group
SNP	Sarratt Neighbourhood Plan
SPC	Sarratt Parish Council
TRDC	Three Rivers District Council

1. Purpose

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain, specifically:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2. Engagement Strategy

Engagement with the local community started at the genesis of the Sarratt Neighbourhood Plan (SNP).

The idea to develop a neighbourhood plan arose out of the publication of the 2018 Parish Plan, commissioned by Sarratt Parish Council (SPC), that identified a number of areas in the community where there were strong views, including housing. However, the Parish Council were keen that this was not perceived as solely a Parish Council initiative but wanted to engage with the broadest possible set of stakeholders in the community.

The Parish Council wanted the initiative to be *community-led* and resolved in late 2018 to set up a Neighbourhood Plan Working Group (NPWG), with representation from the whole community and with an independent chair. An advert for volunteers was placed in the parish newsletter (*Spotlight*) in February 2019 and a working group of six parishioners was established in March 2019 with Terms of Reference set by the Parish Council. The first meeting was held in public session in Sarratt Village Hall in April 2019 – a practice which the working group maintained throughout its work except for a period during Covid-19 lockdown periods when public meetings were banned.

The initial meetings established a plan process, with 8 distinct stages, and a strategy to engage in consultation with the local community. The aims of the Sarratt Neighbourhood Plan (SNP) engagement strategy were to:

- (a) Involve as many people and stakeholders in the community as possible in order to obtain their views about their community's future development;
- (b) Help inform the development of the neighbourhood plan's objectives;
- (c) Encourage awareness and engagement in the process by using a wide variety of communication and consultation methods;
- (d) Ensure the process was transparent, accessible and progress was regularly communicated via the local parish newsletter, our webpage and local posters.
- (e) Build an evidence base and local support for the neighbourhood plan policies.

The focus of the engagement strategy in the early stages of the plan process was to obtain local views, building on the 2018 Parish Plan survey which was

provided to every household in the parish (and hence Neighbourhood Plan Area), particularly to help inform the Neighbourhood Plan's objectives.

This included engaging with a cross-section of parish stakeholders, including local businesses, voluntary and community organisations and attendance at the Sarratt Freshers Fair (a bi-annual community event) in order to solicit individuals' views.

Later in the plan process, engagement oriented around formal consultations, including two Regulation 14 and two Regulation 16 consultations, where responses from the local community, TRDC and statutory consultees were received.

3. Consultation timelines

Feb 2019	Advert for volunteers to join Neighbourhood Plan Working Group
Mar 2019	<i>Neighbourhood Plan Working Group established</i>
Apr 2019	<i>Initial meeting of Neighbourhood Plan Working Group</i>
Jun – Jul 2019	Consultation meetings with local businesses & community groups
22 Jul 2019	<i>TRDC formally designated the Sarratt Neighbourhood Plan Area</i>
Nov 2019	Informal public consultation – stand at Sarratt “Freshers Fair”
Mar 2020 – Mar 2021	<i>Covid-19 lockdowns prevented in-person public consultations</i>
Aug 2021	8-page (A5) leaflet delivered to every household in the Neighbourhood Plan Area (see Appendix i), outlining draft plan policies, inviting residents to attend public consultations on 6 or 11 Sep 2021 or to submit their comments back directly.
Sep 6 2021	Weekday pre-submission public consultation in Sarratt Village Hall
Sep 11 2021	Weekend pre-submission public consultation in Sarratt Village Hall
Sep 13 2020 – Oct 31 2021	Regulation 14 consultation including public and statutory bodies
May 2022	<i>NPWG adopts changes to proposed policies resulting from Regulation 14 consultation feedback.</i>
Aug 15 2022 – Sep 25 2022	2 nd Regulation 14 consultation including public & statutory bodies
Jun 27 2023 – Aug 8 2023	TRDC Regulation 16 consultation
Aug 31 2023	<i>Notification that external examination of SNP commenced.</i>
Sep 15 2023	External examination of SNP paused.
Nov 2023	<i>Death of Chairman of Neighbourhood Planning Working Group</i>
Dec 2023	<i>Establishment of Sarratt Parish Council Neighbourhood Plan sub-committee</i>
Feb 2024	<i>Sub-committee provides responses to external examiner’s queries.</i>

July - Aug 2024 2nd TRDC Regulation 16 consultation

Nov 2024 *External examiner's questions received.*

Jan 2025 *Sub-committee provides responses to external examiner's queries.*

Feb 2025 *External examination recommences*

Mar-Apr 2025 3rd TRDC Regulation 16 consultation

July 2025 *External examination concludes*

Sep 2025 *TRDC approval to move to referendum (TBC)*

Oct 2025 SNP Referendum (TBC)

4. Communication channels

In accordance with the engagement strategy's aim to involve and include as many people and stakeholders in the community as possible, a range of communication channels were deployed during the various consultations. It is of particular note that the NPWG felt that considering the diverse mix of residents – including many older generation who may not be as online savvy - to be as inclusive as possible, it was important that both online and in-person events and feedback mechanisms should be provided.

Channels deployed included:

- All Neighbourhood Plan Working Group meetings held in public at Sarratt Village Hall (except during Covid-19 lockdown) and advertised locally.
- Posters to advertise NPWG meetings, consultation events or requesting feedback put up on Parish Council noticeboard, village shop noticeboard, and at the bus stop, including requests for nominations of key views etc.
- NPWG meeting updates and notices published regularly in the local newsletter (*Spotlight*) delivered to every household monthly.
- Leaflet drop to every household (800+ properties) informing of proposed policies and inviting to public consultation events (Sep 2021).
- Two face-to-face public consultation events at Sarratt Village Hall (Sep 2021) – one week day, one weekend - where large print policies were displayed and one-to-one discussions held.
- Attendance (stall) at Sarratt Freshers fair (Nov 2021) to raise awareness and answer questions from the general public.
- Formal written letters to statutory consultation bodies.

- Dedicated website (sarrattneighbourhoodplan.org) set up to provide access to latest documentation, including consultations, and feedback comments.
- TRDC website for Regulation 16 consultation.
- Mechanisms to capture feedback setup, during consultations, including a dedicated email address and ability to send by post to the parish council, or drop off in a dedicated feedback box at the local village shop.
- Individual meetings with key stakeholders, including local businesses and community & voluntary organisations to solicit their views.
- Regular updates to the Parish Council at their public meetings and hence further updates both minuted and published in summary form in their monthly report in *Spotlight*.
- Additionally, all NPWG members were available throughout the period to answer questions directly from community members. (Given this is a small rural parish of c.2,200 residents where people tend to know each other and meet at local organisations' events or whilst carrying out work in the community (e.g. voluntary work in the village shop), it was an important albeit informal part of the consultation process).

5. Consultation Process

In the early stages of the plan process, the focus was on raising awareness and engagement with key stakeholders. Individual meetings were held with local businesses and community & voluntary organisations to solicit their views. The groups approached were from a cross-section of the community including local businesses (e.g. pubs), religious organisations (e.g. Holy Cross church) and voluntary groups (e.g. Wildlife Volunteers, Sarratt Care, Sarratt Local History Society).

The questions asked were:

- a. What do you value about Sarratt?
- b. What would you want to protect?
- c. What would you want to improve?
- d. What do you need in order to be sustainable over the next 15 - 20 years?
- e. What are your key objectives for the next 5 years?

The outputs from this exercise were collated, together with the results from the 2018 Parish Plan survey, which was sent to every household in the parish (Neighbourhood Plan Area) with a response rate of 26%, to construct a set of objectives for the plan, centred around three themes: Economic; Social; Environmental.

The draft objectives were informally floated at a stand at the Sarratt Freshers Fair and the verbal feedback used to further refine the objectives and inform the emerging draft policies.

Once the draft policies had been formulated, together with further input from Bell Cornwell (appointed as consultants to the NPWG) and AECOM, engaged to deliver a Housing Needs Assessment (HNA) and Design Codes, an informal public consultation was arranged and publicised.

To facilitate this pre-submission consultation and to ensure that people attended best informed and having had time to consider the proposed policies, an 8-page (A5) leaflet (see Appendix i) was delivered to every household in the Neighbourhood Plan Area (800+ properties), outlining the draft plan policies and/or to submit their comments directly.

The public consultation was held in the village hall on two days – one weekday, one weekend – where the policies were printed on display boards and NPWG members were available for informal discussions. Feedback was collected in written form on the days and could also be submitted afterwards online, email or hard copy via the dedicated drop-box in the village shop or Parish Council office. ALL feedback was submitted into the Regulation 14 consultation.

For clarity, the Plan was available to view in Sarratt Village Hall on the two days of public consultation, online (sarrattneighbourhoodplan.org), had been delivered in summary form by leaflet to every household in the Neighbourhood Plan Area, plus there were hard copy versions available to view in the Parish Council office.

The formal Regulation 14 consultation also included notifying in writing all appropriate statutory bodies (see Appendix ii) and the subsequent review of the feedback received and the NPWG discussions on how to adapt the draft

policies as a result were held in open public sessions at the regular NPWG meetings.

Subsequent to the changes adopted from the first Regulation 14 consultation, TRDC provided further feedback in November 2021 and a response was provided in May 2022. Following a number of discussions the Plan was amended to reflect that feedback and reissued by August 2022. As such, it was agreed with TRDC that a second Regulation 14 consultation was appropriate.

However, since the changes primarily affected mainly technical aspects raised by TRDC and was not judged to materially impact the views of the public previously consulted, this was conducted online-only on our dedicated website, again with additional local publicity (posters etc). This was held Aug-Sep 2022.

A Regulation 16 consultation was held by TRDC in June to August 2023, where a dozen comments were received, most notably from HCC on footpaths and bridleways that were adopted together with a few other minor changes.

Following feedback from the external examiner in September 2023, the process was paused following the untimely death of the Chairman of the Neighbourhood Plan Working Group. Re-established under a sub-committee of the Parish Council, responses were provided to TRDC in February 2024 and a second Regulation 16 consultation was held July to August 2024.

Subsequent to further questions of clarification from the external examiner, the final submission of the Sarratt Neighbourhood Plan was made in February 2025 with a view to holding a final Regulation 16 consultation in April 2025.

6. Consultation Outcomes

The feedback from the first (2021) Regulation 14 consultation, including the two in-person events, is summarised as follows:

- 58 people attended across the two public consultation days.
- 56 comments were received in total, including written responses from statutory consultees, of which 40 were specific to individual draft policies.
- 3 explicitly supportive comments on the draft neighbourhood plan, including: *“I think this is a splendid plan ... It is also good to have involved the local community and to be taking comments seriously.”*
- No feedback received objecting to the plan or any individual policies.
- Majority of comments received were on renewable energy, green infrastructure and environmental assets as well as housing mix.
- 12 draft policies were amended as a direct result of the public consultation.

The breakdown of comments received by policy was:

• Development sites	2
• Design Principles	1
• Historic Character	0
• Housing Mix	10
• Environmental Assets	5
• Footpaths and Bridleways	3
• Community Facilities	3
• Car Parking	3
• Local Green Spaces	1
• Renewable Energy & Green Infrastructure	12
• New Settlements	0

In response to this feedback, this resulted in a significant beefing up of the Renewable Energy & Green Infrastructure policies, particularly in light of the underweight of such policies in the existing Local Development Framework

(2011). The full list of anonymised comments received, together with resultant changes to proposed policies is shown in Appendix iii.

Unsurprisingly, given that many public comments had been registered in the first Regulation 14 consultation, the second Regulation 14 consultation did not elicit many responses, with just three received in total including statutory responses from Herts County Council and The Coal Authority, and one from a local resident suggesting an assessment on the impact of road traffic and road safety, which was discounted on the basis it was not within the remit of a neighbourhood plan.

However, the first Regulation 16 consultation held in summer 2023, did generate 12 responses. These were mostly from statutory consultees (7) mainly with generic replies, plus 5 local residents (4 supportive, 1 relating to crime prevention), and one on behalf of a property developer who was appealing a planning application in the Neighbourhood Plan Area.

The comments and response to each can be seen in Appendix iv. Feedback from HCC on public rights of way was accepted and adopted and the Plan reissued ahead of the second Regulation 16 consultation (2024).

For completeness, the comments and responses from the second Regulation 16 consultations in 2024 are attached in Appendix v.

Appendix i

Copy of leaflet distributed to every household prior to 2021 Reg 14 consultation (attached).

Neighbourhood Plan Consultation Meetings

**Monday 6 September 11am - 1pm and
Saturday 11 September 11am - 1pm**



*Your chance to tell us what you think
- and help shape our community for the future*

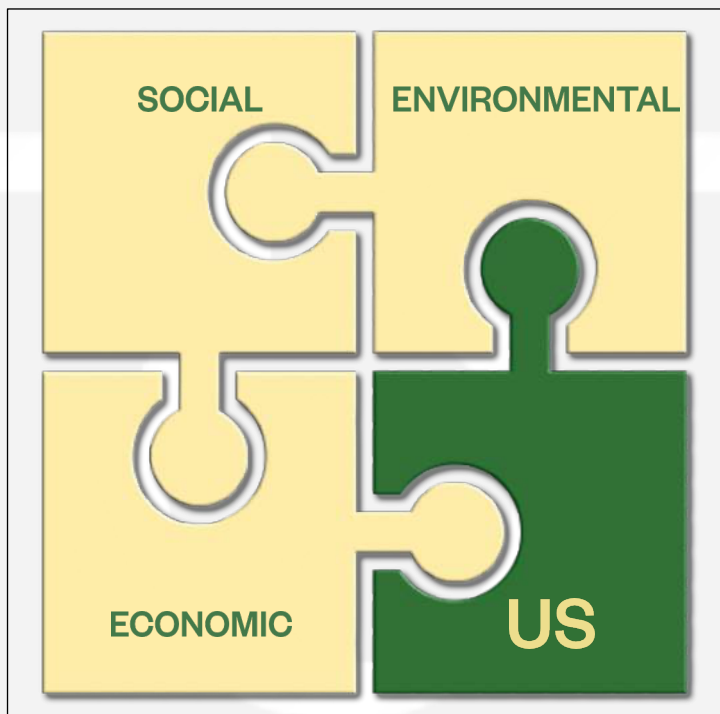
The Neighbourhood Plan: Three Questions...

What is the Neighbourhood Plan?

The Neighbourhood Plan is a set of policies that **must** be considered by TRDC when making their planning decisions. The policies will direct development and the use of land in our parish. The plan must reflect the needs and expectations of the people of the parish, and you will have the opportunity to vote for the adoption of the final version of plan in a public referendum.

Why should I come to the consultations?

A community led working group was formed in 2019 to put the plan together. The purpose of the working group was to work with the local community (in other words - with all of us) to create a plan that will protect and improve the **social, environmental and economic wellbeing** of the area and all those residing and working in it - that's us again. The working group has used a wide variety of sources, such as, previous parish surveys, questionnaires and independent reports to put together a set of draft of policies. Now we need your input. Given the demand for new housing in this area these policies will determine the way our community grows. **So tell us what you think:** do the policies we have proposed meet your needs and expectations of the future?



What is the Plan trying to do?

The evidence gathered so far from community sources suggest three principal objectives for the Neighbourhood Plan:

...and Three Objectives

ECONOMIC

Maintain the viability of key businesses and services.

This is achieved by ensuring any property development in the parish consists of a mix of properties that best meets the housing needs of the community promoting a thriving and balanced population that will maintain the viability of these businesses and services. *This is the focus of policies 4, 8 and 11.*

Key Businesses and Services

- Village Shop
- Pubs
- Garage
- Doctors' Surgery
- Bus Service
- School
- Church

SOCIAL

Ensure community spirit is supported and enhanced.

This is to be achieved through:

Protecting sites important for community interaction.

This is the focus of policies 6 and 7

If the community grows, ***ensuring there is adequate provision of facilities for community interaction.***

This is the focus of policy 11.

Developing a housing stock that meets the needs of the whole community.

This is the focus of policies 4 and 11.

Community Interaction Sites

- Village Hall
- Church
- KGV Playing Fields

ENVIRONMENTAL

Maintain the rural nature of the village and conserve its important historical and environmental features.

This is the focus of policies 2,3, and 9

Protect Environmental assets.

This is the focus of policies 5 & 9.

Protect the distinctive nature of Parish settlements.

This is the focus of policies 1 and 2

Reduce the community's contribution to climate change.

This is the focus of policy 2.

Promote the use of renewable forms of energy.

This is the focus of policy 10.

Preserve the character of the settlements within the Parish.

This is the focus of policy 3.

Minimise the impact of any development upon traffic in the area.

This is the focus of policies 2 and 8.

Key Assets

- Church
- Ancient Settlement
- Conservation Area
- Listed Buildings

Environmental Assets

- AONB
- 2 SSSIs
- 4 county wildlife sites

What are these draft policies?

1. Development Sites

In order to protect the historic look and village feel of the core village of Sarratt and hamlets of Belsize and Bucks Hill, developments will be required to be limited to infill and suitably located brownfield sites within the existing settlement only (not open fields or edge of settlement).

If land for a new settlement is proposed by Three Rivers District Council through the Local Plan Review, this will be subject to the criterion set out in Policy 11.

2. Design Principles

Development proposals will be required to adhere to the design guidelines in the Sarratt Design Code report (January 2020 or subsequently updated, and available for download from the SPC website).

3. Historic Character

Development proposals within or affecting the setting of the Green Conservation Area and Church End Conservation Area, should conserve and enhance their distinctive characters in accordance with the Green, Sarratt Conservation Area Appraisal 1994 and the Church End, Sarratt Conservation Area Appraisal 1994. Development that adversely affects the important views in and out of the Conservation Areas will not be supported.



4. Housing Mix

Social rented homes for those on the lowest incomes are the greatest priority in Sarratt, with a supply of affordable routes to home ownership and accessible homes for the elderly an important consideration.

Housing Mix

- a) Development proposals* of: [4] units or over will be required to have at least [50]% as Affordable Housing;
- b) Proposals for Affordable Housing² will be required to be 70% for social or affordable rent and 30% for affordable home ownership products.
- c) Affordable Housing of all types will be required to be provided with a Locality Protection Provision, whether or not part of a Rural Exception site.
- d) Affordable homes will be integrated into developments in design, layout and location so as not to be distinguishable from other homes on the development.
- e) Development proposals over [5]3 units should have a size mix comprising of dwellings of three bedrooms (50%), one bedroom (20%) and two bedrooms (30%).
- f) Development proposals where the provision of bungalows, accessible homes and all types of self-build properties as part of the allocation mix above will be looked upon favourably if they are in accordance with the other policies of the Plan provided they are 3 bedrooms or less and are subject to permitted development rights being removed to prevent future development into larger dwellings being possible without planning permission.
- g) The artificial restriction of site areas or inefficient use of land to avoid the affordable housing or housing mix thresholds is not acceptable, as proper planning of an area requires a comprehensive approach. Sites in the same ownership (or with an ownership relationship) will be treated as a single planning unit. Sites which have a clear relationship in physical terms will be treated as one site, such as adjacent underused sites, even if they are in different ownerships.

5. Environmental Assets

- a) Biodiversity - All development proposals will be required to deliver a biodiversity net gain or will not be supported.
- b) Landscape character – Development proposals will be required to respect and wherever possible enhance the special characteristics, value and visual amenity of the parish landscapes.

6. Footpaths and Bridleways

Development proposals that would result in the loss of a public footpath or bridleway will not be supported. Where a proposal requires an existing footpath or bridleway to be re-routed, this will be required to be an equivalent or better alternative provision in terms of distance, quality and in an equally suitable location to service its existing function.

7. Community Facilities

Development proposals that would result in either the loss of, or have a significant adverse effect on an identified Community Facility (including the removal of parking provision) will not be supported, except where:

- a) It can be demonstrated that its continued use as a community facility is no longer viable or is no longer required by the community and that there is no reasonable prospect of securing an alternative community use of the land or premises; or
- b) Equivalent or better alternative provision in terms of quantity and quality and in an equally suitable location in the Parish either already exists or is being provided.

Community Facilities

- | | |
|--|--|
| <ul style="list-style-type: none">• Holy Cross Church• Sarratt C.of E. Primary School• KGV Playing Fields• Sarratt Community Post Office Stores• Sarratt Village Hall• Doctors' Surgery in Church Lane, Sarratt• The Cricketers Public House, Sarratt• The Boot Public House, Sarratt | <ul style="list-style-type: none">• The Cock Public House, Sarratt• The Plough Public House, Belsize• The Cart & Horses Public House, Commonwood• Prime Steak House, Chandler's Cross• The allotments in Church Lane, Sarratt.• Any other facility registered as an Asset of Community Value. |
|--|--|

8. Car Parking

Development proposals that result in a reduction in car parking provision in Sarratt village will **not** be supported except where:

- a) It can be demonstrated to the satisfaction of the Three Rivers District Council in consultation with Sarratt Parish Council and the Highway Authority that the loss of parking will not have a severe adverse impact on parking provision and/or road safety in the village; or;
- b) Adequate and suitable replacement car parking provision is provided on or adjacent to the site or a nearby suitable location in the village.



9. Local Green Spaces

The management of development within areas of Local Green Space will be consistent with that for development within Green Belt.

Local Green Spaces	
• The Green, Sarratt	• Whippendell Wood (SSSI)
• KGV Playing Fields	(Watford Borough Council)
• Dawes Common	• Scrubbs Wood*
• Commonwood Common	• Great Wood*
• Penmans Green	* Privately Owned

10. Renewable Energy & Green Infrastructure

All development within the parish should seek to achieve the highest standards of sustainability. The use of the following will be positively encouraged:

- a)Renewable and low-carbon or zero carbon technologies such as solar panels and ground source heat pumps;
- b)Techniques such as passive solar design, choice of construction materials and standard of construction, as well as aspect and orientation of layout, such as south-facing roof slopes to maximise the use of solar photovoltaic panels,;
- c) Locally produced (e.g. flints) and recycled materials (e.g. old bricks) to both meet design guidelines and have a lower carbon footprint due to fewer transport miles.
- d) Steps to encourage the use of sustainable modes of transport – including walking, cycling and public transport;
- e) Electric charging points should be installed for all new residential developments. Their eventual configuration and charging capacity should be appropriate to the development, from single charging points for individual houses to communal points for flats or shared parking areas;
- f) Ensuring that the development will facilitate the use of, and recycling of, all resources including water, such as the provision of water butts and grey water recycling.

11. New Settlements

If the District Council allocates a site in Sarratt Parish (which is not a Rural Exception Site) this should be delivered as follows:

Each allocated site will be master-planned and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of infrastructure, services, open space and facilities. A single planning application will be submitted for each allocated site, either an outline or full application, to ensure this comprehensive approach to development is achieved.

Development will respond positively to the local context, ensuring a high quality of design that responds effectively to the character of the surrounding area. Necessary infrastructure will be provided at a rate and scale that meets the needs that arise from the development as a whole.

Questions?

Comments?

We want your views!

Make a note here:

you can cut it out and hand it in at one of the Consultation Meetings:

Monday 6 September (11am - 1pm) and

Saturday 11 September (11am - 1pm) in the Village Hall



Acknowledgment

The Neighbourhood Plan Working Group would like to thank these groups for their help and advice during our work:

- Holy Cross Church
- Sarratt C. of E. Primary School
- Sarratt Community Post Office Stores
- Sarratt Village Hall
- The Cricketers Public House, Sarratt
- The Boot Public House, Sarratt
- The Cock Public House, Sarratt

Appendix ii

List of statutory consultation bodies written to for both 2021 & 2022

Regulation 14 consultations:

- 1) Buckinghamshire Council
- 2) Watford Borough Council
- 3) Dacorum Borough Council
- 4) Kings Langley Parish Council
- 5) Chipperfield Parish Council
- 6) Flaunden Parish Council
- 7) Chenies Parish Council
- 8) Latimer & Ley Hill Parish Council
- 9) Croxley Green Parish Council
- 10) Chorleywood Parish Council
- 11) Abbots Langley Parish Council
- 12) Coal Authority
- 13) Natural England
- 14) The Homes and Community Agency
- 15) Environment Agency
- 16) Historic England
- 17) The Office of Rail and Road
- 18) Network Rail
- 19) Highways England
- 20) National Traffic Operations Centre
- 21) Marine Management Organisation
- 22) Mobile Operators Association
- 23) British Telecom

- 24) Herts Valley Clinical Commissioning Group
- 25) National Grid
- 26) Cadent Gas
- 27) British Gas
- 28) EDS Energy
- 29) Arqiva
- 30) Hutchinson 3G UK Ltd
- 31) O2 (UK) Ltd
- 32) EE
- 33) Affinity Water
- 34) Savills UK Ltd on behalf of Thames Water Utilities Ltd
- 35) Mind Hertfordshire Network
- 36) Age UK Hertfordshire
- 37) East of England Ambulance Service
- 38) Hertfordshire Constabulary
- 39) Hertfordshire Fire and Rescue
- 40) Herts and Middlesex Wildlife Trust
- 41) Sport England
- 42) Thrive Homes
- 43) Three Rivers Chamber of Trade & Commerce
- 44) Watford and Three Rivers Trust

Appendix iii

Full list anonymised comments received from the first Regulation 14 consultation (2021), together with resultant changes to proposed policies (attached).

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
1	1		Development Sites	New "agricultural" barns that then become houses should be looked at. (This would need legislation presumably.)	Not permitted under current legislation. Central government / LPA responsibility.	N
2	1		Development Sites	Can development proposals including extra community interaction sites be "looked upon favourably"?	Not adopted as considered may encourage development that would otherwise contravene policies.	N
3	2		Design Principles	A lot of good stuff in the Appendix on Design Guidelines which seems a bit lost for communication purposes. Can some of the key Guidelines come into the main policy if they are not things which will go out of date?	Good point on comms but guidelines are not policies and were deliberately left out of main document for brevity and hence clarity of messaging.	N
4	4	b	Housing Mix	Ensure no 'right to buy' on social rented housing.	Not in NP remit. LPA responsibility.	N
5	4	c	Housing Mix	Can availability of affordable homes be prioritised for people working in the village?	For inclusion in future Locality Protection Provision. Responsibility of Parish Council and LPA.	N
6	4	e	Housing Mix	Remove development rights from new build 3-beds to prevent exacerbating supply shortage	Not in NP remit. LPA responsibility.	N
7	4	e	Housing Mix	Size of dwellings: we don't have enough 3 bedroom homes in this parish! Most bungalows and cottages that started as 3 beds have been extended (we are as guilty of this as anyone). Can there be restrictions put on some houses so that there remains a useful amount of 3 bed housing stock? If the restriction is known about in advance, it couldn't be called unfair.	Not in NP remit. LPA responsibility.	N
8	4	f	Housing Mix	We would like to downsize to a property with a smaller garden but still a reasonable size property not a small 2 bedroom box.	In support of proposed policy.	N
9	4	f	Housing Mix	Like it! Obviously a lot of thought has gone into this. I particularly like the fact that accessible housing will be looked on positively.	In support of proposed policies.	N

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
10	4		Housing Mix	Support smaller, affordable houses in limited numbers within the village, preferably on brownfield sites	In support of proposed policy.	N
11	4		Housing Mix	Protect Green Belt.	No specific action proposed.	N
12	4		Housing Mix	Work with Housing Association [to implement affordable housing]	Action for Parish Council.	N
13	4		Housing Mix	How do Affordable homes remain affordable once they pass into private ownership?	Dealt with via Section 106 agreement.	N
14	5	a	Environmental Assets	The inclusion of 'bat boxes' and 'swift bricks' in the construction of new homes.	Adopt	Y
15	5	a	Environmental Assets	Thank you for this brilliant document. Re: draft policy 5a) Net biodiversity gain. This is great but I think this 'gain' is often being implemented away from the building site, and not even necessarily nearby - could it be specified that it must happen within x miles of the site, ideally in its surroundings? I hope that makes sense.	Suggest adding "The biodiversity gain should be within the surroundings of the development but in any event must be within the Sarratt Neighbourhood Plan Area."	Y
16	5	a	Environmental Assets	To increase biodiversity can we positively encourage the use of swift nest boxes in new building developments (they should be sited in accordance with the information provided by www.swift-conservation.org).	Adopt	Y

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
17	5		Environmental Assets	Hedgerows are very important. Their removal should be banned and they should be managed properly. Horses damage hedgerows tremendously.	Management of hedgerows not a planning issue. Removal of hedgerows not in NP remit - LPA responsibility.	N
18	5		Environmental Assets	Also, can we encourage the use of hedgerows rather than walls/fences. Where this cannot be avoided small holes (CD case size) should be made in walls/fences to allow the movement of hedgehogs and frogs. (CD case size would not allow foxes, badgers and larger animals.)	Need to recognise Permitted Development rights to put up a fence. Management of walls/fences not a planning issue.	N
19	6		Footpaths & Bridleways	The Sarratt neighbourhood is blessed with a large number of spacious footpaths. These are enjoyed by residents but also bring a large number of visitors to the village. That benefits the shop and the local pubs. The Plan should view these as a Community Asset with regard to the number and width of the paths. To walk side-by-side and pass other groups walking side-by-side is a key feature of the quality of the footpaths.	Covered by "equivalent or better" alternative provision in draft policy, but amended to "include width".	Y
20	6		Footpaths & Bridleways	We need to protect our footpaths from neighbouring development e.g. to prevent narrow fenced footpaths (for safety reasons and diminished enjoyment) where new gardens have been created in a former open space. I think this point is made in the Design Guidelines but worth stating it here that footpaths should remain quite open and maybe they should be bounded by hedging rather than fencing.	Need to recognise Permitted Development rights to put up a fence.	N

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
21	6		Footpaths & Bridleways	Footpaths. If these are to be diverted/built next to, please could we have a minimum width so light and air can get in and prevent a miserable muddy quagmire. Very narrow footpaths are ubiquitous and horrid, and they make people feel less safe too.	Covered by "equivalent or better" alternative provision in draft policy, but amended to "include width".	Y
22	7		Community Facilities	Please add Sarratt Almshouses, Church End to the list of Community Facilities.	Adopt	Y
23	7		Community Facilities	Add Sarratt Community Garden to the list of Community Facilities.	Adopt	Y
24	7		Community Facilities	I'm a bit confused by the distinction between Community Facilities and Businesses/Services and so by inclusion of the pubs in this section. (so long as the pubs are protected as businesses). Community Facilities sound like not-for-profit facilities.	Felt that pubs served a community role in the rural area, including use as meeting facilities for local groups, and hence would remain as drafted.	N
25	8		Car Parking	Dedicated car park required to remove visitor parking from alongside the village Green. Years ago there was a plan for a car park to be built on land off Dawes Lane behind the cottages but it was killed off by residents of Dawes Lane because they thought they would no longer be allowed to park on Dawes Lane. Parking on Church Lane should be stopped at village end because of the [unreadable] and lack of visibility.	Operational issue for Highways and Parish Council. Not a policy point.	N
26	8		Car Parking	Understood, but we should be moving away from multiple car ownership! Could the drive material be mandatorily permeable?	Suggest adding "... of permeable material" to policy.	Y

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
27	8		Car Parking	Again there is quite a lot in the Design Guidelines on how new housing should allow for parking which seems important to include in the main document. Policy 8 quite specific to objecting to development of existing car parks, can it state something about what parking provision needs to be for new businesses/facilities and housing. This policy also should link into encouraging more sustainable transport methods.	Subjective call on split between detail and top level policy. Suggest no change.	N
28	9		Local Green Spaces	A priority has to be preservation of the Green Belt. Also the general 'green' nature of Sarratt.	No specific action proposed.	N
29	10	d	Local Green Spaces	Making it easy to be green - can we include covered bicycle parking?	Adopt	Y
30	10	e	Local Green Spaces	Making it easy to be green - can we include electric charge points?	Already included in policy.	N
31	10	f	Renewable Energy & Green Infrastructure	Any new developments should have a limit on how much paved area they can include, if desired, preferably this should be gravel for drainage and water run off.	Covered by flood risk assessment. Permitted Development rights state maximum area before requiring permeable surface. Also disabled access issues. Not within NP remit.	N
32	10	f	Renewable Energy & Green Infrastructure	Rainwater collection. It is easy to incorporate an underground tank and pump to supply hoses, and waste water at the time of building. Much harder to retrofit (speaking from painful experience!). This is actively encouraged by Thames Water.	Already included in policy.	N
33	10		Renewable Energy & Green Infrastructure	Brilliant! Undercover bike park for every house?	Adopt	Y

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
34	10		Renewable Energy & Green Infratsructure	This policy seems quite weak because of the "seek to achieve" wording. Also many green technologies will date quite quickly. E.g. electric charging points for cars could be redundant if hydrogen vehicles come in. Not sure how much of energy impact is governed by national building regulations. Maybe this policy could state that new developments must meet or exceed [carbon neutrality targets]- something which is objectively measurable but can be achieved using whatever the best technology is at the time. Could there be a points system so that new developments have to incorporate at least some green infrastructure not just say 'we looked but it's uneconomic'.	Policy significantly revised as a result of other feedback. Decided not to implement a points based system due to complexity of operating.	N
35	10		Renewable Energy & Green Infratsructure	Like it! Obviously a lot of thought has gone into this. I particularly like the fact that 'Renewable energy & Green Infratsructure' has been covered.	In support of proposed policies.	N
36	10		Renewable Energy & Green Infratsructure	Insulation - can a minimum standard be insisted upon, even if it goes beyond current building regs?	Not within NP remit.	N
37	10		Renewable Energy & Green Infratsructure	Building materials - cement (and therefor concrete) has a massive carbon footprint. Are we able to stipulate a maximum weight/volume of concrete per unit?	Not within NP remit.	N
38	10		Renewable Energy & Green Infratsructure	Astroturf - this is creeping into our towns (and even villages!) It is so harmful to the soil and is yet another source of plastic that we really don't need. Could there be a restriction on using it?	Not within NP remit.	N

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
39	10		Renewable Energy & Green Infratsructure	Permeable materials for driveways and hardstanding - essential! But not currently required.	Covered by flood risk assessment. Permitted Development rights state maximum area before requiring permeable surface. Not within NP remit.	N
40	10		Renewable Energy & Green Infratsructure	Energy - I may be wrong, but I think it is currently not permitted to put solar panels on roofs in conservation areas, even if they cannot be seen by anyone except the homeowner. Surely this is beyond outdated!	Currently not permitted in Conservation Areas. Policy revised to allow ambiguity to encourage use where not changing historic / landscape character (eg not visible from roads) inclduing in C.A.s.	Y
41				I think this is a splendid plan and it is good to have the protective levels. It is also good to have involved the local community and to be taking comments seriously.	In support of proposed policies.	N
42				Objective 1- Economic- focusses on current key business and services which we clearly need to maintain. What about new businesses/services which could enhance village life and also provide valuable employment options (reducing commuting)? We already have some businesses which are not listed as Key e.g. the remaining nurseries and the units in Church Lane. These are also important, while these specific businesses may close down can the plan encourage that change of use to residential is not the only option. Any new business sites should have to be suitable for our village setting - not sure how you specify but not heavy industry/noise or emissions polluting etc. Can the Plan comment on how residential/social/economic mix could develop and how SPC would view other types of business?	Not addressed. SPC remit.	N

Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback


Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
43				Thank you all for the huge amount of work that has gone into producing this plan. I like your idea of producing these very tight criteria with which new developments should comply - well thought out as far as I can anticipate. I can't think of anything that I want to add to it, and as I mentioned on Saturday, my only concern is that protests in other TRDC areas are vocal and involve large numbers of people and TRDC decide to place a large development in the Sarratt parish where there are fewer votes to lose! We'll see. Thank you again for your work on this.	In support of proposed policies.	N
44				I think TRANSPORT is a most important part of our neighbourhood plan. To Watford and To Hemel Hempstead buses will need to be improved. Children of the Parish are catered for to St. Clement Danes, but there will be no room for cars to be parked at stations (far or less in Sarratt!) for travelling by bus and trains to offices for many more commuters.	Transport services are not part of the NP remit (apart from encouraging sustainable modes of transport in any development). HCC responsibility.	N
45				Greater enlargement of Sarratt School to cope with influx of children.	Education not part of NP remit. HCC responsibility.	N
46				GP in Sarratt (attached to New Road surgery will need many more GP's and facilities.	Healthcare services not part of NP remit.	N
47				Statutory response received from the Marine Management Organisation - no specific comments on the draft NP.	No change.	N
48				Statutory response received from the National Grid - no specific comments on the draft NP.	No change.	N
49				Statutory response received from Sport England - no specific comments on the draft NP.	No change.	N


Sarratt Neighbourhood Plan: Reg 14 Public Consultation - feedback

Item no.	Policy no.	Policy no. sub section	Policy Name	Comment received	Proposed change	Implement change?
50				Statutory response received from Natural England - no specific comments on the draft NP.	No change.	N
51				Statutory response received from Herts Wildlife Trust, including additional suggested wording and policies.	Significant use of suggested wording in redrafted biodiversity policy.	Y
52				Statutory response received from Hertfordshire Constabulary - no specific comments on the draft NP.	No change.	N
53				Statutory response received from Historic England - stated not necessary to be involved in detailed development of NP.	No change.	N
54				Statutory response received from National Highways - no specific comments on the draft NP.	No change.	N
55				I do contest the amount of new housing that our dear government thinks we need! The birthrate is falling year on year, and in my mind, that can only be a good thing. However, should targets be imposed upon us, I think a robust neighbourhood plan is a great thing, and I'm grateful to you all for working on it.	In support of proposed policies.	N
56				Thank you for all of your work on this - it must be a mammoth undertaking.	In support of proposed policies.	N

Appendix iv

Full list of comments received from the first Regulation 16 consultation (2023), together with responses and resultant changes to proposed policies (attached).


Ref.	Organisation/ Respondent	Transcript of Response (personal details removed)	Attached Documents	Neighbourhood Plan response
2	The Environment Agency	<p>Thank you for consulting us on the Neighbourhood Plan consultation for [Sarratt Neighbourhood Development Plan].</p> <p>We have had to prioritise our limited resource and focus on strategic plans where the environmental risks and opportunities are highest. We attach our advice note which sets out our substantive response to Neighbourhood Plan consultations including Strategic Environmental Assessment screening and scoping.</p> <p>We recognise that Neighbourhood Plans provide a unique opportunity to deliver enhancements to the natural environment at the local level. This advice note sets out the key environmental issues, within our remit, which should be considered. It also references sources of data you can use to check environmental features.</p> <p>We hope this is helpful as you prepare evidence and the Neighbourhood Plan itself.</p> <p>If you have any feedback please let us know.</p> <p>Kind regards</p> <p>Planning Advisor (Hertfordshire), Hertfordshire and North London Sustainable Places Environment Agency Alchemy, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1HE</p> <p>HNLsustainablePlaces@environment-agency.gov.uk</p>	 HNL NP advice note.pdf	Noted.
4	Historic England	Our ref: PL00786442		Noted.


		<p>Dear Neighbourhood Planning Team</p> <p>Ref: Sarratt Regulation 16 Neighbourhood Plan Consultation</p> <p>Thank you for inviting Historic England to comment on the above consultation. We welcome the production of this neighbourhood plan in principle but, owing to staff vacancies, we do not currently have capacity to provide detailed comments.</p> <p>We would refer you to any detailed comments we may have made at earlier stages of the plan's production including Regulation 14 and where it was required, SEA screening/scoping and draft report stages.</p> <p>Our detailed advice on successfully incorporating historic environment considerations into neighbourhood plan, alongside some useful case studies, can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any specific queries arising following this stage, and we will endeavour to assist at that time.</p> <p>Kind regards</p>		
5	Natural England	<p>Please find Natural England's response in relation to the above mentioned consultation attached.</p>	 <p>439752 NE Response.pdf</p>	Noted.

		<p>Kind regards,</p> <p>Adviser Operations Delivery, Consultations Team Natural England County Hall Spetchley Road Worcester WR5 2NP</p> <p>Tel 0300 0603900</p> <p>mail to: consultations@naturalengland.org.uk</p>		
7	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p>		<p>The only existing sports and playground facility in the Neighbourhood Plan Area is the KGV Playing Fields (and children's play area) which has been included in the list of Community Facilities.</p> <p>Policy 9 (Community Facilities) specifically states a presumption against the loss of any listed Community Facility.</p> <p>As no new development sites are proposed as part of the Neighbourhood Plan, no specific strategy or new sports facilities are included, but are covered by wider requirements in the Design Codes (Appendix III) for people to lead healthy lifestyles and create healthy communities in any future new development.</p>

		<p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p>		
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		<p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p>		
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		<p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely</p> <p>Planning Administration Team Planning.central@sportengland.org</p>		
17	HCC Growth and Infrastructure Unit	<p>Please find attached HCC's response to the Reg 16 Sarratt Parish Neighbourhood Plan consultation.</p> <p>It would be great if you could acknowledge the receipt of this email.</p> <p>Best Regards,</p>	 Sarratt NP HCC response (Reg16).pdf	<p>The overall supportive comments from HCC on the draft Neighbourhood Plan are noted.</p> <p>Policy 1 is primarily aimed at <i>where</i> any potential development should take place and not <i>how</i> that should be implemented. The policy does reference NPPF principles for sustainable development, and given the context for the policy it is felt that this is sufficient otherwise there is the risk that the key point of the policy is lost if there are multiple other references to all matters relating to sustainable development such as transport.</p> <p>Policy 4.2 – The supportive statements regarding this policy are noted.</p>

				<p>Policy 8 – The proposal to expand the policy from “footpaths and bridleways” to “Public Rights of Way” (i.e. includes byways) and to replace “sustainable travel” with “active travel” in this context is well made and accepted, including the change of policy name. The proposed changed of wording for the context and policy in paras 2.7 & 2.9 respectively have therefore been adopted (with the exception of reference to HCC for consistency with all other instances where other authorities are not specifically mentioned).</p> <p>Policy 10 bullet c – noted.</p> <p>Policy 12 – It is felt that bullets 5 and 6 adequately address the (valid) points made on sustainable transport and EV charging points respectively.</p> <p>The general comments from Library Services, Lead Local Flood Authority and Transport are noted.</p>
18	HCC Minerals and Waste	<p>Hello,</p> <p>Attached are the Hertfordshire County Council Minerals and Waste Team’s comments on the Regulation 16 Sarratt Neighbourhood Plan Consultation.</p> <p>Kind regards</p>	 Sarratt Reg16.pdf	Noted.
11	Resident(s)	Fully supportive.		
12	Resident(s)	These are excellent and get my approval.		Noted.
13	Resident(s)	I agreed with them in principle and in detail. Low cost/affordable housing is the only category where there is a significant shortage.		Noted.

14	Resident(s)	I approve of the plan and its contents		Noted.
15	Resident(s)	<p>The comments I made in relation to crime prevention and security for the Three Rivers local plan are also relevant to the Sarratt local plan. Prevention First - Security and crime prevention , building developments to the Police security standard Secured by Design. Designing out crime and building developments to the police preferred minimum security standard Secured by Design (SBD) creates secure, safer and sustainable environments providing a better quality of life for the residents living in the area. Commercial and industrial sites, footpaths, play areas, retail units, landscaping ,car parking areas and lighting can all be designed to reduce the fear of crime and have a significant impact on anti-social behaviour . There are also substantial environmental benefits to designing out crime, research indicates that the carbon cost of crime in the UK is in the region of 6,000,000 tonnes of CO2. Independent academic research suggests that housing developments built to the Secured by Design standard have 25% less criminal damage, 25% less vehicle crime and 87% less burglary. Incorporating crime prevention and security into the local plan would help the police to continue to work with the planning departments in the future and provide safer environments for living, working and leisure</p>		<p>Whilst crime prevention is clearly an important issue, it did not feature as a priority in either of the two previous Parish Plan surveys or the consultations to derive the Objectives for the Neighbourhood Plan. This may be as a result of the fact that the NP Area is a low crime area.</p> <p>As such and particularly since no new developments are proposed as part of the Neighbourhood Plan, no specific crime prevention policies have been included.</p>
16	Boyer Planning	<p>I am writing on behalf of our client, Burlington Property, in respect of the emerging Sarratt Neighbourhood Plan which is currently the subject of consultation. Context On behalf of our clients, we are progressing with proposals on two sites in Sarratt that are subject to live planning applications, currently at appeal (refs: 22/0601/OUT (land r/o 17-49 Church Lane) and 22/0602/OUT (land adjacent 97 Church Lane)). The two proposals will deliver a number of benefits including the delivery of vitally important new market, affordable and self-build housing, new Doctor's Surgery along with new areas of publicly accessible open space. I enclose copies of the site location plans for information. Comments The legal and procedural tests that a Neighbourhood Plan (NP) must comply with are set out within the Localism Act 2011, the</p>		<p>It is worth noting that the Sarratt Neighbourhood Plan has adopted a principles-based approach and is therefore site agnostic (i.e. it has not proposed, or equally dismissed, any specific sites for development, but instead has created the principles by which any site, existing or future can be assessed against the policies for appropriateness).</p> <p>As such, this response will not comment on any specific current live planning applications nor the sites concerned, and</p>



		<p>Neighbourhood Planning (General) Regulations 2012, the National Planning Policy Framework (2021) and the National Planning Policy Guidance (2014) (and subsequent updates). It is against these tests that the draft NP must be considered. We do not seek to repeat this guidance but of particular importance is the relevant basic conditions applicable to the NP which are:</p> <p>(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). (d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. (e) The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. (g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). We acknowledge that a significant amount of work has been undertaken to inform the emerging Neighbourhood Plan, particularly the Housing Needs Assessment prepared by AECOM. We support the conclusions of this work which has identified a significant need for new homes in Sarratt and has informed the wording of Policies 4 and 5, albeit we consider that Policy 5.2 should reflect the full range of affordable house types (as set out in the NPPF e.g. including affordable rent tenures). We consider that proposed new development is vital in meeting these policy aims however in light of Policy 1 and the context behind this policy (as set out on page 24) it is unclear how the aims of Policies 4 and 5 can be met. On this basis, there is a clear conflict between Policies of the NP and so in order to deliver new development to meet the needs of the village we consider that Policy 1 should be more flexibly worded in order to contribute to the achievement of sustainable development (condition d), namely the removal of previously developed land wording from the first paragraph of the policy so that the overriding objective is to deliver sustainable development. Policy 3 relates to Historic Character which seeks to conserve and enhance the setting of the Green</p>	<p>will only address comments relating to the proposed policies.</p> <p>With respect to policy 5.2, we believe that the proposed affordable housing mix best represents local need and affordability.</p> <p>There is no conflict between Policy 1 (and the strong local preference to protect the character of the core village and prevent village extensions) and the aims of Policies 4 & 5 (housing mix). Specifically, <i>where</i> any development takes place is different to <i>what</i> type of development is made. Consequently, no change to the wording of Policy 1 is deemed necessary.</p> <p>Policy 3 (Historic Character) describes how the range of views across valleys and fields that are intrinsic to the character of the Parish and to the <u>setting</u> of its two conservation areas. This last point is key.</p> <p>Any one of the twelve <i>Important Views</i> included in the Neighbourhood Plan may be inconvenient for a developer at some point now or in the future. Their inclusion is specifically to help conserve and enhance the setting of the Conservation Areas as a <i>whole</i> rather than for a particular site, as shown in the map (p30), which is consistent with national and strategic policies. As such, removal of any individual view at the request of a developer with vested interests is not appropriate.</p> <p>The supportive comments re-Policy 9 are noted. However, the statement that the improvement of quality of community</p>
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		<p>Conservation Area and Church End Conservation Area which we acknowledge is consistent with national and strategic policies. The Policy, however, continues by stating that development that adversely affects the important views in and out of the Conservation Areas will not be supported and identifies 12 such views. View 2 extends over land to the rear of 17-49 Church Lane. We strongly object to this part of the policy as it is not stated how this view (or indeed any other identified view) is important to conserving or enhancing the existing conservation areas. In reaching this view, the comments of the District Council's Conservation Officer to the application on this site (22/0601/OUT) are important. In this case the officer states: "....the application site is removed from the Conservation Area by the existing residential along Church Lane. The site is considered to make a limited contribution to the significance of the Conservation Area as a rural settlement as it is removed from the immediate setting by existing development. Due to the lack of intervisibility between the Conservation Area and the application site, the Conservation Area would still be appreciated as a linear and rural settlement. There may be some visual impact arising from the development of 78 homes realised through diurnal and seasonal changes, however, it is likely that these concerns could be addressed through considered layout and a robust landscaping scheme...." In light of these conclusions and any lack of justification to support the NP's stated viewpoints we consider that the inclusion of View 2 would not be in general conformity of strategic policies and as such would fail condition e. As such, we consider that this viewpoint should be omitted from the NP. We support the aims and objectives of Policy 9 which seeks to improve the quality of community facilities and would highlight that given the generally limited sources of external funding the enhancement of such facilities, which assists in creating a sustainable community in Sarratt, can only be achieved as part of new development which could also comply with other policy objectives of the NP.</p>		<p>facilities "can only be achieved as part of new development" is plainly false as evidenced by the successful CIL grant of £170k made by TRDC to Sarratt Parish Council for the refurbishment of the KGV Playing Fields play equipment in July 2023.</p>
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Appendix v

Full list of comments received from the second Regulation 16 consultation (2024), together with responses and resultant changes to proposed policies (attached).

All responses to Reg 16 Consultation on Sarratt Neighbourhood Plan (23 rd July – 11 September, 2024)				
	Representor	Comments	Details	Neighbourhood Plan response
1.	-	<p>Policy 6.3: Species and Habitats vii. "Integrated bird (e.g. swift) and bat boxes will be expected in all buildings bordering public green space and beneficial habitat"</p> <p>This provision is most welcome. The wording which specifies Swifts is important as integrated Swift boxes conform to the British Standard for integrated nest boxes, BS42021:2022, making them universal for a number of species. House Sparrows for example prefer to nest in Swift bricks, whereas the reverse does not apply, Swifts will not nest in Sparrow boxes</p> <p>Please ensure that the specific reference to Swifts is retained in the final NP.</p> <p>In addition, please consider two minor amendments: Swifts and other urban nesting birds do not require nest boxes to be adjacent to green space. Please consider removing the words "bordering public green space and suitable habitat". Secondly, replace "bird (eg Swift)" with just "Swift". For the reasons set out above, no other types of integrated next box are required</p> <p>An alternative wording could be adopted as is in the draft Batchworth NP: "Swift and bat boxes shall be integrated into all new buildings".</p>		<p>The supportive comments with respect to Policy 6.3(vii) in the draft Neighbourhood Plan are noted.</p> <p>It is the intention to retain specific reference to Swifts in the final NP.</p> <p>Whilst recognising the needs of Swifts specifically, the intention was not to be restrictive to one species and also considering the rural nature of the parish, the existing wording is considered adequate.</p>

2.	RPS Group	Please attached letter	 3348_001.pdf	<p>Policy 1 – Noted. Policy 4 – Noted. Policy 5 – Noted.</p> <p>Conclusion – The NP is compliant with national planning policies, including the NPPF (2023), recognising its context as a rural parish in Green Belt and the need to protect the historic character of its villages and hamlets.</p>
3.	HCC Growth and Infrastructure	Please see attached letter	 Sarratt NP HCC response (Reg16 re-c	<p>Policy 1 is primarily aimed at <i>where</i> any potential development should take place and not <i>how</i> that should be implemented. Given the context for the policy it is felt that there is a risk that the key point of the policy is lost if there are references to other matters relating to sustainable development such as transport.</p> <p>Policy 2 – Noted.</p> <p>Section 9 (context) – The neighbourhood plan is concerned with the specific provision of services and facilities within Sarratt and hence whilst library services may be provided outside of the</p>

				<p>neighbourhood plan area, the context is that no such facilities exist within Sarratt.</p> <p>Policy 12 – It is felt that bullet 6 is supportive of HCC's sustainable transport and EV strategy.</p> <p>The general comments from Lead Local Flood Authority and Transport are noted.</p>
4.	Natural England	<p>Thank you for your consultation on the above dated 22 August 2024</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on</p>		Noted.

		<p>protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>		
5.	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing</p>		<p>The only existing sports and playground facility in the Neighbourhood Plan Area is the KGV Playing Fields (and children's play area) which has been included in the list of Community Facilities.</p>

		<p>enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically</p>		<p>Policy 9 (Community Facilities) specifically states a presumption against the loss of any listed Community Facility.</p> <p>As no new development sites are proposed as part of the Neighbourhood Plan, no specific strategy or new sports facilities are included, but are covered by wider requirements in the Design Codes (Appendix III) for people to lead healthy lifestyles and create healthy communities in any future new development.</p>
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		<p>section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>		
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