

Annex 2 – Question 7

In order to make SADM 1 sound, allocation ref: H8 should be revised as follows:

“The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should not be substantially taller than the existing building and respect the topology of the site and neighbouring sites. Development should seek to maximise the development potential at this site whilst having regard for neighbouring amenity and relevant policies. Flats or houses would be acceptable on the site. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied

The site benefits from a prior notification demonstrating the existing building could be converted to 40 units under permitted development rights and from progressing pre-application advice which considers that the site could be capable of delivering 60-70 units.

Allocation: 60-70 units.”

In amending as above, the allocation has had regard to the planning history at the site and discussions that have taken place between the freeholder and officers at Hertsmere BC. It also acknowledges the appropriate development potential at the site, establishing greater certainty in Hertsmere housing supply; reducing reliance on ‘windfall’ development. The amended allocation also ensures that determination of any forthcoming application on this site is done so on the basis of policy which has accurately considered the development potential at Europcar House.

In doing so the allocation would comply with the National Planning Policy Framework.

As highlighted in our response to question 6, the Plan is unsound by virtue of this allocations failure to be positively prepared, justified or consistent with National Policy. The above revised allocation is considered to address these concerns and is considered sound.