

Christine Whyte

From: Ross Middleton <ross.middleton@cctownplanning.co.uk>
Sent: 14 September 2015 16:12
To: Local Plan
Cc: Lisa Colson
Subject: Site Allocations and Development Management Policies Plan - Consultation
Attachments: SADM Covering Letter v1.pdf; SADM-Response-form.pdf

Importance: High

Dear Sirs,

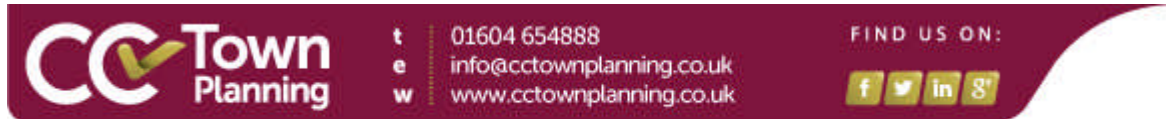
Please find those representations in respect of the submission version of the Hertsmere Borough Council Site Allocations and Development Management Policies Plan, made on behalf of our client Liberty Aldenham Ltd, attached.

Due to some recent IT issues, if you could confirm receipt of this email by return it would be most appreciated.

Kind regards,

Ross Middleton BA (Hons) MA MRTPI
Senior Planning Consultant

Tel: 01604 654888 [REDACTED]
Email: ross.middleton@cctownplanning.co.uk



CC Town Planning, Newton House, Northampton Science Park, Kings Park Road, Northampton, NN3 6LG

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Site Allocations and Development Management Policies Plan (SADM)

Publication Stage Representation Form

For office use only

Reference No:

Date received:

Please use this form to make Representations

Please return to Hertsmere Borough Council by 5pm on Monday 14 September 2015

By post: Policy and Transport Team, Planning and Building Control, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, Herts, WD6 1WA.

By email: local.plan@hertsmere.gov.uk

This form has three parts:

Part A – Personal details (only needed once).

Part B – Your representation(s). Please complete a separate sheet (Part B) for **every** representation you wish to make, remembering to insert your or your organisation’s name at the top of the page.

Part C – What information you want the Council to provide you with about future progress of SADM (only needed once).

Please read the guidance notes at the end before completing this form. They explain the terms used and will help you make your representation(s).

*If an agent is appointed, please enter the person and/or organisation being represented in column 1 and complete all

Part A	1. Personal details*	2. Agent details (if applicable)
Title		Mr
First name		Ross
Last name		Middleton
Job title (where relevant)		Senior Planning Consultant
Organisation (where relevant)	Liberty Aldenham Ltd	CC Town Planning
Address		Newton House Northampton Science Park Kings Park Road Northampton
Post Code		NN3 6LG
Telephone number		01604 654888
Email address		Ross.middleton@cctownplanning.co.uk

contact details in column 2.



Please note that all representations received will be made publicly available and cannot be treated as confidential. This means that the names of all those making representations will be publicly available. Other personal information relating to private individuals, including Contact details, will not however be made publicly available.

Part B	<div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> Name or organisation:	For office use only Ref No: support: object: change:
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> IMPORTANT: Please use a separate Part B form for each representation </div>		

3. To which part of SADM ('the Plan') does this representation relate?

Paragraph	See Below	Policy	SADM	Policies Map		Other part of Plan (specify)	
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4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:

Please tick which boxes apply

4(a) Legally Compliant	Yes		No		no comment to make	X
4(b) Compliant with the Duty to Co-operate	Yes		No		no comment to make	X
4(c) Sound	Yes		No		no comment to make	X

If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.

5. If you consider the Plan to be unsound is this because it is not:

5(a) Positively prepared		Please tick which box(es) apply
5(b) Justified		
5(c) Effective		
5(d) Consistent with national policy		

6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.

If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.

The following representations are made on behalf of Liberty Aldenham Ltd, who although not owners, have an interest in land adjacent to Aldenham Reservoir, Watford Road, Elstree which is the subject of a current outline application (Ref: 15/1144/OUT) for a residential development of up to 150 dwellings (98 private and 52 as affordable). The delivery of this residential proposal will enable the urgent works required to the dam which retains Aldenham Reservoir.

It is clear that Aldenham Reservoir's future is under threat and the details of the application state why and how this is the case. As it stands, the Client's proposal appears to be the only feasible option available and whilst the proposal will secure the future of the reservoir, it will also result in the delivery of much needed family housing which of which there is an acute need in Hertsmere and across the wider London commuter belt.

Hertsmere Borough Council's (HBC) approach to the natural environment as set out within Section 4 of the document is commended. It is however our Client's opinion that the wider plan should contain sufficient flexibility in dealing with unique scenarios and allow development to assist in achieving the goals of those policies contained within this chapter.

Liberty Aldenham's outline application, if approved, will result in the long term protection of the significant Aldenham Reservoir which in itself will have massive ecological and biodiversity benefits. It is considered that unique development scenarios, such as our Clients, could be catered for through and would benefit from, a reference within the DPD.

In addition our Client welcomes HBC's approach to the water environment as set out within Paras 4.14 – 4.49 and their current application would assist in achieving the plans objectives in relation to water management. Our Client's proposal would result in retaining the significant Aldenham Reservoir and subsequently achieve the requirements of Policy SADM14.

Hertsmere is largely covered by the Metropolitan Green Belt which covers approximately 80% of the Borough. Paras 4.76 sets out those amendments which have been made to the Green Belt boundary since 2003 and it is clear that Green Belt land is still required to meet longer term development requirements of the District. As mentioned within the accompanying covering letter, the Client has not engaged with HBC during the formulation of the DPD and the need for an urgent application on the site has only recently arisen due to the fact that the long term tenant (Hertfordshire County Council) has not renewed their agreement with the landowner beyond December 2015. Therefore, whilst we haven't engaged in the process on their behalf, we would like to create awareness of their site and request acknowledgement within the DPD of the important role that the Aldenham Dam will play in securing the future of Aldenham Reservoir as a continuing popular destination for sport and recreation and its role in achieving the spatial planning aims and objectives of HBC.

The DPD's approach to the Green Belt is positively prepared and provides sufficient signposting to the NPPF when considering development proposals in such locations. Whilst our Client once again welcomes this element of the plan, they have concerns in regards to the content of Policy SADM27 which they consider to be overly prescriptive, particularly given the content of the NPPF which they consider to present ample guidance on the determination of planning applications in Green Belt locations.

The Aldenham Reservoir falls within, and is a key contributor to, the Watling Chase Community Forest. The references to this important area as contained within the DPD at Para 4.95 onwards is welcomed. Aldenham Country Park, which is adjacent to our Client's site is identified as a 'Gateway Site' within the DPD. Whilst the Country Park and Aldenham Reservoir are separate entities under separate ownership they are viewed together as a destination. Whilst it is accepted that much of the Community Forest is designated as Green Belt, it is once again important that the policies in the plan allow for sufficient flexibility to enable unique development scenarios such as 15/1144/OUT which will ensure that the Aldenham Reservoir and its opportunities for sport and recreation are both secured for future generations and continue their positive contribution to the Watling Chase Community Forest.

Finally the approach which the Council has taken through Policy SADM7: Key Employment Site, which sets out a flexible approach to the longer term protection of Centennial Park which borders our Client's land interest is welcomed. The site represents a key contributor to the local economy and the policy allows for a flexible approach to extending the employment site in future years to meet the employment requirements which arise in the locality. It is positive to note that the Council are accepting of the principle of development in this area of the Green Belt, albeit subject to compliance with the criteria set out within the aforementioned SADM27.

7. Please set out as precisely as possible what change(s) you consider necessary to make the Plan

- legally compliant or
- sound (having regard to the criteria you ticked at 5 above relating to soundness).

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

N/A

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity for further submissions based on the representation you are currently making. After this current publication stage, further submissions will only be able to be made at the Inspector's request, based on the matters and issues he/she identifies for Examination.

8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a 'Statement of Common Ground' with this Council?

Yes No

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

Yes, I wish to participate at the oral Examination

10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

N/A

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature: Ross Middleton **Date:** 14/09/2015

Part C **(Only needed once)**

Name (Print): Ross Middleton

If you wish to be informed of the date of the submission of the Plan to the Secretary of State, please tick this box.

If you wish to be informed of the recommendations of the Inspector appointed by the Secretary of State to carry out the independent Examination of the Plan, please tick this box.

If you wish to be informed of the adoption of the Plan by Hertsmere Borough Council please tick this box.

If you no longer wish to receive communications from the Council on SADM please tick this box.