

HERTSMERE BOROUGH COUNCIL
SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN
STATEMENT OF COMMON GROUND BETWEEN

HERTSMERE BOROUGH COUNCIL (HBC)

AND

MR EDDIE MCGUIRE, SHENLEY GRANGE, SHENLEY



FINAL VERSION
13 OCTOBER 2015

INTRODUCTION

Hertsmere Borough Council has been in correspondence with Mr McGuire, the owner of Shenley Grange, Shenley, with regard to the line of the Shenley village envelope boundary proposed under Policy SADM24 Village Envelopes as it affects his property.

Shenley is a village within the Green Belt; Shenley Grange is a substantial residential property with a variety of outbuildings in extensive gardens and open land across approximately 8 hectares of Green Belt land. The property lies on the south west side of the main road running through the village; it backs onto and includes open countryside beyond the more manicured garden area, which is domestic in character.

The Policies Map identifies a Shenley village envelope boundary within which limited infilling may be appropriate under Policy SADM24 Village Envelopes. The majority of Shenley Grange lies outside the proposed village envelope.

The Submission version of Policy SADM24 Village Envelopes and the boundary of the Shenley village envelope shown on the Policies Map in the Submission version of the Site Allocations and Development Management Policies Plan (SADM) is unchanged from the Consultation Draft version of the Plan. The equivalent Policy in the Consultation Draft version of SADM was Policy SADM20.

OBJECTION FROM MR MCGUIRE

In April 2014 Mr McGuire submitted an objection to the Consultation Draft version of SADM as the majority of land in his ownership was shown as lying outside the Shenley village envelope shown on the Policies Map. The key point of his representation was that the envelope boundary should be adjusted in order that part of his property would be included within the envelope.

The envelope boundary in this part of Shenley shown on the Submission version of the SADM Policies Map follows the same line as that shown in the Consultation Draft.

Following publication of the Submission version of SADM, Mr McGuire has maintained his original objection to the proposed line of the envelope boundary.

AMENDMENT AGREED

Further discussions and a site meeting between Planning officers and Mr McGuire, and more detailed consideration of the appropriateness of the envelope boundary in this location have taken place in an effort to seek an agreed position. It was recognised that the recent completion of a housing scheme at 39 London Road, adjoining his property to the south east, had changed the pattern of development on this side of London Road. In particular, the question of whether some limited development on part of the land concerned would now be possible and fall within the definition of infill without causing harm to the Green Belt or the character of this part of the village of Shenley has been examined.

As a result of the above discussions and investigations, Hertsmere Borough Council has proposed an amendment to the published Shenley village envelope boundary. The proposed amendment will bring the Shenley Grange house and garden within the village envelope boundary; this area is contained within the south westerly extents of the already defined village boundary on both north west and south east sides of the property and in essence involves moving the boundary out to a line which is a continuation of the existing village envelope boundary either side of the property. It also relates closely to the area which is currently garden, rather than open countryside, in character. It is considered that limited

infilling within this area may be appropriate under Policy SADM24. The more open countryside beyond the cultivated garden area will remain outside the village envelope.

Mr McGuire has indicated his support for this proposed amendment. In the light of this agreement Mr McGuire withdraws his objection.

RESOLUTION

Amendment to the line of the Shenley Village Envelope boundary under Policy SADM24 Village Envelopes as shown on the attached map.

Extracts of the Policies Maps

1. As shown in the Submission Draft
2. As amended and agreed by Hertsmere Borough Council and Mr Eddie McGuire

are attached to this Statement.

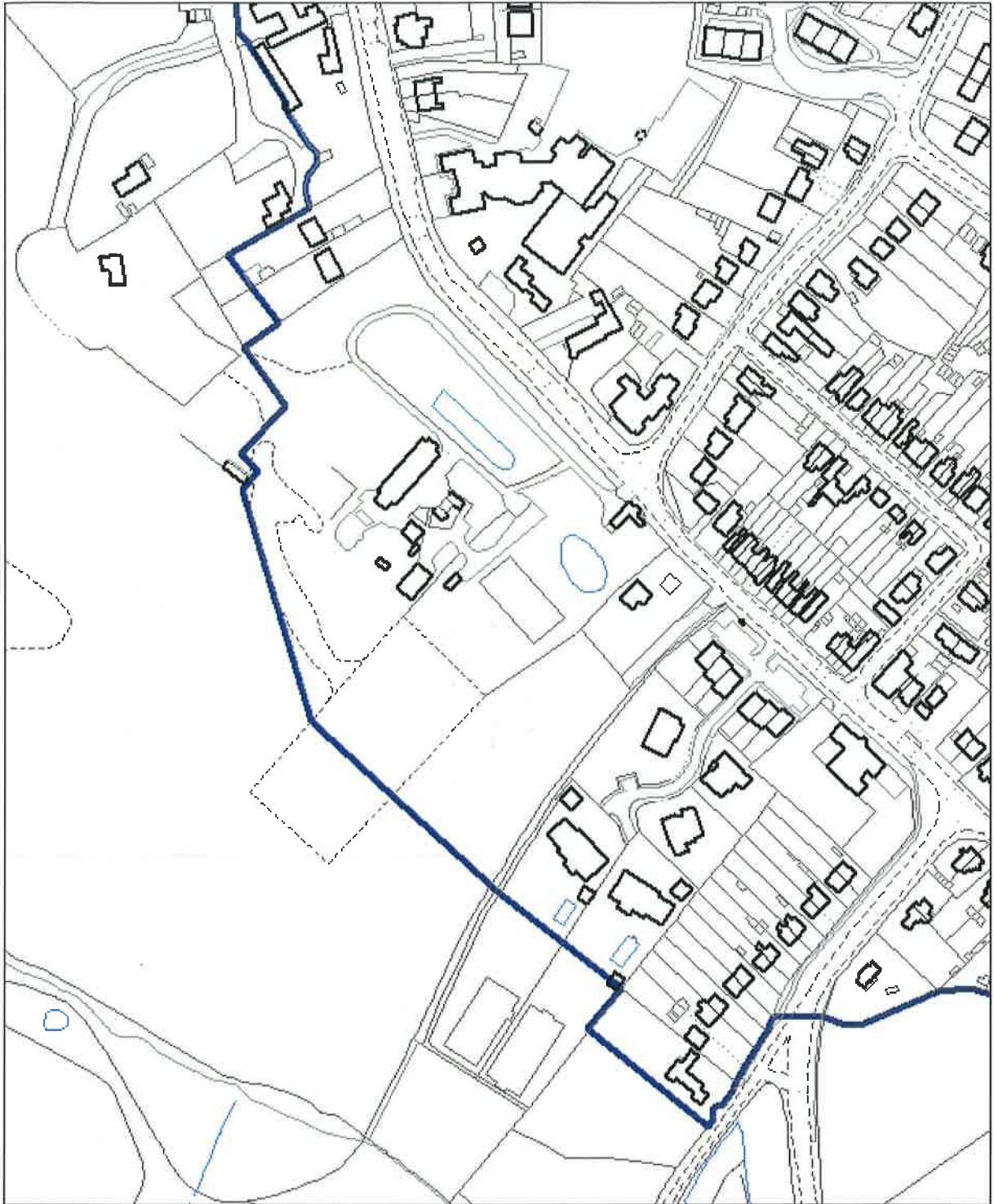

_____ On behalf of Hertsmere Borough Council

Dated 5 November 2015


_____ Mr Eddie McGuire

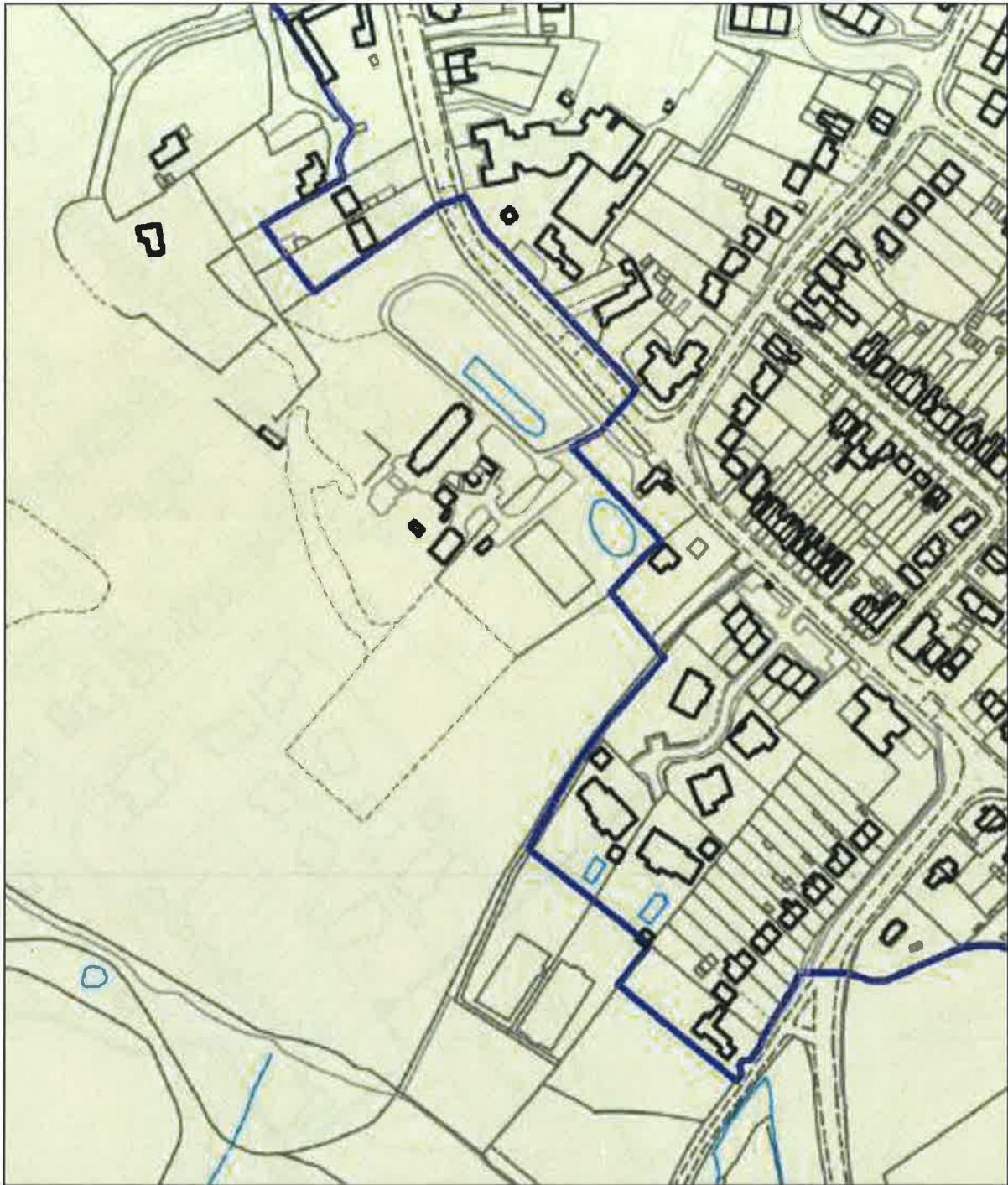
Dated 3 November 2015

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Shenley Village Infill Boundary: proposed alteration referred to in Statement of Common Ground

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Shenley Village Infill Boundary: boundary shown in Submission Draft