

Christine Whyte

From: Gary Thomas <garythomas@planning-works.co.uk>
Sent: 14 September 2015 15:24
To: Local Plan
Subject: Consultation Response - Site Allocations and Development Management Policies Plan
Attachments: Rachel Charitable Trust 2757-49 proposed additional allocation plan.pdf; Rachel Charitable Trust SADM Form and Plan Sept 2015.pdf; Rachel Charitable Trust SADM Response Form Sept 2015.doc

Site Allocations and Development Management Policies Plan

Town and Country Planning (Local Planning) (England) Regulations 2012

On behalf of my client's, The Rachel Charitable Trust, please find attached a representation (in both Word and PDF format) relating to Policy SADM1, site H7

Please let me know if you have any queries and I would be grateful if you could acknowledge receipt.

Gary Thomas
Planning Works Ltd

01494 725944


www.planning-works.co.uk

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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).

Part A	1. Personal details*	2. Agent details (if applicable)
Title		Mr
First name		Gary
Last name		Thomas
Job title (where relevant)		Director
Organisation (where relevant)	Rachel Charitable Trust	Planning Works Ltd
Address	c/o agent	71 The Ridgeway Stanley Hill Amersham Bucks
Post Code		HP7 9HJ
Telephone number		01494 725944
Email address		garythomas@planning-works.co.uk

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

Name or organisation:

Rachel Charitable Trust

For office use only

Ref No:

support:

object:

change:

IMPORTANT: Please use a separate Part B form for each representation**3. To which part of SADM ('the Plan') does this representation relate?**

Paragraph

2.9

Policy

SADM1 H7

Policies Map

Map
BOther part
of Plan
(specify)Appendix A
map for site
H7**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 ☐4(b) Compliant with the
Duty to Co-operate Yes ☒ No ☐ no comment to make ☐4(c) Sound Yes ☐ No ☒ no comment to make ☐*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) apply5(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 representation relates to two issues:

1. A minor change to the extent of the allocation by the addition of a small area of land as shown edged red on the attached plan ref. 2757 49. The addition of this land to the allocation would allow for a more logical and efficient housing layout on this part of the site which is currently constrained by the irregular shape of the allocation.

2. The dwelling estimate for the site should be raised from 23 to 30. While planning permission has been granted for 23 dwellings, parts of the site were excluded from development due to flood risk issues. More detailed flood risk investigations indicate that these parts of the site can now be safely developed. This, together with changes to dwelling mix, is likely to result in the capacity of the site increasing by up to an additional 7 dwellings. The increase in the extent of the allocation sought is unlikely to increase site capacity.

END

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.

(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:

in order to fully explain and debate the reasons for the proposed change to housing allocation H7

(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:

[Redacted Signature]

Date: 14/09/2015

Part C**(Only needed once)**

Name (Print): ____Rachel Charitable Trust c/o Planning Works Ltd (Gary Thomas)____

☒

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.