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Date: 14<sup>th</sup> September 2015



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Via email to: [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk)

Dear Sirs,

**Hertsmere Borough Council Site Allocations and Development Management Policies Plan.**

This letter is submitted by CC Town Planning on behalf of Liberty Aldenham Ltd, who have an interest in the 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) and requisite works to the dam structure to the north of Aldenham Reservoir.

It is accepted that our Client has not engaged in all earlier stages of the Hertsmere Borough Council Site Allocations and Development Management Policies (SADM) plan making process. Therefore the attached representations provide information in regards to the site and are made in line with the Council's guidance note which has been issued for the publication stage of the SADM and in the context of the aforementioned planning application.

For the purposes of clarity it is our opinion that the plan has been positively prepared in seeking to deliver the objectively assessed development and infrastructure requirements of Hertsmere Borough and that it provides both a justified and effective strategy which will enable the delivery of sustainable development.

Whilst our Client's site represents a significant opportunity to deliver residential development to meet the needs present within the Borough and the wider London commuter belt, it is not contained as an allocation within the submission version of the plan.

Circumstances at the site are such that the proposed residential development is required to fund the requisite works to the existing dam which retains Aldenham Reservoir, a significant local feature which is well used by the Borough's residents and those from further afield.

Therefore, the enclosed comments relate more specifically to those policies which are relevant to the longer term protection of the reservoir site rather than the delivery of housing in Green Belt locations.

Should you wish to discuss the matter, or if you require any further information to consider this application, then please do not hesitate to contact me.

Yours sincerely,



**Ross Middleton BA(Hons) MA MRTPI**  
Senior Planning Consultant