

Hertsmere Borough Council
Planning Policy Team
Civic Offices
Elstree Way
Borehamwood
Herts
WD6 1WA



For attn of: Mark Silverman

4th September 2015.

Dear Mr Silverman,



Ref: Land to rear of 'Spinneys' and 'Hillside Cottage', Loom Lane, and to the rear of existing residential development along The Ridgeway, Radlett, Herts – SHLAA and Site Allocations and Development Management Policies Plan.

I am writing to you on behalf of Relic Homes Ltd to ask if the Council would include the site coloured in yellow on the attached plan in a future assessment of potential new residential sites and which would then be included as part of your next rolled forward issue of the Strategic Housing Land Availability Appraisal (SHLAA). I have also noted that the Council is consulting on a new Site Allocations and Development Management Policies Plan and is seeking views on that Plan by the 14th September 2015. This site is also relevant to that consultative process in my view.

The site is owned by Relic Homes but is within the Metropolitan Green Belt. Part of the site where it accesses Loom Lane is also the subject of a current Enforcement Notice appeal. The site sits between the residential area of The Ridgeway, which falls within the built up area and forms the settlement boundary of Radlett at this point, and is set behind 'Spinneys' and 'Hillside Cottage' which are two detached properties also sited in the Green Belt. Both those houses have, however been allowed to be replaced and extended by the Council considerably in recent years.

The site is accessed from Loom Lane already, but alternatively the site could instead be accessed off The Ridgeway as part of a more comprehensive scheme which allowed the replacement of one of the existing houses with a smaller unit, so that a new access road could be taken through to this site. To the south of the site is a belt of woodland. This piece of land is effectively enclosed on three sides.

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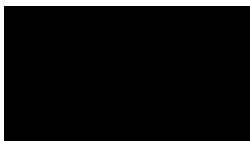
It seems to me that notwithstanding the designation of the land as being in the Green Belt, should the Council need additional land for housing in the near future, then this site could be brought forward and delivered quickly by the company, given its ownership of the land, its current development operations and development proposals elsewhere in Radlett, and the pressing need for small scale sites such as this to make a viable contribution to the Council's 5 year housing supply.

I would be grateful if you could review the potential of this site and I would be happy to come in to meet you to run through any issues that you might want to raise with me.

I would estimate that the site could bring forward and deliver between 15 - 20 small units in a courtyard arrangement which would also enable some affordable housing provision to be made elsewhere which would assist the Council with meeting its objectively assessed housing needs on another site in the Borough.

I look forward to hearing from you shortly,

Yours Sincerely,

A black rectangular redaction box covering the signature of Chris Watts.

Chris Watts MRTPI DMS

Cc: Mr Michael Smyth, Relic Homes Ltd