



# 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	N/A
First name	Michael	N/A
Last name	George	N/A
Job title (where relevant)	Senior Design and Planning Manager	N/A
Organisation (where relevant)	Barratt David Wilson North Thames	N/A
Address	Wellstones House, Wellstones, Watford, Hertfordshire.	N/A
Post Code	WD17 2AF	N/A
Telephone number	01923 297354	N/A
Email address	michael.george@barratthomes.co.uk	N/A

\*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:

Barratt David Wilson North Thames

**IMPORTANT: Please use a separate Part B form for each representation**

For office use only

Ref No:

support:

object:

change:

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

Paragraph

2.9

Policy

SADM

Policies Map

N/a

Other part  
of Plan  
(specify)

**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 ☒

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 apply ☐    Please tick which box (es)

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.**

Lane and on the South sided of Furzehill Road and Carrington Avenue, Borehamwood Should be included as a Housing Allocation in then SADM document to be submitted to the Secretary of State. Section 1.12 of the SADM state

*"The purpose of site allocations is to provide developers, service providers, the local authority and residents with some certainty about which sites will be developed..."*

In terms of site suitability the assessment concludes that due to its sustainable location the site is considered potentially suitable for housing development. In terms of availability it has been confirmed the site could be developed within the first five years. In terms of Achievability development could be undertaken within five years of Core Strategy being adopted.

In terms of deliverability and developability the site is considered suitable, available and achievable within five years

The Company has previously promoted the site for residential development with part of the site being reserved for a school site. The Company has also been approached to assist with the development of a Retirement Village for the Older Jewish community. The Village would consist of a 60 bed Care Home and 40 assisted living apartments, together with a community facility to include a café, hairdresser, specialist small gym, kindergarten or crèche an a doctors clinic. It is anticipated the Care home would be registered to offer both residential and nursing home Care. Offering care for people with more advance dementia. The retirement village would offer both affordable rented properties and leasehold properties.

The Retirement Village would part of a larger residential enabling development offering homes for private sale and affordable accommodation.

The site could therefore be developed with the above options to form a comprehensive use of the site.

7. Please set out as precisely as possibly 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:

Participation in the oral examination will enable the Company to promote the merits of the redevelopment of the Land North of Barnet Lane as a sustainable development for which could include residential use, a school use and or a Retirement Village for the older Jewish community.

Section 2.26 of the SADM Policies states that in terms of Affordable Homes "there is, however an acute need for affordable homes provision in Hertsmere"

The Redevelopment of Land North of Barnet Lane would be a sustainable location and help meet the acute shortage of affordable homes identified by the Council together with a range of other options to meet community need.

(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: \_\_\_\_\_

Date: 08/09/2015

**Part C**

(Only needed once)

Name (Print): Michael L. George B., Sc, B, Arch

RIBA. \_\_\_\_\_

☒

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.

### **What do we plan to provide?**

- Our Vision is to develop a Retirement Village community for older Jewish people following current best practice - offering both Care Home accommodation and Assisted Living apartments, the latter to meet older people's modern expectations to remain living at home for as long as possible with flexible care and support on hand
- As an aspiration ( but clearly to be determined by site and planning factors, and funding) we anticipate providing in the region of 60 Care home places and 40 apartments
- We see as core to this, a community or 'village hub' for people whether living in the Care Home, or the Assisted Living apartments - offering a range of ancillary services (to include a café, hairdresser, specialist small gym, kindergarten or crèche, doctor's clinic etc) on site and also open to those living in the locality around the new Edinburgh House
- The Home's design will meet best practice design standards to include fully en suite accommodation and generous room sizes; with rooms located within 'households' that can offer an 'extended family' sized community for 11 or 12 residents, with modern bedrooms that lead directly onto an open-plan, shared communal space.
- We anticipate the Home will be registered to offer both Residential and Nursing Home care, including care for people with more advanced dementia, and end of life care
- In both the Home and the Assisted Living apartments we will develop building designs and layouts that support easy orientation and clear lines of visibility, in order to empower persons with dementia to navigate their surroundings more easily.
- The apartments will probably comprise both affordable rented properties and leasehold properties. We aspire to adopt the best (e.g. 'HAPPI') standards of modern retirement and extra care housing