



**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**

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

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 ☒

4(b) Compliant with the      Yes ☐      No ☐      no comment to make ☒  
Duty to Co-operate

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.

The Company believe that sites that have previously been promoted and included in the Strategic Housing Allocation Assessment and received a favourable assessment such as Site S37 the Old Haberdashers Association Sports Ground, Croxdale Road, 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...."*

The redevelopment of Croxdale Road for Housing will be a beneficial development ,enabling the Old Haberdashers Association to fund the purchase of the leasehold of Croxdale Road, fund the purchase of a new sports ground and facilities at Home Farm, Radlett. The new facilities will be designed to accord with Sports England's policy standards for sports grounds and facilities. The old sports facilities at Croxdale Road do not meet Sports England's minimum standards as a sports facility and therefore the continued use of the sports grounds as a sports facility is therefore not sustainable or viable and sport development is constrained by outmoded facilities.

The SHLAA considered the Croxdale Road Site was suitable for development. The site is available within 5 years for development. The development of the site is considered Achievable. The development of the site is deliverable with the contractual involvement of Barratt David Wilson North Thames. Furthermore for the same reason the site is considered developable.

**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.**

**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:**

Participation in the oral examination will enable the Company to promote the merits of the redevelopment of Croxdale Road as a sustainable development for 170 dwellings which will have a beneficial impact on the local community in terms of the provision of new homes for a private sale and the provision of 35% affordable dwellings.

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 Croxdale Road would be a sustainable location to help meet the acute shortage of affordable homes identified by the Council.

(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.

**Hertsmere Borough Council  
Strategic Housing Land Availability Assessment**

**Part Two - Section 1**

**BOREHAMWOOD**

**Site Location / Address:**

Old Haberdashers Association Sports Grounds, Croxdale Road, Borehamwood

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Existing sports ground and changing facilities

**Relevant Planning History:**

No relevant planning permissions

This site has been promoted for housing development throughout the LDF process

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Urban Open Land designation in the Local Plan				Flat site	TPO 7/2005 – relates to trees around periphery of site

**Site Suitability:**

Under the extant Local Plan, this site is designated Urban Open Land. Under normal circumstances this would generally preclude this site from housing development. However, there is presently no public access to the site, thereby impairing its use by the community. Should the site be developed for housing, the site owner has indicated that approximately half the site would remain as open space and be open to the community. In these circumstances, development of the site for housing may be acceptable subject to the further matters below and the need to relocate the sports facilities elsewhere.

This site is within 10 minutes walking distance of a primary school, GP surgery and food store and within five minutes walking distance of frequent bus services to Borehamwood Town Centre and Train Station.

Given the above, this site is considered suitable for housing development

**Site Availability:**

An agent acting on behalf of the landowner has promoted this site throughout the LDF process and is also discussing alternative locations for a sports club with the Council. Further information was submitted in Feb 2010 indicating a planning application for alternative facilities would be submitted in 2010 and available for use by 2011. On this basis, it is considered that the site will be available within 5 years.

# Hertsmere Strategic Housing Land Availability Assessment - Borehamwood

## Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Medium (+10%)	High (+20%)	Mixed (+20%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

52 dph	<b>107 homes</b> (using gross-to-net ratio of 70% and subtracting 2.05 hectares of site area for public open space)
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## Site Achievability:

This site is being promoted by the current occupiers of the site / leaseholder and is located in an area where there is high demand for housing. The site is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. The site is currently a green field location and the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

## Deliverability / Developability:

Development of this site for housing is considered suitable, available and achievable between 0-5 years of the Core Strategy being adopted. It is therefore considered developable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years or unknown
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