

Standing up for Hertfordshire's countryside

Claire May
Development Plans
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

Our Ref:

Your Ref: TRLDf

10th May 2013

Dear Ms May,

Three Rivers' Development Management Policies Local Development Document (LDD)
Modifications Consultation

Thank you for your letter of 28th March 2013 consulting us on the modifications to the Development Management Policies Local Development Document. We wish to thank the Council for the main modifications proposed in relation to the Green Belt, both in the text and the policies.

We therefore support the following Major Modifications:

MM26

This modification to paragraph 4.7, stating clearly that proposals for development in the Green Belt will also be assessed against other policies in the plan, resolves our concern with the previous emphasis on the New Dwellings policy. It is now clear that there are other policies in the plan against which new housing proposals in the Green Belt will be assessed.

MM24

The small but significant change to paragraph 4.8 replacing appropriate with not inappropriate is welcomed.

MM27

The importance of development not only having to accord with Green Belt policy but also, not having an unacceptable impact on the environment has been clarified with this modification, which we support.

MM23

New wording at the beginning of policy DM2 sets out how the policy interacts with the NPPF with regard to inappropriate new buildings in the Green Belt, and notes that some of the exceptions are listed in the policy. This improvement makes it clear that the exceptions listed in the policy are not the only exceptions.

MM1b, MM29, MM1c, MM1f

Each of these modifications incorporates our request for the requirement that the openness of the Green Belt should not be affected by the type of proposed development, i.e. Extensions to Dwellings, Replacement Dwellings, Ancillary Buildings, and Re-use and Conversion of Buildings in the Green Belt. This major amendment is particularly welcomed.

Finally, although not an issue raised by CPRE, modification MM1e is also supported.

Yours sincerely,



Steve Baker
Planning Manager