

Keith Manning BSc (Hons) BTP MRTPI
Inspector for Three Rivers District Council's
Site Allocations LDD Examination
c/o Ian Kemp, Programme Officer

My Ref : DCES/RM/CM
Your Ref :
Date : 29 January 2013
Contact : Claire May
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Department : Development Plans

Dear Mr Manning,

Examination of Site Allocations Local Development Document (SALDD)

I write further to your letter dated 28 November 2013 which clearly set out the modifications required in order for the Site Allocations LDD to be found sound.

Further to the Executive Committee of the 27 January 2014, I propose the following modifications to address your concerns. For ease of reference I have summarised the modifications under separate headings and provided the modification reference numbers.

Housing

The following sites are to be deleted from the SALDD and not allocated for housing for the reasons set out in your letter:

- Site H (1) Adjacent 65 Toms Lane (MM45)
- Site H (2) Land at Three Acres, Toms Lane (MM46)
- Site H (6) Leavesden Pumping Station, East Lane (MM47)
- Site H (17) Branksome Lodge, Loudwater Lane (MM48)
- Site H (26) Depot, Harefield Road (MM49)
- Site H (28) Land South of Tolpits Lane (MM50)

The dwelling capacity of the following sites are to be reduced:

- Site H (3) Kings Langley Employment Area to be reduced by 50 dwellings to 100 dwellings (MM51)
- Site H (33) Little Furze School to be reduced by 25 dwellings to 75 dwellings (MM52)
- Site H (36) Grapevine Public House to be reduced by 10 dwellings to 15 dwellings (MM53)

Additional Housing Allocations

- Site H (13) Killingdown Farm Buildings is to be extended to include the land south east of Little Green Lane and allocated for between 140-180 dwellings phased post 2026 with a view to bringing it forward if needed or retaining it as undeveloped if appropriate to contribute to the next plan period and that the Green Belt designation is removed from the site area. (MM54)
- Land at Woodside Road, Abbots Langley (H037 in SD42) is allocated for 100 dwellings and phased 2016-2021, that the Green Belt designation is removed from the site area and wording added to ensure the delivery of land serviced for the construction of a primary school at Site S (c). (MM55)

- Land at Fairways Farm (H068 in SD42) is allocated for 100 dwellings and phased post 2026 with a view to bringing it forward if needed or retaining it as undeveloped if appropriate to contribute to the next plan period and that the Green Belt designation is removed. (MM56).

Langleybury and the Grove

In order to clarify that the anticipated housing would be confined to the replacement of the secondary school buildings which would be considered not inappropriate within the Green Belt, we propose the following additional wording to the comment box for Site H (10) Langleybury House/School, Langleybury as an Additional Modification referenced as AM34.

The site comprises former modern school buildings and their associated hardstanding. Their replacement by housing would be considered not inappropriate development within the Green Belt.

Education

In order to address concerns regarding the provision of education facilities we propose the following modifications detailed in MM57 which includes and supersedes the previously proposed modification PC36:

- That Site S (b) Mill End/Maple Cross - Froghall Farm and adjoining land is deleted and not allocated
- That Site S (d) Croxley Green – land north east of Baldwins Lane is allocated and the Green Belt designation removed from the build area (4ha)
- That Site S (a) Mill End/Maple Cross (land east of A405/north of A412) is allocated and the Green Belt designation removed from an expanded build area of 5ha in order to allow an 'all through' approach to primary and secondary education provision
- That Land at Woodside Road (north west of land allocated for housing in MM55) is allocated to provide a Primary School with the Green Belt designation removed from the build area
- The following change to Policy SA3

~~Identified~~ Allocated education sites for ~~new secondary schools~~ will be safeguarded for educational secondary and primary school use.

Open Spaces

In our response to your letter of the 8 November 2013, we proposed an additional allocation of open space within the Leavesden housing Site H (8) to bring the land within the purview of Policy SA5 in light of the Green Belt designation being removed from the area (PC41 in the Schedule of Changes).

We now propose to allocate an additional open space located south east of Site H (8) for the same reasons. We are of the opinion that this approach would be consistent with the plan as a whole given the similarity of circumstances to the above site and would contribute to the soundness of the plan.

We therefore propose further modifications to the Open Space Allocations chapter of the document by the modification referenced MM41 which supersedes PC41 in the Schedule of Changes.

Green Belt

As a result of the above proposed changes the previously proposed modifications to the Green Belt PC40 and PC40a, have been superseded by the modifications referenced MM44 and MM44a. The revised Green Belt boundary will be detailed in the Policies Map.

Yours sincerely,

Claire May

Claire May MSc MRTPI
Principal Planning Officer