

Examination of Three Rivers Site Allocations Local Development Document

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

Inspector: Keith Manning
BSc (Hons) BTP MRTPI

Programme Officer: Ian Kemp
49 All Saints Place
Bromsgrove
Worcestershire
B61 0AX

Tel: 01527 837920
Mobile: 07723 009166
E mail: idkemp@icloud.com

29th January 2014

Dear Mrs May

Examination of Site Allocations Local Development Document (SALDD): Proposed Modifications

Thank you for your letter of 29 January 2014 indicating the Council's response to the concerns I expressed in my letter of 28 November 2013. The letter summarises the Main Modifications that the Council wish me to recommend over and above (and in some instances superseding) those changes previously proposed in the interests of soundness. As you are aware, the distinction between 'Main' and 'Additional' Modifications is not necessarily absolute, but as a general guide Main Modifications are appropriate when the substance of the plan or its policies is to be altered, insofar as this has a bearing on soundness, whereas Additional Modifications, which do not affect substance and soundness, are essentially a matter for the Council. In some instances I note that the more substantial changes to the explanatory text are embodied in the relevant Main Modifications, an approach which seems to me entirely logical and appropriate.

I note that MM34 reproduces, but also effectively supplements and refines, the adopted Core Strategy policy CP2 in order to introduce a mechanism into the 'local plan' as a whole to provide for a degree of safeguarding of land for future development in the period after 2026, so as to meet one of my stated concerns. This is an acceptable approach necessitated and justified by the Council's planning circumstances, reflecting the relevant content of my letter and making for soundness.

I also note that MM49 deletes altogether H (26), the Harefield Road Depot site, about which I had expressed doubts in terms of deliverability. I consider that to be prudent, and in view of the additional capacity now proposed, it appears that the loss of this site and the other sites proposed for deletion will be compensated for in a way which would allow for the element of flexibility I advocated to achieve a robust and effective land supply within the parameters established by the Core Strategy and the

National Planning Policy Framework, bearing in mind the constraints imposed by the general extent of the Green Belt within Three Rivers.

Other than to observe that the proposed main modifications meet the concerns I have expressed, my only other comment is to confirm that, from the soundness perspective, it is the principle of what is proposed at Woodside Road, i.e. Green Belt alteration to facilitate allocation of land for additional housing and a primary school, which is important. The precise configuration is a matter best worked out between the Council, the landowner and the County Council as appropriate. MM55, MM57 and MM44 together embody the relevant principle.

Thank you for your positive response to the concerns I have expressed. The responses to the consultations I understand you are about to undertake will clearly have to be considered on their merits in due course.

Yours sincerely

Keith Manning

Inspector