Dear Mr Manning,

**Examination of Site Allocations Local Development Document (SALDD)**

**Leavesden Studios (In the context of Issues and 2)**

Further to your letter dated 8 November 2013, I propose the following modifications to address your concerns:

**Green Belt**

In response to the Inspector’s letters of the 31 July 2013 and 2 August 2013 we proposed modifications to remove the Green Belt designation from several sites allocated for development which are detailed in the Schedule of Changes under reference PC35.

Having now considered the points raised in your letter of the 8 November 2013 we now propose to remove the Green Belt designation from the built areas of the Leavesden Studios site and from the land south east of the site (Site 3 on TOR2 and TOR3) and to allocate that area as ‘Leavesden Studios Operations’.

Therefore, the modification PC35 has been superseded by the proposed modification in Appendix 1 to this letter which is referred to as PC40 in the Schedule of Changes.

In order to provide a defensible Green Belt boundary and address the issue of soundness, we also propose that the Green Belt designation is removed from the open space referred to as Site 4 on TOR 2 (known as Leavesden Green Open Space) and to allocate this as Open Space under Policy SA5.

In considering the removal of the Green Belt designation from the neighbouring Site H(8), we also propose to allocate the open spaces within the housing site as Open Space (to be known as Leavesden Aerodrome Open Space) to bring them under the purview of Policy SA5. 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 in Appendix 2 to this letter which is referred to as PC41 in the Schedule of Changes.

Yours sincerely,

Claire May MSc MRTPi
Principal Planning Officer
APPENDIX 1
Proposed Modification to Green Belt Chapter (PC40)

11 GREEN BELT

11.1 The National Planning Policy Framework states that Green Belt boundaries should only be designated or altered through the preparation of a Local Plan. The Core Strategy does not indicate a need for a full review of the Green Belt. However it does set out that detailed changes to the established boundary may be made through the Site Allocations document in order to accommodate growth at the most sustainable locations on the edge of existing settlements. Only minor changes to the Green Belt boundary, where appropriate, should be considered in this regard.

11.2 Reviewing the Green Belt boundaries around some sites should ensure that there are sensible and defensible Green Belt boundaries in future, however many proposed development sites are in sensitive locations and retaining Green Belt status will enable the Council to maintain greater control over future development on these sites.

11.3 Therefore, the Green Belt designation on allocated sites will be reviewed once development has been completed. One change to the Green Belt boundary is proposed through this Site Allocations document to recognise development that has previously taken place in the Green Belt at Leavesden.

We are, therefore, removing the Green Belt designation from the following sites which are proposed for development in this document:

Site H (1) Adjacent 65 Toms Lane, Kings Langley (Housing Allocation)
Site H (2) Land at Three Acres, Toms Lane, Kings Langley (Housing Allocation)
Site H (3) Kings Langley Employment Area (Mixed Use Allocation, part of site)
Site H (4) Mansion House Farm, Bedmond Road, Abbots Langley (Housing Allocation)
Site H (6) Leavesden Pumping Station, East Lane, Abbots Langley (Housing Allocation)
Site H (7) Furtherfield Depot, Furtherfield, Abbots Langley (Housing Allocation)
Site H (8) Leavesden Aerodrome, Abbots Langley (Housing Allocation)
Site H (9) Hill Farm Industrial Estate (Housing Allocation)
Site H (13) Killingdown Farm, Croxley Green (Housing Allocation)
Site H (17) Branksome Lodge, Loudwater Lane, Loudwater (Housing Allocation)
Site H (27) Depot, Stockers Farm Road, Rickmansworth (Housing Allocation)
Site H (28) Land South of Tolpits Lane (Housing Allocation)
Site H (33) Little Furze School, South Oxhey (Housing Allocation)
Site H (37) Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey (Housing Allocation)
Site H (38) Rear of Lytham Avenue, South Oxhey (Housing Allocation)
Site E (d) Maple Cross/Maple Lodge Employment Area (Employment Allocation)

We are also removing the Green Belt designation from Huntonbury Village Leavesden Park as the site has already been developed and no longer contributes to Green Belt objectives.

In order to maximise the scope for expansion and redevelopment of the nationally significant Leavesden Studios, the Green Belt designation is to be removed from the built areas and from the land south east of the site (known as the Island Site and locally as the Ashridge Roundabout). The open area of land known as the ‘Backlot’ will be retained in the Green Belt as an integral part of the Studio’s operation compatible with that status. The revised Green Belt boundary is shown in the map below:
Reason for Change
Current Green Belt boundary includes area already developed which does not contribute to Green Belt objectives. Proposed boundary removes existing development at Huntonbury Village, Leavesden Park, Hill Farm Avenue and Leavesden Studios from the Green Belt. On the Leavesden Studios site, only the studio buildings and immediately surrounding areas of
hardstanding are proposed to be removed from the Green Belt. Retaining Green Belt designation on the rest of the Studios site provides control over future development of this significant site.

Site Allocations Green Belt Boundary

11.4 While no changes to the Green Belt are proposed at Maple Cross (Froghall Farm/Maple Lodge), a planning brief will be prepared by the Council in consultation with relevant stakeholders and those with a land interest to ensure the long-term and sustainable planning of the area.

11.5 The Local Plan 1996-2011 identified two Major Developed Sites in the Green Belt at Maple Lodge Wastewater Treatment Works and Leavesden Studios. Major Developed Sites in the Green Belt were referred to by Planning Policy Guidance 2: Green Belt as sites which remain subject to Green Belt policies, but where infilling or redevelopment meeting certain criteria is not inappropriate development.

11.6 Core Strategy Policy CP11 states that the Council will retain ‘Major Developed Site in the Green Belt’ status for the Maple Lodge Sewage Treatment Works and review ‘Major Developed Site Status in the Green Belt’ status in relation to Leavesden Aerodrome, having regard to the important contribution that the site is expected to make to meeting needs for housing and employment.

11.7 The National Planning Policy Framework does not include specific provision for Major Developed Sites in the Green Belt. However, it sets out that limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development is not inappropriate development in the Green Belt.

11.8 As we propose to remove the Green Belt designation from planning permissions have now been granted on the Leavesden Aerodrome site for both redevelopment of the studios, and for new residential development to the east of the studios it is not considered appropriate to retain specific Developed Site status on the Leavesden Studios site and the Major Developed Site in the Green Belt designation is removed. In order not to compromise the ability of the Leavesden Studios to contribute to the national and regional economy, both as a local employer and as a centre to contribute to the economic growth of the District over the Plan period, the site is to be allocated specifically for
Leavesden Studios Operations with the Backlot being retained in the Green Belt (Site GB2 detailed in the map below):

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>GB(2)</th>
<th>Site</th>
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<td></td>
<td></td>
<td>Leavesden Studios Operations</td>
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</table>

11.9 Maple Lodge Wastewater Treatment Works is a substantial developed feature in the local landscape to the east of Maple Cross and has an industrial character. It is a key infrastructure asset serving Three Rivers and the wider area, and change may be required to meet operational needs as set out in the Infrastructure Delivery Plan (2012). While redevelopment or limited infilling may not be inappropriate development in the Green Belt, proposals should take into account the provisions of policy SA8, as well as other national and local planning policy.
### Policy SA8: Leavesden Studios and Maple Lodge Wastewater Treatment Works

#### Leavesden Studios Operations

Development on this site must be in relation to the Leavesden Studios operations and associated uses.

Any development of the land at the north-west of the site must provide for the adequate landscaping of its boundaries in the interests of the visual amenity of the adjacent Green Belt.

#### Maple Lodge Treatment Works

Maple Lodge Wastewater Treatment Works is a significant infrastructure site in the Green Belt.

The landscaped setting provided by mature vegetation on the site boundaries and area surrounding the site should be retained in any proposals for infilling or redevelopment.

Any further buildings should be of comparable height to other nearby structures on the site.

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**Maple Lodge Wastewater Treatment Works significant infrastructure site in the Green Belt**

![Map of Maple Lodge Wastewater Treatment Works](image)
APPENDIX 2
Proposed Modifications to Open Space Allocations Chapter (PC41)

Paragraph 8.4
Taking into account changes that have occurred over the last ten years, the Site Allocations document makes a change to the boundary of one open space designated in the Local Plan 1996-2011, which has been slightly reduced. Taking into account consultation responses the Site Allocations document also allocates 16 additional areas as publicly accessible open space.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>OS(o)</th>
<th>Site</th>
<th>Leavesden Green Open Space</th>
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Comments: New designation of area of that has been used as open space but was not previously designated.
The boundary of the open space is intended to coincide with that of the approved planning permission for Site H (8) 13/1475/FUL.