

Examination of Three Rivers Site Allocations Local Development Document

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Dear Mr Muggeridge,

Examination of Site Allocations Local Development Document (SALLD)

Thank you for your letter of 8 August 2013.

I am pleased to say that, in combination with the earlier letters from Claire May (dated 30 and 31/07/13) your response has gone some considerable way towards alleviating the rather fundamental initial concerns I had previously expressed, notwithstanding that the potential longevity of the Green Belt boundary remains a live issue as far as the Examination is concerned; and I note your position and intentions in that respect. There is of course an interaction between this issue and the efficacy of the site allocations themselves and I have no doubt that participants in the examination may wish to avail themselves of the opportunity to contribute to the process in that respect.

Certainly, the response I have received is sufficient to obviate the need for an Exploratory Meeting and thereby maintain progress towards hearing sessions broadly in line with the intentions expressed in my original letter of 10 July. I shall be liaising with the Programme Officer on the relevant details as and when he is available over the next week or so.

Turning now to some detailed matters, I note that, with Hertfordshire County Council, you are hoping to produce a Statement of Common Ground regarding education provision in September and I have no doubt that will help inform the relevant hearing session. Your comments regarding the Kings Langley site and the potential role of the GPDO changes are also informative.

Thank you for taking the trouble to prepare the spreadsheet I requested. As I anticipated, it has usefully brought together in one place information relevant to the examination of the efficacy of the site allocations in due course. Integral to assessing their potential contribution to the sustainable development of the area over the plan period will be

considerations of availability, suitability and viability. The spreadsheet provides a useful overview of the totality and distribution of the housing sites proposed to be allocated, together with the assumptions as to how they might be developed in terms of density. One small improvement prior to the hearing sessions would be to insert the appropriate formulae in the 'Total' boxes at the foot of the 'Density' columns, so as to give an average density for the various categories of location (rather than what would appear to be, in each table, the sum of the individual density figures in the columns).

While I note that the Council's proposed modifications are contingent upon ratification in September, it seems to me that there are advantages in maintaining momentum in the process and from my point of view there is no reason to delay the work that should now be put in hand with a view to organising the hearing sessions along the lines I had originally hoped and within the same sort of timescale.

Finally, on a practical point, I think it would be helpful if a record of the main modifications being requested, in a summary tabular form supported by detail in appendices (as per your recent letters), were to be commenced so that all interested parties prior to and during the examination sessions can readily keep up to date with the Council's latest intentions as the Examination progresses.

Yours sincerely

Keith Manning

Inspector