Statement on behalf of Maplecross Properties Ltd in respect of the Government Examination of the Three Rivers DC Site Allocations Local Development Document

This Statement follows our previous submissions to Three Rivers DC dated;

- 13 January 2011
- 1 March 2012
- 23 August 2012
- 21 December 2012

Issue 4 Q1 & 4: Whether the SALDD provides satisfactorily for the provision of new schools over the plan period.

As the owner of part of Site S(b) and also the planned hotel site adjacent to it we do not support the allocation of Site S(b) at Maple Cross for a possible secondary school. In addition we do not believe that the other owners of the land that comprises Site S(b) support this proposed allocation.

It is our opinion that the following factors mean that Site S(a) at Maple Cross is better suited for a potential school;

- **Access** – there is no suitable access to Site S(b) and a school would not support the investment required to create a new access route.
- **Traffic** – a school located on Site (Sb) would have to share an access with Thames Water’s large lorries that carry raw sewerage to the sewerage treatment works located to the south of the site.
- **Environment** – the proximity of Site S(b) to Thames Water’s sewage treatment works and the proposed hotel development would create a potential conflict between a school and these commercial facilities. Issues including noise, odour and road safety should be of real concern.
- **Site Ownership** – Site S(b) is owned by various parties. We believe that all of the owners oppose the school allocation. Site S(a) is in a single ownership.
We understand that Hertfordshire CC view Site S(a) at Maple Cross as entirely more appropriate for a possible school. We do not support the District Council’s proposal to allocate both Sites S(a) and S(b) as potential school sites and it is our opinion that only Site S(a) is suitable and deliverable.

The proposal to allocate Site S(b) for educational purposes appears to be contrary to the Council’s intention for the preparation of a Development Brief for the land at Maple Cross (which includes Site S(b)).

We believe that the land at Maple Cross that includes Site S(b) has the potential to be developed for commercial uses that would provide substantial economic and social benefits to the local area. This potential would be fully explored by the proposed Development Brief but would be lost entirely if Site S(b) is allocated as a potential school site. In addition, if a school were to be developed on Site S(b) the potential for Site S(a) would be lost and with it the major economic benefits for the local area and future generations.