

Hearing Statement – Matter 3

Three Rivers District Core Strategy Examination

Western Range Ltd – Representor Reference 10017
Land South of Little Oxhey Lane and West of Oxhey Lane,
Carpenders Park, Hertfordshire
23 May 2011





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1 Introduction

- 1.1 This Hearing Statement has been prepared by Bidwells on behalf of our client Western Range Ltd in response to the Matters and Questions posed by The Planning Inspector appointed to examine the soundness of the Three Rivers District Core Strategy.
- 1.2 This Hearing Statement has been prepared by David Bainbridge, Partner in the Planning Division of Bidwells. I hold a Master of Arts Honours Degree in Town Planning obtained from Heriot-Watt University, Edinburgh. I have been a corporate member of The Royal Town Planning Institute since November 1999. I have 13 years professional planning experience gained from positions within local planning authorities and private consultancy.
- 1.3 This Hearing Statement responds to Version 9 of the Programme for Hearing Sessions, dated 19 May 2011. The same terminology used within this version is used in this Hearing Statement and therefore the Three Rivers District Core Strategy is referred to as "CS".
- 1.4 The CS has been prepared and submitted by Three Rivers District Council ("the Council") as local planning authority.
- 1.5 This Hearing Statement specifically responds to Matter 3 Green Belt (CP11).
- 1.6 As requested by the Planning Inspector this Hearing Statement is succinct, it avoids unnecessary detail and repetition of the original representations. Only the questions as they relate to the original representations have been answered. The 3,000 word limit for this matter has not been exceeded in the preparation of this Hearing Statement.
- 1.7 Western Range Ltd owns and manages the land South of Little Oxhey Lane and West of Oxhey Lane, Carpenders Park, Hertfordshire within Three Rivers District and on behalf of our client, Bidwells, has participated in previous stages of the Three Rivers District LDF. Bidwells on behalf of our client has prepared and submitted the following representations to the Council:
 - Written response to the Affordable Housing Supplementary Planning Document – deadline of 27 May 2011
 - Five Year Supply of Land for Housing Assessment Pro-Forma prepared in respect of Land South of Little Oxhey Lane and West of Oxhey Lane, Carpenders Park, Hertfordshire on 16 May 2011
 - Written response to the Site Allocations: Issues and Options consultation, dated 10 December 2010
 - Written response to the CS Proposed Submission, dated 10 December 2010
 - Written response to the CS Publication, dated 23 July 2010

- 1.8 I can confirm 7 no. hardcopies of this Hearing Statement (comprising a copy for the 4 no. listed participants plus 3 no copies) and an electronic copy have been submitted to the Programme Officer by the deadline of midday, Tuesday 24 May 2011.
- 1.9 This Hearing Statement is submitted in the form of written representations only because Bidwells on behalf of Western Range Ltd is not attending the hearing sessions as participants. Notwithstanding this, Western Range Ltd remains a key stakeholder in Three Rivers District and will continue active engagement in the preparation of all relevant aspects of the Three Rivers District LDF.

2 **Green Belt (CP11)**

2.1 Question 3.5

Paragraph 5.107 only sets out the mechanism for detailed changes to the Green Belt in the context of Leavesden Aerodrome and not for all potential housing sites in the Green Belt.

2.2 Question 3.6

It is requested that clarification is sought from the Council as to the meaning of limb (b) of CP11. This could potentially be interpreted that some land might be taken out of the Green Belt for either for purposes not specified and/or in addition to the housing land requirements. It has been presumed this is not the case and only land for housing will be taken out of the Green Belt.

2.3 Question 3.7

The two Major Developed Sites in the Green Belt at Leavesden Aerodrome and Maple Lodge Sewage Treatment Works can not continue to be identified for delivery of housing and/or employment if there is no reasonable prospect for delivery.

3 **Conclusion**

3.1 In accordance with the wishes of the Planning Inspector, the following brief concluding section is provided.

3.2 What Part of the CS is unsound?

Clarification is sought from the Council as to the meaning of limb (b) of CP11.

The two Major Developed Sites in the Green Belt at Leavesden Aerodrome and Maple Lodge Sewage Treatment Works can not continue to be identified for delivery of housing and/or employment if there is no reasonable prospect for delivery.

3.3 Which soundness criterion it fails?

The justified being not the most reasonable for delivery.

3.4 Why it fails (by reference to the key parts of Bidwells' original representations)

In response to the CS Proposed Submission, Bidwells identified the issue about the two MDS.

3.5 How the CS can be made sound.

Clarification on limb (b) of CP11 and further explanation of the timing and prospects for delivery at the two MDS.

3.6 The precise change and/or wording being sought.

The precise changes are identified under 3.5 above and this might entail a change(s) to CP11. Consideration will need to be given as to whether the changes are within the scope of the examination process and hence will not require an unsound finding on the CS.

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