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& Partners**

Planning. Design. Economics.

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Your ref 10019

By email ([idkemp@sky.com](mailto:idkemp@sky.com)) & post

Dear Ms Turner,

### **Three Rivers District Council Core Strategy Examination**

On behalf of Ralph Trustees Limited (RTL) we are writing to formally withdraw all representations to the Core Strategy made by RTL in relation to Green Belt (CP11). On this basis we also formally withdraw from the Examination Hearing.

We do so on the basis of agreement reached between RTL and Three Rivers District Council (TRDC) on the appropriate way forward on both sites, as set out in the attached Agreed Statement.

We do thank you for providing our client with the opportunity of participating at the Examination but, in light of the above decision, consider it unnecessary to refer to The Grove and Langleybury when considering Matter 3, Question 3.8.

Finally, we also formally withdraw all representations to the Core Strategy made by RTL in relation to Housing (CP2, CP3 and CP4).

Should you wish to discuss please do not hesitate to contact me or my colleague Neil Westwick.

Yours sincerely

**Steven Butterworth**  
**Director**

Cc

Renato Messere – Three Rivers District Council  
Chris Andrews – Ralph Trustees Ltd

**RTL and TRDC Agreed Statement on RTL's Withdrawal from the Core Strategy  
Examination on Matter 3 (Green Belt - Major Developed Sites)**

RTL and TRDC have agreed that it is not necessary to consider the merits of whether The Grove and/or Langleybury should be identified as Major Developed Sites within the Green Belt in this emerging Core Strategy, on the basis that the parties agree that the more appropriate way forward for the planned future of both RTL sites is as follows:

- TRDC to prepare separate Site Allocations for The Grove and Langleybury sites, for inclusion in the Site Allocations DPD Preferred Options consultation stage (Autumn 2011). The Langleybury Site Allocation will specifically examine the suitability of the site for housing and economic development uses.
- To inform the Site Allocations DPD, TRDC, in conjunction with RTL and other stakeholders, is to prepare a Planning Brief for both The Grove and Langleybury sites (during June to August 2011) to set out the parameters for development and the types of uses envisaged. This Brief would address the unique characteristics of each site and the economic development opportunities which exist.

RTL is currently exploring the potential at The Grove and Langleybury site to enhance its hotel offer as a result of the significant national and international demand at The Grove, and in light of the nearby Leavesden Studio commitment, which creates a very specific additional opportunity for leisure and tourism development in the District.

TRDC agrees that, as RTL own both sites, there is potential to develop a holistic approach covering the two sites through a Planning Brief, to address the following aims:

- Significantly reduce the impact of the former Langleybury School on the Green Belt openness and landscape;
- Create an enduring use for Langleybury House and result in the restoration and enhancement of this heritage asset;
- Meet the identified business needs of The Grove and exploit the potential for further developing this key business and leisure attraction in the District;
- Enhance the tourism infrastructure which will complement and support the Leavesden Studio commitment;
- Result in significant economic benefits in terms of capital investment, additional direct and indirect employment and additional supply chain benefits; and
- Contribute to meeting housing needs, insofar as is necessary and suitable.

On the basis of this agreement, the LPA will not specifically address the issue of the Grove and Langleybury at the Core Strategy Examination.