

Philip Bentley

From: Programme Officer
Sent: 15 May 2012 08:25
To: Philip Bentley
Subject: FW: Hertsmere Revised Core Strategy examination - additional Note from Council

From: Matt Clarke [REDACTED]
Sent: 14 May 2012 14:29
To: Programme Officer
Subject: RE: Hertsmere Revised Core Strategy examination - additional Note from Council

Carmel,

In response to the additional note from the Council relating to Matter 1 I would make the following observations on behalf of Lowerland (2004) Ltd.

In line with comments made through our statements to the Matter 2 and Matter 5 questions and at the Matter 5 hearing session itself this information, and in particular that contained within Appendix B, would seem to illustrate the pressure that existing employment sites are already coming under for residential development. It is acknowledged that not all of these sites are designated or allocated employment sites, but a number are, and even for those which are not this would clearly represent a further potential erosion of land available for employment uses. A quick calculation suggests that the total land area involved would extend to at least 11.2Ha (excluding site SU1 for which I could not readily find the details in the SHLAA).

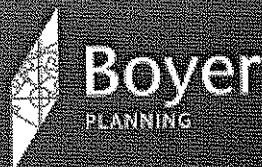
Combined with the areas of designated employment sites that are already earmarked for removal through the Site Allocations DPD as a result of the assessment work presented within the "Employment Site Allocations Report" – November 2011, based on the conclusion that employment uses have already ceased, totalling some 9.8Ha, the losses would extend to in excess of 21Ha.

This would seem to represent a significant reduction in capacity on employment sites within the Plan Period where the intention to seek alternative uses is already known, or indeed has already taken place. This underlines the inadequacy of the proposed approach of simply safeguarding land for release beyond the Plan Period, and the need for greater flexibility through allocations, or the scope for such allocations to be facilitated through the Site Allocations DPD. The area to the west of Centennial Park, where anomalous circumstances are acknowledged to exist, would appear to represent such an opportunity.

I would be grateful if these further comments could be brought to the attention of the Inspector.

Kind regards,

Matt Clarke
Director
Boyer Planning East



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development consultants

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From: Programme Officer [<mailto:Programme.Officer@hertsmere.gov.uk>]

Sent: 08 May 2012 17:12

To: [REDACTED]

Subject: Hertsmere Revised Core Strategy examination - additional Note from Council

Dear participant

At the end of the Hearings last week it was agreed that the additional Note produced by the Council after Matter 1 would be circulated to all participants. This is to give you the opportunity to comment in writing if you wish.

The inspector would like to receive any such comments by the end of Monday 14th May.

Please find the Note attached, with appendices.

Regards

Carmel

Carmel Edwards

Programme Officer

Hertsmere Revised Core Strategy

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www.hertsmere.gov.uk/corestrategy