



Site Allocations and Development Management Policies Plan (SADM)

Publication Stage Representation Form

For office use
only

Reference No:

Date received:

Please use this form to make Representations

Please return to Hertsmere Borough Council by 5pm on Monday 14 September

2015

By post: Policy and Transport Team, Planning and Building Control, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, Herts, WD6 1WA.

By email: local.plan@hertsmere.gov.uk

This form has three parts:

Part A – Personal details (only needed once)

Part B – Your representation(s). Please complete a separate sheet (Part B) for every representation you wish to make, remembering to insert your or your organisation's name at the top of the page.

Part C – What information you want the Council to provide you with about future progress of SADM (only needed once).

Please read the guidance notes at the end before completing this form. They explain the terms used and will help you make your representation(s).

Part A	1. Personal details*	2. Agent details (if applicable)
Title	Mr & Mrs	
First name	Roy & Vanessa	
Last name	Monk	
Job title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone number		
Email address		



*If an agent is appointed, please enter the person and/or organisation being represented in column 1 and complete all contact details in column 2.

Please note that all representations received will be made publicly available and cannot be treated as confidential. This means that the names of all those making representations will be publicly available. Other personal information relating to private individuals, including Contact details, will not however be made publicly available.

Part B

Name or organisation:

IMPORTANT: Please use a separate Part B form for each representation

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Ref No:

support:

object:

change:

3. To which part of SADM ('the Plan') does this representation relate?

Paragraph

Policy

SADM2

Policies Map

Other part
of Plan
(specify)

4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:

Please tick which boxes apply

4(a) Legally Compliant

Yes

☐

No

☐

no comment to make

☒

4(b) Compliant with the Duty to Co-operate Yes ☐ No ☐ no comment to make ☒

4(c) Sound Yes ☐ No ☐ no comment to make ☒

If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.

5. If you consider the Plan to be unsound is this because it is not:

5(a) Positively prepared ☐ Please tick which box(es) apply

5(b) Justified ☐

5(c) Effective ☐

5(d) Consistent with national policy ☐

6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.

If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.

We note that the Council has removed a number of sites from Policy SADM2 (Safeguarded Land for Housing) and that one site appears to have doubt as to whether or not it is available. There may therefore be a risk that the council has not allocated sufficient Safeguarded Land in the event that insufficient sites come forward within the urban areas of the borough within the plan period.

We have submitted details of our site in our letter dated 23 January 2014 via the Council's Strategic Housing Land Availability Assessment (SHLAA). The site has the benefit of being able to achieve access from Radlett Lane. The land is available without any known constraints, we are the owners of the land and it is available within the next five years. The land in question is approximately three acres (approximately 1.21 hectares). As an estimate, and at a density of 30 dwellings per hectare, this would mean that the site could be capable of accommodating around 36 new homes.

Having lived in Shenley for 28 years we consider that there is a need for housing for older people within the village who may wish to downsize to a slightly smaller property (for example), with less maintenance in a modern property built to eco-friendly standards, helping to cut down on fuel bills.

Having said the above we would be happy to promote our site for housing generally as the site is in a good location, within walking distance of the local shops and GP Surgery at Andrew Close, as well as two schools. There are also bus stops within walking distance of the site.

We also note that in Table 5 of the Core Strategy, the Council states that one of the spatial objectives for Shenley is to address local housing affordability. We also note that Policy CS4 (Affordable Housing) of the Core Strategy requires a proportion of affordable housing to be provided on sites on 0.2 hectares or more. We would be happy to comply with this policy requirement so that the site would be capable of delivering a mix of housing tenures (private, shared ownership and/or social rented) as well as a mix of house sizes.

7. Please set out as precisely as possibly what change(s) you consider necessary to make the Plan

- legally compliant or
 - sound (having regard to the criteria you ticked at 5 above relating to soundness).
- You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity for further submissions based on the representation you are currently making. After this current publication stage, further submissions will only be able to be made at the Inspector's request, based on the matters and issues he/she identifies for Examination.

8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a 'Statement of Common Ground' with this Council?

Yes ☐ No ☐

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination



Yes, I wish to participate at the oral Examination



10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature:

[Redacted Signature]

Date: 4 September 2015

Part C

(Only needed once)

Name (Print):

ROY MONK

☒

If you wish to be informed of the date of the submission of the Plan to the Secretary of State, please tick this box.

☒

If you wish to be informed of the recommendations of the Inspector appointed by the Secretary of State to carry out the Independent Examination of the Plan, please tick this box.

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If you wish to be informed of the adoption of the Plan by Hertsmere Borough Council please tick this box.

☐

If you no longer wish to receive communications from the Council on SADM please tick this box