

Appendix 3 – Response to Interested Party Representations

1.	The Appeal Site's location within the Green Belt and there are no very special circumstances to release it / brownfield land should be used first.	Hertsmere Borough Council have previously acknowledged that there will be a need to release land from the Green Belt to meet the Borough's housing requirements. There is not sufficient viable brownfield land available to meet the housing requirements of the Borough. The Appellant considers that very special circumstances have been demonstrated to allow the Appeal Site's release from the Green Belt for development.
2.	Redrow have submitted the appeal on the basis of non-determination, however Redrow have failed to supply information as part of the application.	Local Planning Authorities have a statutory determination period of 13 weeks for this type of planning application. The planning application was submitted on 20 th June 2022. The Appeal was submitted by Redrow on 6 th January 2023. This allowed the Borough Council in excess of 26 weeks to determine the application. Section 78 of the Town and Country Planning Act 1990 sets out the right to appeal against a planning decision, or the failure to take such a decision. As such, Redrow are therefore fully within their rights to appeal against Hertsmere Borough Council's failure to determine the planning application within 13 weeks.
3.	Housing demand has fallen according to Government figures and CPRE.	The Government have identified a need for 300,000 dwellings to be delivered per annum. However, the rate of housebuilding over recent years has not met this target, and so therefore, in reality, the housing need is beyond this. The Government have not reduced the national target and continue to maintain that there is a housing crisis in Britain and this needs to be addressed through the provision of new houses and all Local Planning Authorities will be expected to play their part in addressing this.
4.	Local infrastructure such as GP surgeries and dentists is inadequate.	A healthcare commuted sum will be paid via the S106 Agreement.
5.	The generation of additional traffic caused by both the new dwellings and the primary school.	It is acknowledged that an increase in housing will result in an increase in vehicular traffic. This has been modelled and, during the peak AM hour and the modelling has been assessed by Hertfordshire County Highways and, along with a package of mitigation measures to include residential and school Travel Plans and enhancements to public and sustainable transport (as detailed below) is considered to be acceptable. As such, Hertfordshire County Highways have confirmed no objection to the proposed development.
6.	There is currently insufficient public transport available in the local area and Little Bushey Lane is unsuitable for buses.	As part of their proposal for the Site, Redrow are proposing to enhance the local public and sustainable transport offer through the following, which have been agreed as acceptable with Hertfordshire County Highways: • Significant investment into bus provision; • A mobility hub to include cycle and e-bike hire facilities; and • A financial contribution towards Hertsmere's local walking and cycling infrastructure.
7.	Two Public Rights of Way would be destroyed.	The two Public Rights of Way (PRoW) crossing the Site will be retained within the Appeal Site. Detailed design may require minor diversions, however, the alignments of the PRoW will broadly remain as they currently are. Once the PRoWs exit the part of the Site which will contain built development, they will continue along their current alignment.
8.	The Site is located within a flood plain and is prone to flooding. New development will increase this risk. Little Bushey Lane also floods.	It is acknowledged that part of the Appeal Site is located within Flood Zones 2 and 3. However, all built development has been directed to land located within Flood Zone 1, where the principle of residential development is acceptable. In order to manage water on the Appeal Site, the proposal has been informed by the provision of Sustainable Urban Drainage Systems, including several attenuation ponds disbursed throughout the Appeal Site. Further details on the drainage proposal and measures to ensure that flood risk will not be increased elsewhere can be found in the Evidence of Mr. Colin Whittingham.
9.	Loss of habitat and impact on wildlife and biodiversity.	There is a requirement on the developer to ensure that the proposed development will provide a minimum of 10% biodiversity net-gain. The proposed development will achieve in excess of this due to the higher quality habitats proposed and the retention and enhancement of the most valuable present habitats present, as has been agreed by both the Wildlife Trust and Hertsmere Borough Council. As such, the proposed development will offer a significant improvement in habitat and biodiversity than currently exists on the Site. In terms of protected species, the relevant survey work has been undertaken and recommendations have been made by the Appellant's Ecologist in terms of minimising any impact on these species (bats, badgers, dormice). This has been agreed with Hertsmere Borough Council's Ecologist, who has confirmed no objection to the proposed development.
10.	Loss of green / open / amenity space.	It is acknowledged that any greenfield development will result in a loss of green space. At present, the Site is privately owned and access is restricted to the PRoW. However, approximately 7.79ha of publicly accessible open space will be provided as part of the proposed development. This will include play equipment and different typologies of open space. This will be accessible for both existing and local residents to enjoy.
11.	Impact on vehicle parking in the local area, both from residents and the school.	The detailed design of the Appeal Scheme is yet to be considered, however, it is anticipated that all dwellings will benefit from private car parking spaces in accordance with the appropriate car parking standards at the relevant time. The detailed design of the primary school is also reserved. The primary school will serve the local catchment and will therefore be withing walking distance for all / most future pupils. A Travel Plan is proposed for the school which will likely include initiatives to promote walking to school.

12.	Impact on existing residents during the construction period from noise, pollution, traffic etc.	Should planning permission be granted, a condition will be included requiring the Appellants to prepare a Construction Management Plan (CMP) for submission to the Borough Council for approval. This CMP will need to detail measures that will be taken to minimise disruption to existing local residents during the construction phase. These measures could include limiting construction activities between certain times / days, routing of construction traffic, wheel washing on exit from the Site etc.
13.	There is no need for another primary school.	Detailed discussions have taken place with Hertfordshire Education Authority who have advised that based on the capacity of existing local primary schools and future demand, the site should accommodate a 1 form entry primary school, with space for expansion to 2 form entry.
14.	The change in character of the local area.	It is inevitable that any new development will change the character of an area. However, the proposed parameter plans and concept masterplan will ensure that at detailed design stage, the proposals for the Site will be sympathetic and enhance the character of the local area. This will, in part, be achieved through the disbursement of open space and landscaping throughout the Site.
15.	Impact on mental health as a result of the proposed development.	The proposed development will include approximately 7.79ha of publicly accessible open space. This will include several typologies of open space for walking, relaxing and equipment for play. The proposals will therefore provide outdoor facilities for both new and existing residents to use, with the potential to therefore assist in improving local mental health.
16.	The development should be refused.	This is a matter for the Inspector to determine based on the evidence before her.