

**Standing up for Hertfordshire's countryside**

Christine Symes  
Planning Casework Unit  
Department for Communities and Local Government  
1/H1, Eland House  
Bressenden Place  
London SW1E 5DU

Our Ref:

Your Ref:  
APP/B1930/A/09/2109433

28 March 2014

Dear Ms Symes,

**Appeal by Helioslough Ltd: Land in and around former Aerodrome, North Orbital Road, Upper Colne Valley, Radlett, Hertfordshire: Application Ref 5/09/07/08**

Thank you for inviting CPRE Hertfordshire to comment on the responses to the submitted planning obligation in respect of the above planning application.

We consider that important matters have been raised by other consultees that need to be taken into account before the Secretary of State finally determines the application.

In particular we agree with Anne Main's letter of 5 March 2014 drawing attention to the fact that new circumstances exist that should be considered by the Secretary of State before a decision is taken, and her letter of 27 March 2014 setting out three important matters relating to Network Rail capacity, Sundon Quarry SRFI and the new Deep-Sea Port at London Gateway.

The specific issues relating to these three new considerations are explained in the letter submitted by Messrs Wayne Leighton, which we strongly support, including the relevance of the new London Gateway Port, which in our view must bring into question not just the viability of the proposal, but whether very special circumstances exist now (when the final decision is to be taken) that outweigh the harm to Green Belt and other harm.

CPRE Hertfordshire also notes the important enforcement and procedural problems with the draft S106 identified by St Albans City and District Council in its letter of 6 March 2014, and these would have to be resolved in due course before any planning permission was granted.

In the light of the above matters, which CPRE Hertfordshire considers are vital to the determination of the application, we invite the Secretary of State to consider whether, at present, he is sufficiently informed about, and has given adequate opportunity for all relevant parties to make representations on, these new issues.

Yours sincerely,



Steve Baker  
Planning Manager