

Section 1 - About you and anyone you may be representing

I am completing this form on behalf of another person or organisation and I have their permission to represent their views. I give both their contact details and my own below.

Agent or representative contact details (these details will be used for correspondence):

Title: Mr _____ **First name:** Simon _____

Last name: _Thomas_____

Job title: _____

Organisation name: Roebuck Land and Planning Ltd _____

Address Line 1: _____

Address Line 2: _____

Address Line 3: _____

Town/City: _____ **Postcode:** _____

Email: _____@roebuckland.co.uk _____

Tel: _____

Contact details of the person or organisation you are representing:

Title: _____ **First name:** _____

Last name: _____

Job title: - _____

Organisation name: Offley Chase Estates Ltd _____

Address Line 1: Houghton Hall _____

Address Line 2: The Green, Houghton Regis, Dunstable, LU5 5DY _____

| If you are acting on
| behalf of a third party,
| be this another person
| or organisation,
| complete the **third**
| address block **only**,
| providing your own
| contact details as well as
| those of the person or
| organisation you are
representing.

| The Planning
| Inspectorate aims to
| communicate with
| people by email
| wherever possible, as
| electronic
| communication is more
| environmentally friendly
| and cost effective for the
| Planning Inspectorate as
| a government agency,
| given the volume and
| frequency of letters it
| needs to send to
| *Interested Parties* during
| an *Examination*.
| **Therefore if you**
| **provide an email**
| **address we will use**
this.

| If you say that you
| agree to receive
| communications by
| email, you can change
| your mind later provided
| you give us seven days
| notice, either in writing
or by email.

Section 2 – Your *Representation*

Here you should summarise the aspects of the *application* you agree and/ or disagree with and say why. Outline what information, local knowledge or evidence you have which supports this. Please aim to limit this section to no more than 500 words (please use extra paper if needed).

Offley Chase Estates Ltd is the freehold owner in all or part of plots 3.40, 3.41, 3.42, 7.32, 7.40, 7.44 and 7.46 (subject to final verification on larger scale plans than those provided).

The Works proposed comprise No 5e off-site hedgerow restoration and screening secured by rights and restrictive covenants.

The plots (land) above form part of and are within, land allocated for residential development in the recently adopted North Hertfordshire Local Plan for 2,100 houses East of Luton. Furthermore, the plots are within an outline planning application by Bloor Homes which is currently scheduled to be determined by the end of 2023. Paragraph 14.10.3 of ES Chapter 14 states that the hedgerow planting and restoration would not be delivered (required?) should housing growth promoted for delivery under Policy SP8 of the NHDC Local Plan 2011-31 be forthcoming, as development of this land is judged to screen the Proposed Development. Bearing in mind the Local Plan allocation and current planning application coupled with the timing for the off-site hedgerow works suggested to commence in 2025, we assume a decision can be made now that the hedgerow works are not required?

If the works are still required, we are not sure how the proposed works are secured by rights and restrictive covenants but if this is the case an injurious affection claim would be appropriate. What is suggested (the extent of the works) is arguably more akin to a freehold purchase. The works would certainly impede future farming operations and probably sterilize areas of the future residential development site.

We would appreciate a dialogue or meeting to cover the precise ownership, necessity, timing and legal structure for the works and access rights. And subsequently how the ongoing maintenance is dealt with, including funding?

Please check that you have completed all relevant sections, otherwise you may not be able to take part in the later stages of the *Examination*.

Please sign your form and give today's date, below:

Signature _____

Date _____

20th June 2023

The Planning Act 2008 process is primarily a written *Examination* process and if you are registered as an *Interested Party* you will have an opportunity, later in the *Examination* process, to provide a more detailed *Written Representation*.

You cannot reserve a right to make a *Representation* later without providing a summary of the points you intend to submit at this stage.

Your *Representation* should take the form of a summary of what you agree with and/ or disagree within the *application*, and any impacts you think it would have.

Please note that your *Representation* **must not** include material that is:

- vexatious or frivolous;
- about compensation for Compulsory Acquisition of land or of any *interest* in or right over land; or
- about the merits of policy set out in a National Policy Statement.

The information you include in the *Representation* section of this form will be used by the *Examining Authority* to carry out its *Initial Assessment of Principle Issues* and to decide the best way to examine the *application*.