

NORTH HERTFORDSHIRE LOCAL PLAN 2011-2031

Local Plan 2011-2031 Objection, Reference LG6

(Edited Version)

Name of Complainant David Switzer

Introduction

Whilst concerned that the wealth of supporting documentation I have amassed, some 430 separate documents which supports my objection I have, in line with the request for objectors to be succinct, summarised my objection to just two pages, plus two supporting references and trust the documentary evidence attached should be sufficient evidence on which a decision can be made. In the event you require more supporting evidence it can be provided.

History

The land referred to as LG6, locally known as the “Buffer Strip” was brought into being in August 1955. It came as a result of a proposed development of what is known today as “The Jackman’s Estate”. This proposed development allowed the development to come up to the rear boundaries of 165 to 203 Baldock Road, inclusive. In a letter dated 23rd August, 1955 (see A2 attached) Mr Catlow, County Planning Officer, writes to Mr Plinston, Clerk to the Letchworth Urban District Council, (LUDC), informing him that formal planning permission, has been approved, subject to the provision of a Buffer State which would preserve the privacy of the existing houses, i.e. for a *“buffer state” for agricultural purposes or as extensions to existing back gardens in perpetuity*”.

The land referred to as LG6 in the current Local Plan 2011-2031 has been subjected to various housing development proposals since the Council Meeting of 25th February 1997, namely;

LE051, Hertfordshire County Structure Plan 2001-2016

L/r24 , Strategic Housing Land Available Assessment

4030, Halcrow Report

LR.6,2, Hertfordshire Structure Plan, Amendments 2001-2016

Site 13, NHDC correspondence, (1st Oct 13) and the Comet (13th Sep 13)

Each time a proposal has been made to develop the “Buffer Strip” NHDC has withdrawn when challenged.

In a letter dated the 23rd September 2003 an officer of the NHDC wrote to me confirming there was a covenant on this land, LG6, and it could not be built on, (see E2 attached). Since that letter NHDC have continued to pursue their aim to develop the “Buffer Strip”, see above.

For Consideration by the Inspector

As the development of the Jackman's Estate only came about by a formal agreement in 1955 to exclude any development of the "Buffer Strip", (LG6), other than for agricultural purposes or as an extension to existing back gardens it follows that any development of LG6 should be rejected. That agreement "is in perpetuity", and is still in place today. I submit this land should never have been included within the current Local Plan 2011-2031 and request that the Inspector rejects the proposal to build on LG6 as it cannot be "justified" in the light of the agreement made in 1955.