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Dear Ms St John Howe

Response to North Hertfordshire District Council Local Plan 2011-2031

On behalf of our client, Newsells Park Stud Ltd, we have previously made representations in response to the emerging North Hertfordshire District Council Local Plan 2011-2031.

We note that the Inspector has issued an Updated Schedule of Further Matters, Issues and Questions. This letter forms our response to Matter 22.1(b) only.

We note that the Council proposes to reduce that overall housing requirement to 13,000 dwellings. In response to the Inspector's question under matter 22.1(b), it is Newsells Park Stud's position that that the supply of housing sites should be reduced to reflect the lower overall housing requirement of 13,000 dwellings as identified by the Council.

Specifically, the proposed allocation of land at 'BK3 - Land between Cambridge Road & Royston Road' for 140 dwellings and as part of this overall suitability for the expansion of Barkway should be removed entirely from the Local Plan. For the reasons set out in our Hearing Statement, and consistently raised by Newsells Park Stud through the public consultation and examination of the emerging Local Plan, the inclusion of this land as an allocation for residential development of 140 dwellings will result in a spatial strategy that is not effective or consistent with national policy; the plan is unsound.

The removal of this site from the Local Plan (along with the reclassification of Barkway from the a villages 'for growth' to a Category A village) would resolve our objection to the overall effectiveness and soundness of the plan.

Yours sincerely

ANDREW RYLEY MRTPI

On behalf of DLBP Ltd

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