

Your ref: Land West of Ivy Farm, Baldock Road, Royston
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Date: 10/01/2018

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Dear Louise,

**Examination of the North Hertfordshire Local Plan 2011 – 2031
Written Statement – Matter 10: The housing allocations and the settlement boundaries: the Towns
Proposed Allocation RY1 – Land West of Ivy Farm, Baldock Road, Royston
On behalf of E.W. Pepper Limited**

Following the previous representation made in response to the North Hertfordshire Proposed Submission Local Plan in November 2016, I write on behalf of my client to express further support for the proposed allocation RY1 'Land West of Ivy Farm, Baldock Road, Royston'.

The text below addresses points 10.16 – 10.19 of the Schedule of Matters and Issues for the Examination (Matter 10).

10.16: Are all of the proposed housing allocations deliverable? In particular are they:

a) confirmed by all of the landowners involved as being available for the proposed use?

As reiterated in previous representations, the landowner is committed to continued promotion of the site for residential development. The site is recommended for approval subject to completion of a Section 106 Agreement at the upcoming 17th January North Hertfordshire Planning Control Committee (planning application reference 16/00378/1). Should the site be approved at Committee, the Section 106 will be agreed as soon as practicably possible following this. It is envisaged that the site will be delivered following relevant reserved matters approval.

b) supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

The planning application has no outstanding objection from Hertfordshire County Highways and the appropriate highway works to achieve safe and appropriate access for vehicles and pedestrians is to be secured via suitably worded planning conditions. A Section 278 plan (ref: 21633_03_010_02s (Rev s)) is included with the application package and outlines the proposed highway works.

c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

The site will deliver up to 279 dwellings with 35% affordable housing provision. This will greatly contribute towards the availability of housing stock within the town of Royston. In addition to this, the site provides land

for up to a 2-form entry primary school and on-site green infrastructure. It will also result in financial contributions towards NHS services; bus services; and community facilities; in the town (amongst others).

In terms of environmental constraints, the site is located near to Therfield Heath SSSI. Therefore, significant consideration has been given to the provision of on-site green infrastructure and other contributions to appropriately offset any intensified use of the Heath as a result of the proposed development. Following meetings with Natural England and appropriate surveys of the SSSI instructed by the Applicant, Natural England have withdrawn their objection to the planning application. In addition to on-site green infrastructure, financial contributions will also be made towards the management of the Heath.

10.17 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?

It is considered that proposed housing allocation RY1 'Land West of Ivy Farm, Baldock Road, Royston' is justified and appropriate as a housing allocation. The application package demonstrates that the site is a suitable location for residential and associated development. It is justified in that the site is sustainable and will deliver significant social and economic benefits which resounds with the spirit of Paragraph 7 of the National Planning Policy Framework.

10.18 Are all of the proposed allocation the most appropriate given the reasonable alternatives?

It is considered that the proposed housing allocations in Royston, including RY1, are appropriate to meet the current housing needs of the town. Royston has physical constraints to meeting development needs including that of the A505 Royston bypass and the railway line. Allocation RY1 is a suitable option for meeting some of Royston's housing needs without penetrating these constraints, and will facilitate growth in the most appropriate way.

10.19 Is the proposed settlement boundary:

a) consistent with the methodology for identifying the settlement boundaries?

The methodology for defining settlement boundaries for settlements beyond the Green Belt is welcomed and it is considered that the proposed settlement boundary for Royston shown on the emerging Proposals Map is consistent with this methodology. The boundary is not too tightly drawn in that it accommodates for potential future growth in the town, if required throughout the plan period.

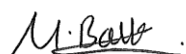
b) appropriate and justified?

The proposed settlement boundary for Royston is appropriate and justified in that it allows for a level of growth proportionate to the town's position within the settlement hierarchy.

To conclude, we fully support the proposed allocation RY1 'Land West of Ivy Farm, Baldock Road, Royston'. The planning application will be considered at Planning Control Committee on the 17th January 2018 with a recommendation to grant planning permission.

Thank you for the opportunity to provide this further written statement in response to Matter 10.

Kind regards



Melissa Balk MRTPI
Senior Planner, Planning