



Introduction

This Matter Statement has been prepared by WYG on behalf of Taylor Wimpey North Thames in relation to Matter 26 of the North Hertfordshire Local Plan 2011-2031. It has been prepared to provide additional information responding to the matters and issues raised by the Inspector in relation to Matter 26 – villages 'for growth'.

The statement follows previous representations submitted on behalf of our client, to the Proposed Submission Local Plan in November 2016, the hearing statements prepared in December 2017 and the Main Modifications representations prepared in March 2019 which voiced our support of the proposed allocation of site CD2 (Codicote Wyevale Garden Centre). This statement specifically addresses the matters raised by the Inspector in relation to villages for growth and should be read alongside previous statements submitted.

Matter 26 – villages 'for growth'

Matter 26 relates to villages for growth in the emerging North Hertfordshire Local Plan. Where relevant we respond to the questions identified by the Inspector.

Support for Amendment to Policy SP2

Main modification MM10 amends the settlement hierarchy in Policy SP2, which we support. MM10 proposes several changes to the settlement hierarchy and spatial distribution. The inclusion of the plan requirement of at least 15,950 together with a distinction between Villages specifically identified for development, such as Codicote, from the remaining Category A villages is welcomed.

MM10 makes clear that the figures shown in brackets after the settlement name is the total of allocated, permitted and completed development for the plan period (2011-2031). The associated footnote confirms that these figures are not a 'target' and do not represent a maximum, ensuring that there is flexibility within the numbers. This change is considered aligned with the Government intention to *boost significantly the supply of housing* (para 47) and removes a constraint on development, ensuring that allocated sites can make the most effective use of land available.

The proposed modification is supported and considered 'sound' and we wish to therefore defend this modification in the relevant hearing session, as may be necessary.