

**Examination of the North Hertfordshire Local Plan (2011-2031)**  
**Examination hearing sessions**  
**Statement of North Hertfordshire District Council**

**Matter 10 – The housing allocations and the settlement boundaries: The Towns Baldock (sites outside of the Green Belt0**

**Note:** *This Statement relates to sites in Baldock which are not located within the Green Belt: Sites BA5, BA6, BA7 and BA11*

**Question 10.1 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 use proposed?**

1. Yes. The landowners of the sites covered in this statement have confirmed that their sites are available for residential development. Table A indicates the availability and deliverability of all relevant sites.
2. Table A: Confirmation of Site Availability and Deliverability

<b>Site</b>	<b>Name</b>	<b>Availability</b>	<b>Deliverability Summary</b>
BA5	Land off Yeomany Drive	Yes	NHDC owned site and will be disposed of for residential development in 2019 following adoption of the submission Local Plan.
BA6	Land at Icknield Way	Yes previously promoted through 2008 SHLAA for residential development and through subsequent SHLAAs. Landowner has confirmed availability	Previously developed site for employment purposes. The site is currently vacant and is not required for employment purposes (E4, Table 8-3 p.116 and E5, Table 5, p.10). The landowner supports development of the site.
BA7	Rear of Clare Crescent	Yes	NHDC part owned site. Southern part in private ownership.

<b>Site</b>	<b>Name</b>	<b>Availability</b>	<b>Deliverability Summary</b>
BA11  (Note previous ref 307)	Deans Yard, South Road	Yes. promoted as a new land allocation as rep to the Local Plan Preferred Options consultation and assessed in 2016 SHLAA	Previously developed land for petrol filling station and associated garage buildings/uses. Associated garage uses and buildings still in use. Residential property on corner. Site in one land ownership and development is supported by the freeholder.

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

3. No site specific objections to the allocations of BA5, BA6, BA7 and BA11 have been received from the highways authority. Vehicular access for sites BA5, BA6 and BA11 will be gained from the local highway network. All sites are in close proximity to the town centre with good pedestrian links.
4. Site BA5 frontage is along Yeomany Drive which provides direct highway access. The existing footpath link between Clothall Common residential area towards Hartsfield School and Walsfield Open Space is to be incorporated through the site, thereby affording access to the facilities and the town centre.
5. Opportunity for vehicular access to site BA7 is under investigation with the adjoining landowner at 68 London Road. Main vehicular access would be gained via Knights Court to Weston Way with minor access to London Road.
6. The Council's Transport Strategy (ED14, Table 5-3 p.67) identifies a broader suite of potential projects and mitigations measures across Baldock to ensure the continued operation of the highway network and sustainable transport measures for which reasonable contributions will be sought.
7. A southern link road is proposed to enable the development of BA3 and BA4 connecting Wallington Road to the B656 Royston Road (LP1, p.138, site criteria and paragraph 13.30 p.142). This will improve connectivity to the south of the town for sites BA5, BA7 and BA11 without traffic having to go through the Station Road/Clothall Road/Royston Road junction identified as a pinch point in the transport modelling undertaken for the Plan (TI4, Figures 4.4 and 4.5, pp.14-15). This is identified as Scheme HM3 in TI4. More detail regarding the southern link road is provided in the Matter Statement for sites BA2, BA3 and BA4.

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

8. The sites are considered to be deliverable. The landowners have confirmed that all the sites are available for residential development. Table A at paragraph 2 above shows the individual deliverability considerations for the sites where applicable.
9. The sites have been considered through the SHLAA and are considered suitable locations for development having regard to potential constraints (HOU9, site refs BA5, BA6, BA7 and 307 [BA11]). See Appendix 3, p. 24 and Appendix 4, pp.29-31). This is expanded upon in answer to Issue 10.2 below.
10. The sites have been subject to consultation with a range of statutory providers. The Infrastructure Delivery Plan (TI1), feedback from key infrastructure providers and the Local Plan Viability Assessment Update (TI2) show that these developments are deliverable in infrastructure planning terms and that the development would be profitable such as to support a package of infrastructure measures.
11. The likely significant environmental affects of allocating the sites have been considered through the Sustainability Appraisal (LP4, Appendix 6, pp.504-505)<sup>1</sup>.
12. No fundamental constraints to development have been identified. Site-specific infrastructure and / or mitigation measures for these sites are identified as policy measures in the plan (LP1, pp.139-140).
13. These measures will be supplemented by the generic development management policy requirements that apply to all sites in relation to issues including (but not limited to) affordable housing, housing mix, transport, design and heritage.

***Question 10.2 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?***

14. Yes. All of these proposed housing allocations in Baldock are justified and appropriate. The appropriateness of the individual allocations are discussed below.
15. In broad terms, each allocation in the plan is justified by (see the Council's Statements on Matters 5, 7 and 9):
  - The need to seek to meet the Objectively Assessed Needs (OAN) for housing as far as is consistent with the policies set out in the NPPF in a district that is currently highly constrained by Green Belt and other considerations;
  - The 'presumption in favour of sustainable development' and plan-making requirements set out in Paragraph 14 of the NPPF. Potential adverse impacts

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<sup>1</sup> Page references in LP4 are to the "NHDC Page Number" in the top-left hand corner

and specific policies in the Framework which indicate development should be restricted have been properly considered. Mitigation measures have been identified to address key issues. A balanced planning judgement has been made on the benefits and impacts of each individual site.

- The significant majority of the deliverable and developable sites identified in the SHLAA (HOU9) being required for allocation if the District is to be able to meet the OAN;
- No preferable, deliverable alternative sites existing which would allow OAN to be met over the plan period in a substantively different way;
- There being no reasonable prospect of other authorities in shared housing market areas being in a position to assist under the Duty to Co-operate should North Hertfordshire have resolved not to meet its OAN in full.

16. Baldock is one of four towns within the district settlement hierarchy where draft Policy SP2 (as proposed to be amended) directs the significant majority of new development over the plan period. The proposed allocations lie within the existing urban area and consequently do not require amendments to the Green Belt boundary in order to bring them forward for development.

17. The proposed allocations within Baldock are within the existing urban area and represent a range of brown and green field development opportunities. The likely impacts of development for each of the sites are shown in Table B. The potential constraints are listed in the SHLAA at Appendix 3 (HOU9).

**Table B: Impacts of development of non Green Belt allocations in Baldock**

Site	Name	Impact of Development
BA5	Land off Yeomany Drive - 25 homes - Greenfield site but within existing urban area.	<ul style="list-style-type: none"> <li>• Greenfield site, located at the western edge of the Clothall Common residential area adjoining Walsfield Open Space and Hartsfield Junior Mixed Infant School to the west.</li> <li>• Existence of public right of way B036 to be incorporated as part of the site linking Clothall common residential area to Walsfield Open Space and Hartsfield School.</li> <li>• Risk assessment required for surface water attenuation.</li> <li>• Potential impact on Scheduled Ancient Monument located to the west adjacent to the site.</li> </ul>

<b>Site</b>	<b>Name</b>	<b>Impact of Development</b>
BA6	Land at Ickniel Way - 26 Homes - Brownfield site within existing urban area	<ul style="list-style-type: none"> <li>• Previously developed disused employment site subject to employment designation in current plan, and requires a preliminary risk assessment for contaminated land remediation and surface water attenuation.</li> <li>• Residential development to the west, east and south and adjoining railway line with embankment to the north. Possible conflict between residential use and adjacent railway to be considered. Noise mitigation measures to be included as part of building design.</li> <li>• Potential impact on the Baldock Conservation area and within setting of Listed Building.</li> <li>• Existence of public right of way B001 to be incorporated through the site.</li> </ul>
BA7	Rear of Clare Crescent - 20 homes - Greenfield site but within existing urban area.	<ul style="list-style-type: none"> <li>• Northern part of site comprises backland/disused allotments. Adjoining southern part comprises a residential site with existing dwelling and associated buildings. The site is surrounded by residential development.</li> <li>• North part of site in NHDC ownership is subject to vehicular access considerations as currently no existing access. Negotiations with adjoining landowner at 68 London Road for development to south provides opportunity for potential access point to Weston Way and London Road.</li> </ul>

Site	Name	Impact of Development
BA11  (Note previous ref 307)	Deans Yard, South Road - 20 homes - Brownfield site within existing urban area	<ul style="list-style-type: none"> <li>• Previously developed site comprising petrol filling station and associated garage uses fronting Clothall Road and south Road with residential property on the corner.</li> <li>• Adjacent to residential development to north, west and south.</li> <li>• Potential impact on Scheduled Ancient Monument located to east.</li> <li>• Site requires a preliminary risk assessment for contaminated land remediation and for surface water attenuation.</li> <li>• Sensitive design to enhance setting of Building of Local Interest located in South Road.</li> </ul>

18. The issues listed in Table B are all addressed in the site-specific criteria identified for sites BA5, BA6, BA7 and BA11 (LP1, pp.139-140). These have been guided by responses received from key consultees as the Plan has been developed. Any impacts can be managed through the application of these, appropriate detailed design and the application of the detailed development management policies of the Plan.

19. The Housing and Green Belt Background Paper summarises the reasons for the selection of sites BA5, BA6, BA7 and BA11 as housing allocations in the Plan (HOU1, Appendix 2, p.57). The allocation of these sites make a contribution to the overall housing numbers that are achievable through the plan and is also critical to achievable levels of five-year housing delivery.

**Question 10. 3 Are all of the proposed allocations the most appropriate option given the reasonable alternatives?**

20. Reasonable alternatives are considered in HOU9. The proposed allocations represent all reasonable alternatives for the development of housing within Baldock that are considered to be suitable, available and achievable for allocation over the plan period. HOU1 (Appendix 2, pp.62-63) shows that all but one of the potential sites identified within and around Baldock are being carried forward for proposed allocation in the plan that will enable the Council to meet its OAN. Site (SHLAA Ref 14, Land west of Weston Way) was discarded for:

- landscape reasons, as not all of the site is considered deliverable given the topography and the heavily wooded/planted nature of part of the site;
- being within the Green Belt; and

- the other proposed allocations in Baldock being considered to represent better opportunities for development as well as reasonable maximum development for the settlement of Baldock.

**Question 10. 4 (a) to (g)**

21. Not applicable. A separate statement addresses sites BA1, BA2, BA3 and BA4.

**Question 10. 5 Is the proposed settlement boundary:**

- a) consistent with the methodology for identifying the settlement boundaries?**
- b) appropriate and justified?**

22. The approach to establishing Green Belt boundaries and therefore the settlement boundary of Baldock is discussed in the Council's answer to question 10.14(g) in the corresponding statement relating to Green Belt sites at Baldock.

23. None of the sites addressed in this statement result in any further alterations to the settlement boundary.