

Examination of the North Hertfordshire Local Plan (2011-2031)

Examination hearing sessions

Statement of North Hertfordshire District Council

Matter 11 – The housing allocations and the settlement boundaries: the Category A villages – Kimpton KM3

***11.33 Is the proposed housing allocation deliverable? In particular, is it:
a) confirmed by all of the landowners involved as being available for the use proposed?***

1. Yes, the landowner of the site confirms that they support the allocation and the deliverability for housing in their representation to the Regulation 19 consultation on the plan (ED3, p16 [appendix 1])

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

2. Yes, no site specific objections to the allocations have been received from the highways authority. The site has the opportunity to connect into the existing pedestrian footpath network.
3. It is proposed that access will be off the High Street (B652). The length of the frontage along the High Street ensures that the access can be positioned at a safe and convenient point.

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

4. Yes. The site has been considered through the SHLAA and is considered a suitable location for development having regard to potential constraints (HOU9, site ref KM3. See Appendix 3, p.25 and Appendix 4, p.39). This is expanded upon in answer to Issue 11.34 below.
5. The Infrastructure Delivery Plan (TI1) and Local Plan Viability Assessment Update (TI2) show that this development is deliverable in infrastructure planning terms. The likely significant environmental affects of allocating the site have been considered through the Sustainability Appraisal (LP4, Appendix 6, pp.580-581).
6. No fundamental constraints to development have been identified. Site-specific criteria for this site are identified in the plan (LP1, Section Four – Communities,

Kimpton p173). These 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.

11.34 Is the proposed housing allocation justified and appropriate in terms of the likely impacts of the development?

6. Yes, the proposed housing allocation in Kimpton is justified and appropriate.
7. 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 Need (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 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.

KM3

8. Kimpton is a Category A village within the district settlement hierarchy where draft Policy SP2 (as amended) allows general development within the defined settlement boundaries.
9. The site lies at the west end of Kimpton, fronting onto the High Street adjoining existing residential development and provides an opportunity to contribute to the District's overall housing number. It comprises an area of Grade 3 Agricultural Land and is adjacent to a Conservation Area.
10. A potential constraint identified by the SHLAA is a high risk of surface water flood risk on part of the site which could be addressed through mitigation measures as part of any planning application.

11.35 Is the proposed allocation the most appropriate option given the reasonable alternatives?

11. The proposed allocation of site KM3 represents the only reasonable option for the expansion of Kimpton.

11.36 Is the proposed settlement boundary:

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

b) appropriate and justified?

12. The Council's proposed amendment to the supporting text of Policy SP2 (LP3, amendment to paragraph 4.13, p.2) makes clear that settlements are those areas excluded from the prevailing policy designation of the surrounding rural area; the boundaries of Kimpton are 'inner' boundaries to the Green Belt rather than 'outer' boundaries to the settlement itself.

13. The settlement boundary has been drawn to encompass the existing developed extent and includes the rear plots of properties along the south side of High Street (bounded by PRow Kimpton 008 and Kimpton 002), the Recreation Ground and the plot on the corner of High Street and Luton Road. It provides the opportunity for future development within the built core and is justified by consistency with policy SP2 Settlement Hierarchy.

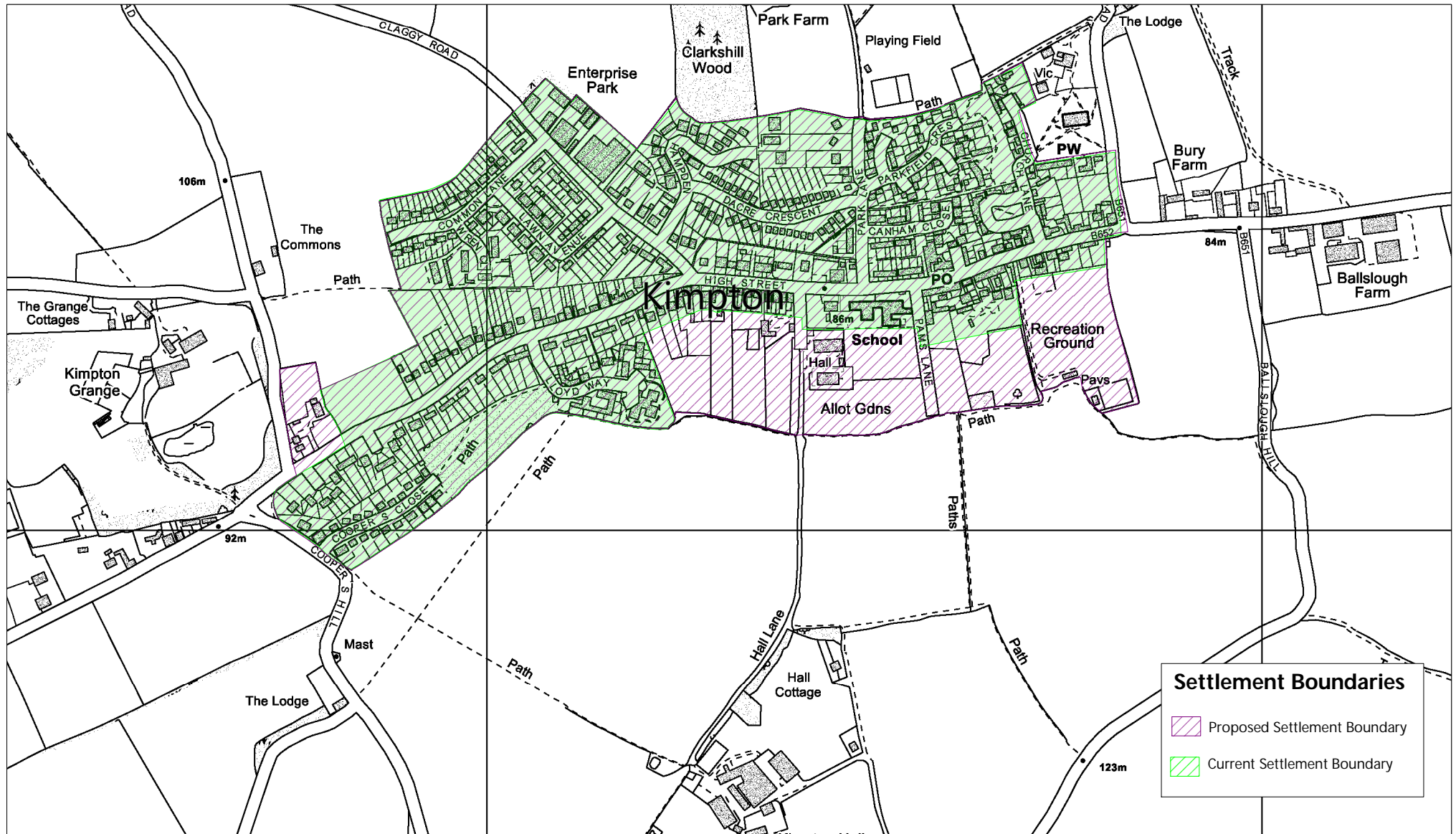
14. A map showing the existing and proposed settlement boundaries for Kimpton is attached to this Statement as Appendix 1 to aid interpretation.

Appendix 1: Current and proposed settlement extent of Kimpton

Plan overleaf.



Kimpton



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