

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 - Offley

11.52 Though a Category A village, no housing allocations are proposed for Offley. Why? What is the approach taken here and what is the justification for it?

1. Since 2011, 73 new homes have been built/given planning permission within Offley ward of the Parish. Land east of Luton Road & allotments east of Luton Road, that were previously identified in the 2012 SHLAA, were given planning permission in 2014 (13/02671/1) for 63 dwellings which have since been built. There is potential for any further residential development in Offley to take place within the settlement boundary.

11.53 Is the proposed settlement boundary:

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

2. Although Offley currently lies within the Rural Area Beyond the Green Belt the proposal to create additional Green Belt will result in Offley surrounded by Green Belt.

3. 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 Offley are 'inner' boundaries to the Green Belt rather than 'outer' boundaries to the settlement itself.

4. Every effort has been made to clearly define the Green Belt boundaries around the settlement using physical features such as roads and watercourses that are readily recognisable and likely to be permanent.

5. The settlement boundary has been drawn to encompass the existing developed extent and provides the opportunity for future development within the built core and is justified by consistency with policy SP2 Settlement Hierarchy.

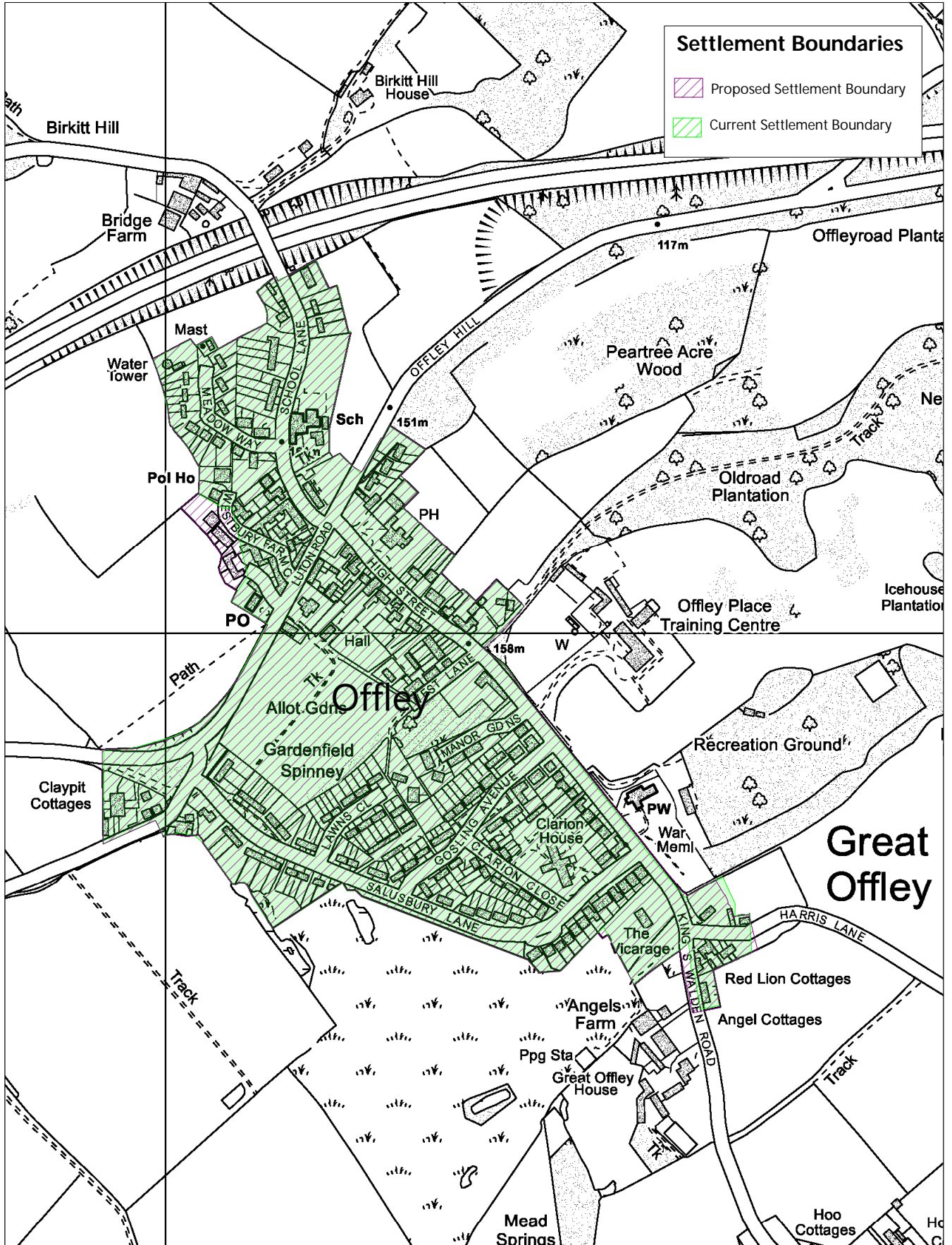
6. A map showing the existing and the proposed settlement boundary for Offley is attached to this Statement as Appendix 1 to aid interpretation.

Appendix 1: Current and proposed settlement extent of Offley

Plan overleaf.



Offley



Scale: 1:6000
Date: 10:10:17

