

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 – Reed

11.60 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 landowners of the site confirm that they support the allocation and their deliverability for housing [Appendix 4, HOU9].

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 highway authority. All sites provide opportunities to connect into the existing highway and pedestrian footpath networks.
3. Principle access to site RD1 is to be taken from Blacksmith's Lane and a PRoW will be incorporated or diverted.

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 RD1, Appendix 3 and Appendix 4]. This is expanded upon in answer to Issue 11.61, below.
5. The site has been subject to consultation with a range of statutory providers. The Infrastructure Delivery Plan (TI1) and Local Plan Viability Assessment Update (TI2) show that the developments are deliverable in infrastructure planning terms and that the development would be profitable such as to support a package of infrastructure measures. The likely significant environmental affects of allocating the sites have been considered through the Sustainability Appraisal (LP4, Appendix 6, pp.520 and 623).
6. HOU9, p.26 notes the land is grade 2 agriculture, adjacent to habitats and listed buildings, and has PRoW. Site-specific infrastructure and / or mitigation measures for these sites are identified as policy measures in the plan (RD1, LP1, pp. 198).
7. 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.

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

8. Yes. The proposed housing allocation for Reed is justified and appropriate. The appropriateness of the allocation is discussed below.
9. 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;
 - In the Council’s view, being able to mitigate or ameliorate identified harms to an extent that the restrictions in Paragraph 14 of the NPPF (and other policies of the framework) would not apply when making a balanced planning judgement on the individual site(s);
 - 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.
10. The proposed allocation at Reed would extend the village envelope and represent a green field development opportunity that can be achieved over the plan period. The likely impacts of development for the site are shown in Table A.

Table A: Impacts of development of allocations at Reed

Site	Name	Impact of Development
RD1	Land at Blacksmith’s Lane	<p>On land currently designated as rural area. Reed proposed as Category A village and allocation would allow definition of coherent boundary along Blacksmith’s Lane.</p> <p>Site-specific criteria allow for appropriate mitigation of potential impacts on the Reed Conservation Area and adjacent listed buildings.</p>

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

15. Further sites were assessed in SHLAA for Preferred Options but have since been withdrawn or permitted.
16. No further alternatives for development at Reed are available for development at the present time.

11.32 Is the proposed settlement boundary:

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

b) appropriate and justified?

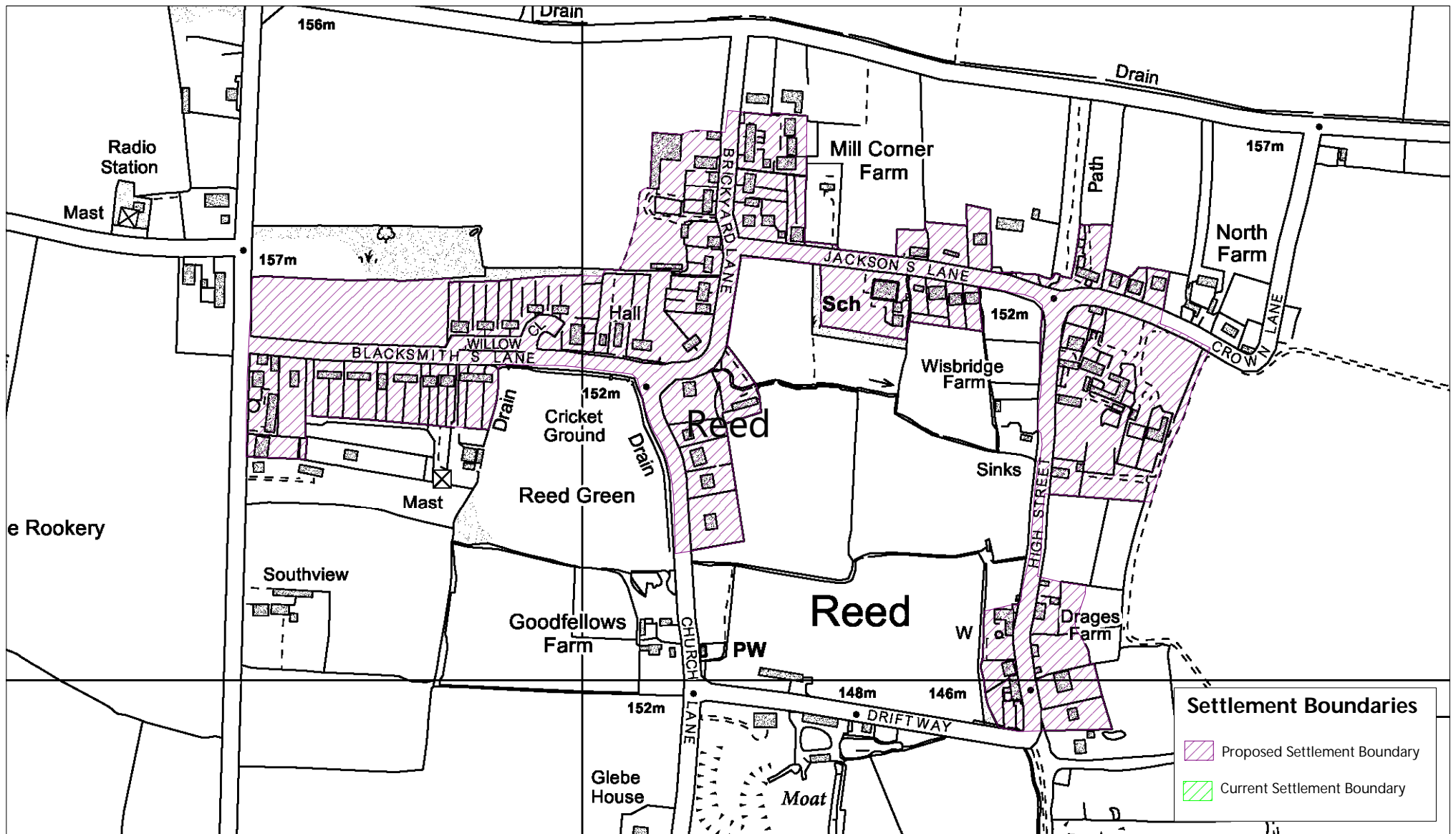
43. The Council's proposed amendment to the supporting text of Policy SP2 (LP3, amendment to paragraph 4.13, p.2) makes clear that settlements are those areas excluded from the prevailing policy designation of the surrounding rural area
44. The boundaries are defined by the A10, Blacksmith's Lane, existing housing and a PRoW.
45. A map showing the existing and proposed settlement boundary for Reed is attached to this Statement as Appendix 1 to aid interpretation.

Matter 11, North Hertfordshire District Council

Appendix 1: Existing and proposed settlement boundary for Reed



Reed



Scale: 1:5000
Date: 10:10:17

