

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 – Therfield

11.71 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 TH1 is to be taken from Police Row and the PRoW on western side to be sensitively treated to retain its integrity.

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 TH1, Appendix 3 and Appendix 4]. This is expanded upon in answer to Issue 11.72, 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.527 and 655).
6. HOU9 notes the land is grade 3 agriculture, with part of the site of archaeological, interest, adjacent to a Conservation Area, within the setting of listed buildings and adjacent to a PRoW. Site-specific infrastructure and / or mitigation measures for these sites are identified as policy measures in the plan (TH1, LP1, pp. 210).
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.

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

8. Yes. The proposed housing allocation for Therfield 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 Therfield 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 is shown in Table A 9(taken from HOU9).

Table A: Impacts of development of allocations at Therfield

Site	Name	Impact of Development
TH1	Land at Police Row	Area of undeveloped land to the south-east of Therfield. Bounded to north and south by residential development with extended frontage along Police Row. No clearly defined boundary at rear of site to west. Adjoins Conservation Area and adjacent listed buildings. Frontage development to be most likely given nature of surrounding plots and dwelling estimate adjusted to reflect this. Currently in an area of rural restraint and village boundary would need to be amended.

11.73 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/rejected (Land south of Haywood Lane -17 and Tr02 Land adjacent Tussocks, The Causeway Tr02) or permitted (Nine Elms – Police Row – T/r01).
16. No further alternatives for development at Therfield are available for development at the present time.

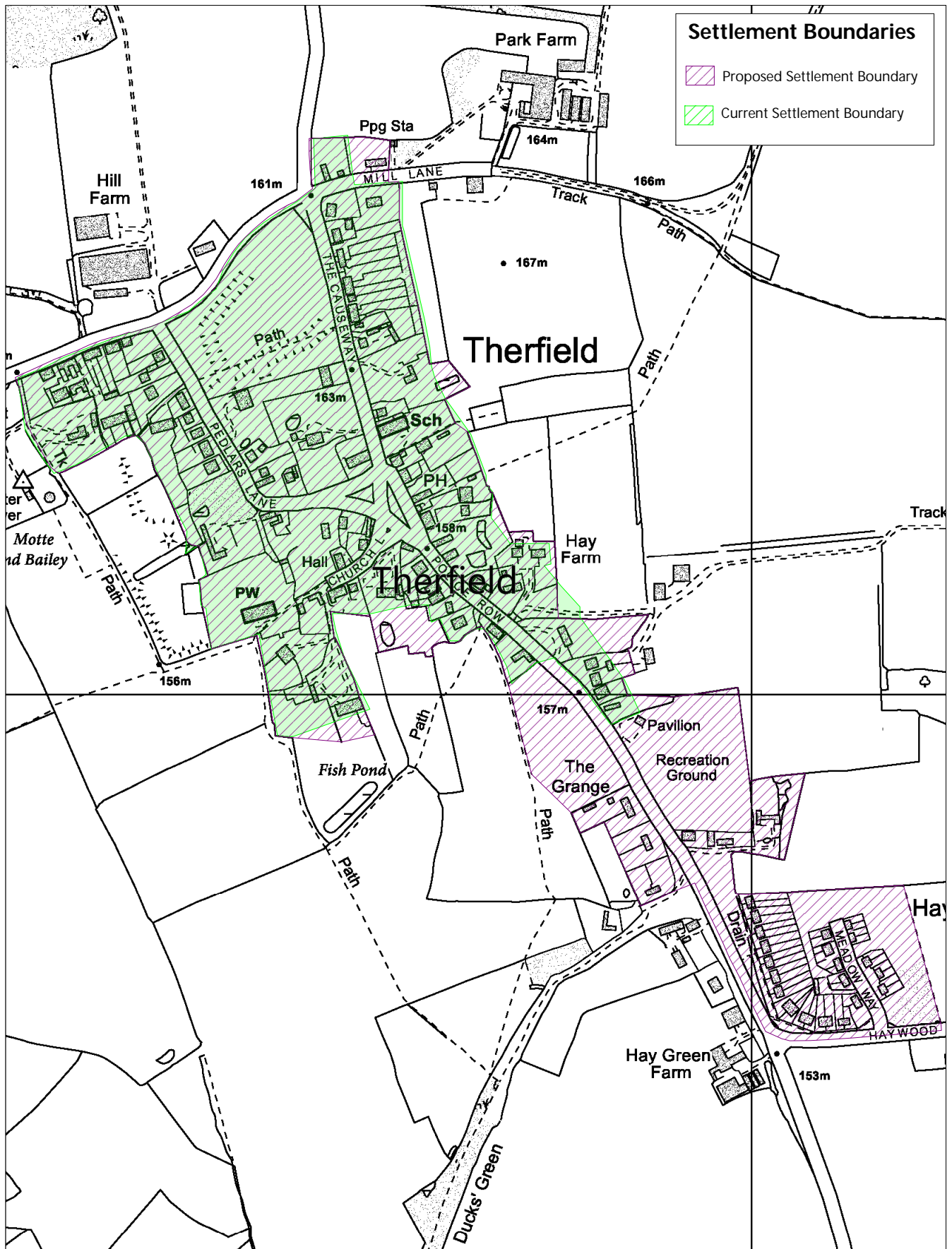
11.73 Is the proposed settlement boundary:

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

b) appropriate and justified?

17. 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.
18. The site is bounded by Police Row to the east, built development to the north and south and follows the PRow tree-line on the western boundary southwards until a tree-line ceases, then diagonally in a south-eastwards direction linking to the rear edge of the existing built up area to the sites southern boundary.
19. A map showing the existing and proposed settlement boundaries for Therfield are attached to this Statement as Appendix 1 to aid interpretation.

Therfield



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