

# 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 – Whitwell (St Paul's Parish)

#### ***11.80 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]. The land has been given planning permission through Appeal 15/02555/1 for 41 homes. The allocation can stand in-case of planning permission lapse. However, sharing the policy number with strategic policy SP2 is not helpful and it is proposed to change this allocation to WH2.

#### ***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 SP2 is to be taken from Bendish Lane, open-byway to the west of the site to be a green corridor and site boundary feature.

#### ***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 SP2, 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.643-645).

6. HOU9, p.26 notes the land is grade 3 agriculture, adjacent to a conservation area, high risk of flood in part of the area and adjacent to a PRoW. Site-specific infrastructure and / or mitigation measures for these sites are identified as policy measures in the plan (SP2, LP1, pp. 209).
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.

**11.81 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 Whitwell 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 [HOU9, p.1243].

**Table A: Impacts of development of allocations at Whitwell**

| <b>Site</b> | <b>Name</b>                                       | <b>Impact of Development</b>                                                                    |
|-------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------|
| SP2         | Land between Horn Hill and Bendish Lane, Whitwell | On edge of Category A village on land currently designated as Rural Area beyond the Green Belt. |

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

11. Further sites were assessed in SHLAA: 116 The Estate Yard, Hoo Park and 349 Rose Farm, both rejected for remoteness.
12. No further alternatives for development at Whitwell are available for development at the present time.

**11.83 Is the proposed settlement boundary:**

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

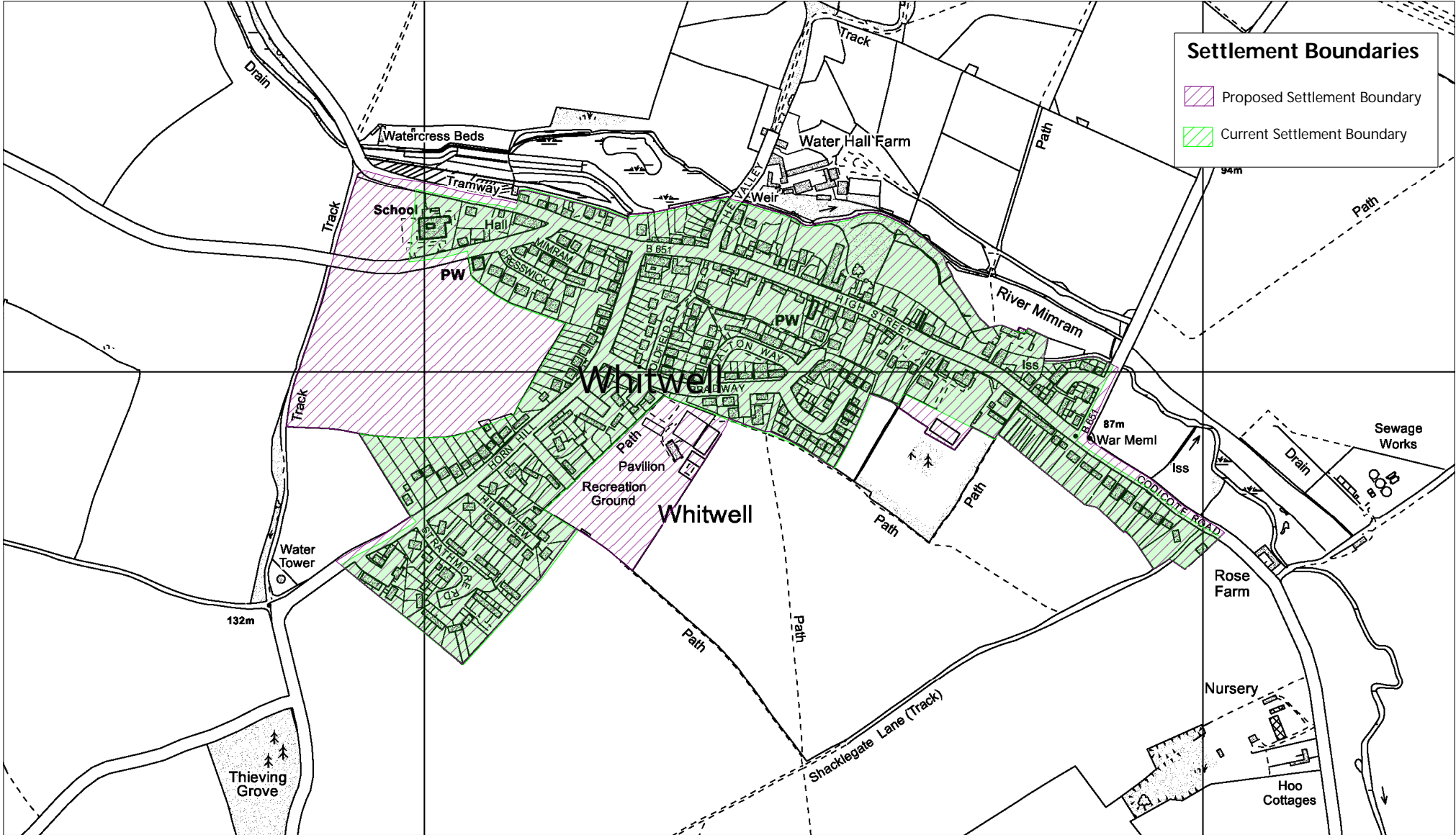
**b) appropriate and justified?**

13. 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
14. The site is bounded by Bendish Lane and built up areas to the north of the sites, built up areas to the east and south (partial) of the site and an open-byway to the west.
15. A map showing the existing and proposed settlement boundary for Whitwell is attached to this Statement as Appendix 1 to aid interpretation.

**Appendix 1 - Existing and proposed settlement boundary for Whitwell**



Whitwell



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