

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

Examination hearing sessions

Statement of North Hertfordshire District Council

Matter 9 – The basis for the housing allocations and the settlement boundaries

9.1 Have all sites put forward for allocation been considered through the SA? Is the SA based on appropriate criteria and is it a robust and sound base of evidence?

1. All sites put forward for allocation in the submission Local Plan have been considered through the Sustainability Appraisal (SA) process as set out in Submission SA (LP4).
2. The Strategic Housing Land Availability Assessment (SHLAA) (HOU9) considers the sites which may be available for residential development over the period between 1 April 2011 and 31 March 2031. The SHLAA assessed sites against three tests:
 - Is the site suitable for development? This question is about the physical ability of the site to accommodate development and identification of (potential) policy constraints which might influence how desirable it is to develop it.
 - Is the site available for development? This is about landowner intentions.
 - Would development here be achievable? This question is about whether development would be financially viable or whether there might be any other reasons why it may not be delivered.
3. Housing sites which met all three tests in the SHLAA were considered to be reasonable alternatives and were then appraised through the SA process. This includes some sites which were appraised in earlier iterations of the sustainability appraisal.
4. The SA process was robust and based on criteria which are outlined in the SA framework and the related significance criteria. The process and criteria used are described below.
5. All of the sites included in the Proposed Submission Local Plan have been appraised using the appraisal framework, which is included in Appendix 5 (p.487)¹ of the Submission SA (LP4).
6. The site appraisal SA framework included specific sub-questions related to site allocations and excluded sub-questions which would be addressed by policies within the Local Plan and could not be influenced by site allocations. The statutory bodies were consulted on this framework through the consultation on the Land Allocations

¹ "NHDC Page Number" printed at the top left of each page.

DPD SA/SEA Scoping Report 2007². The framework was modified to reflect consultation comments³.

7. Significance criteria were utilised in order to aid the identification of significant positive and negative effects. These identify the circumstances in which the effects of a site will be assessed as significant.
8. Summaries of the site appraisals and detailed appraisal matrices are included in Appendix 6 (pp.500-660) for preferred sites, and Appendix 7 (pp.661-855) for non-preferred sites in LP4.
9. For sites which were appraised in earlier iterations of the SA⁴, a review was undertaken to ensure the information provided was up-to-date, consistent and accurate, and that all sites were appraised to the same level of detail. This review was undertaken in April-June 2016. Updated data, publications and consultation comments were reviewed and the Submission SA appraisals were subsequently updated to reflect this new information.
10. At the same stage, the significance criteria were also reviewed in order to ensure a consistent approach across all sites. Where previous site appraisals have been utilised, these were updated using the revised significance criteria.
11. Detailed matrices were produced for each site, showing the likely effect on each of the sustainability objectives. Summaries of these matrices were then produced, showing the likely significant positive and negative effects and uncertainties. These are included as Appendix 6 (pp.500-660) and 7(pp.661-855) of the Submission SA (LP4).
12. For each of the sites appraised, mitigation measures were identified to address the significant negative effects and uncertainties. This process identified Local Plan policies which will serve to mitigate these effects, any additional mitigation measures which will be needed and any residual significant effects which will remain following the mitigation. These are included as Appendix 8 (pp.856-880) and 9 (pp.881-995) of the Submission SA (LP4).
13. In addition, the SA identified cumulative effects of localised clusters of sites and the cumulative effects of the total of site provision. This assessment is described in section 7 (p.81) of the Submission SA report (LP4).

² They were given the statutory five-week period to comment.

³ see Appendix 12 of the Submission SA report (LP4)

⁴ Note: Only the most up-to-date iterations of studies such as the SHMA and SHLAA, which support the proposals in the submitted plan, have been included in the Examination Library. Earlier iterations of these (and other) studies will have been used to inform previous consultations and versions of the SA can be made available on request if required.

9.2 What process or methodology has been used to select sites for allocation? In particular:

a) Has information from the SHLAA formed the starting point, then the outputs from the SA and the Green Belt review considered, along with an assessment of suitability, availability and achievability?

14. The methodology used for site selection in the submission Plan is set out in the Housing and Green Belt Background Paper (HOU1).
15. The SHLAA (HOU9) provides the initial starting point for the selection of sites and has been prepared in accordance with the Government's Planning Practice Guidance. The Council has held a decade long open/rolling call for sites in which landowners have had the opportunity to bring available sites to the attention of the Council as well as through various housing allocation consultation papers and the Local Plan Preferred Options consultation⁵. The Council has followed a consistent approach in terms of assessing the sites over this period through the preparation of various SHLAA papers. Only sites capable of delivering 5 dwellings or more were taken into consideration. The methodology is outlined in more detail below and summarised in the flow chart appended to this statement at Appendix A.
16. As explained in the SHLAA (HOU9 Section 4, p.10) all sites that have been put forward were initially assessed against the three key tests in terms of their suitability, availability and deliverability for development.
17. The suitability of each site has been assessed, in the first instance, by desk top studies to identify potential planning constraints against a consistent matrix (HOU9, Appendix 3, p.24). The assessment of suitability at this stage focused more on the whether the sites were physically capable of being developed rather than any questions on whether it was desirable to develop these sites.
18. The planning constraints matrix comprised a list of assessment criteria such as:
 - River and surface water flood risk,
 - proximity to and impact on National Wildlife sites (SSSIs),

⁵ The sites identified are drawn from a variety of sources, being:

- Land Allocations Issues and Options paper, January 2008 – which drew on the earlier Housing Capacity Study of 2003;
- Land Allocations Additional Suggested Sites paper, July 2009 – being additional sites suggested at the time of the 2008 paper;
- Local Plan Housing Options paper, February 2013 – based on both the above plus a call for strategic sites in Autumn 2012; and
- Housing Additional Location Options paper, July 2013 – being additional sites suggested at the time of the February 2013 paper.
- Local Plan Preferred Options consultation. December 2014 – a small number of further sites were brought to the Council's attention for consideration

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- impact on valued environments - including local wildlife sites, ground water protection zones and aquifers, agricultural land classification, rights of way, the historic environments
- contaminated land,
- Green belt.

19. All sites have been visited by the Council to check the findings of the desk-top exercise and make additional observations in terms of further assessments that would be required to support the evidence base in the selection of the suitability of sites. This process also allowed the initial dwelling assumptions considered as part of the Preferred Options consultation to be tested on a site by site basis. The approach taken in estimating site yields is explained in the SHLAA (HOU9, paragraphs 4.12 to 4.14, p.11).

20. Further information on sites has also been gathered (HOU13) to inform decisions, including:

- proximity to major hazard sites and major accident hazard pipelines,
- landscape and natural beauty
- airport and public safety zones
- local and strategic road impact; and
- access and proximity to local services and facilities

21. The availability of sites was assessed via correspondence with landowners and promoters of sites. Some sites have been discounted through the process as sites previously promoted are either no longer being pursued by the landowner, or the promoter has failed to demonstrate landowner agreement. The availability of sites within the submission Local Plan can also be justified on the basis that the representatives for the majority of sites have either made positive representations to the submission Plan, are seeking pre-application advice or have submitted planning applications. This is confirmed in the Housing and Green Belt Background Paper Partial Update 2017 (ED3, Appendix 1, pp.14-18). Correspondence with remaining landowners is ongoing to ensure information is up to date and will be confirmed as part of Matters 10 and 11.

22. Where sites were considered both suitable and available, their achievability was assessed. All sites taken forward as part of the Preferred Options were supported by a viability assessment⁶ conducted in line with Government guidance. The sites taken forward as part of the Submission Local Plan were further tested through the Plan Viability Assessment Update (TI2), which tested each strategic site individually and

⁶ Whole Plan Viability Assessment - North Hertfordshire Local Plan emerging Preferred Options Draft (Dixon Searle LLP, 2014)

then tested broad typologies, which broadly accord with the sites rather than each site specifically.

23. Sites which did not meet the 3 tests were ruled out from further consideration as part of the SHLAA. (HOU9, Appendix 2, pp.22-23). The remaining sites that were considered to pass the necessary tests in full or part were put forward to be appraised as part of the Sustainability Appraisal (SA) process. The site assessment matrix and summary of selected sites are listed in Appendix 3 and 4 of the SHLAA (HOU9). Appendix 5 (HOU9a) comprises maps showing all sites considered in the SHLAA. The SA process regarding the site allocations is explained in response to questions 9.1 and 9.3.
24. The SHLAA identified 126 sites which could be considered for allocation. These were estimated to have a potential yield of 15,548 homes. There were a small number of sites since the completion of the 2016 SHLAA where a number of circumstances had changed resulting in a further reduction of available sites and the potential number of homes being taken forward for consideration in the Plan. The reason for the removal of these sites is explained in the Housing and Green Belt Background Paper (HOU1 paragraphs 3.12 – 3.26, .-8). This left a total of 115 specific sites available for allocation with a total potential of 14,420 homes. Of these, 11,857 (82%) are on sites currently within the Green Belt (HOU1 paragraph 4.22, p.14).
25. A maximum of approximately 6,300 homes could be delivered on non – Green Belt sites over the plan period (HOU1, paragraph 4.23, p.14)⁷. Taking into consideration the 13,800 homes required to meet the District’s objectively assessed housing need (OAHN)⁸ in full and make a positive contribution towards the unmet housing needs of Luton⁹ this leaves the Council in a position in which it had to make a number of balanced planning judgements regarding the allocation of sites for the Plan including:
- The spatial distribution of settlements and the ability to accommodate growth in the most sustainable locations;
 - The ability of sites to contribute towards the five-year housing land supply;
 - The need to make use of Green Belt land and the case for exceptional circumstances in relation to the reviewing of Green Belt boundaries to release land for housing;
 - Infrastructure capacity and other potential constraints;
 - How much of the development can be accommodated on sites that would cause least harm taking into consideration mitigation measures to address impacts and reduce harm;

⁷ This total is subject to certain caveats set out in paragraph 4.24 of the same document

⁸ This number is evidenced in the Stevenage and North Hertfordshire Strategic housing Market Assessment (SHMA) Update (HOU4)

⁹ As a result of various discussions and studies carried out under the duty to co-operate as discussed under Matter 1.

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- Meeting the OAHN of authorities in shared housing market areas (HMAs), their capacity to meet their own OAHN and any prospects of redistributing housing requirements under the duty to co-operate; and
- The Sustainability Appraisal.

These factors are discussed in more detail below.

26. The spatial distribution of settlements is discussed under Matter 5 and explained in the Housing and Green Belt Background Paper regarding the settlement hierarchy (HOU1, Section 2 pp. 4-5). The National Planning Policy Framework (paragraph 52) recognises that the supply of new homes can sometimes be best achieved through planning for larger scale development, including extensions to existing villages and towns. The District is highly constrained by Green Belt and many of the most sustainable locations for new development are within or adjacent to existing higher order settlements.
27. It is important for North Hertfordshire to be able to demonstrate a five-year supply of deliverable housing sites. The Council's Matter 4 statement sets out how this will be achieved. The ability of sites to contribute towards five-year land supply in delivering the Council's housing strategy, i.e. in meeting its OAHN in full has been an important consideration and has been accorded significant weight in the decision making process (HOU1, paragraph 5.29, p.29).
28. All sites put forward within the Green Belt were assessed as part of the Green Belt Review (CG1). CG1 sets out the methodology and approach used in assessing each of the sites against a set of criteria to describe the significance of the land in making a contribution to the Green Belt purposes and considering exceptional circumstances for the possible release of sites from the Green Belt. All sites assessed as part of the review are covered in Section 5 of the Review (CG1 pp. 99-125) and listed in Table 5.3 (CG1 pp. 103-115). Those sites that were found to make a significant contribution and could not be mitigated against were further discounted from the process.
29. The overriding exceptional circumstances for removing sites for housing from the Green Belt and possible mitigation measures to reduce harm are set out in the Housing and Green Belt Background Paper. This also includes removing land from the Green Belt to accommodate some of Luton's unmet housing need (HOU1 paragraphs 4.12 to 4.40 pp. 13-16 and paragraphs 4.48 to 4.58 pp. 17-19). The appropriateness of the Green Belt Review is addressed in Matter 7.
30. Consideration has been given to the proximity of available infrastructure and to the cumulative impact of development on infrastructure, in particular the highway network. Access to existing facilities and the benefits that larger sites in more strategic locations can bring in terms of education and other community benefits has been taken into consideration. The impact of sites in terms of highway constraints has had a bearing on the distribution of development. The Council has undertaken a number of traffic modelling studies which recognises that while there are some capacity issues on the highway network, the majority can be addressed through various highway mitigation

measures. This is set out in more detail in the Local Plan Transport Technical Review paper (TI3) and the NHDC Transport Strategy (ED14).

31. Reviewing other potential constraints which might be used to restrict development in terms of flood risk, impact on SSSI's, use of best agricultural land, as well as impacts on the historic environment have all been taken into consideration. These constraints are further explored and carefully assessed in the Housing and Green Belt Background Paper (HOU1 paragraphs 4.59 -4.92 pp.19 -24) If the Council were to adopt a blanket policy of restraint this would result in a very significant shortfall in housing numbers and a failure to meet its OAHN.
32. The Council has recognised throughout the process that certain sites will result in harm be it in environmental, highway or land use terms and it is considered that, in most instances, these are below the thresholds at which the NPPF advises an outright restriction on development or at which a planning inspector might support a policy of restraint. Consideration has been made, where relevant and necessary, of appropriate mitigation measures and these are addressed through site-specific criteria and policies in the Plan. These mitigation effects have also been assessed through the SA as explained in Question 9.3.
33. The housing pressures facing North Hertfordshire are not unique. Many of the authorities with which North Hertfordshire share market areas experience similarly high levels of objectively assessed housing needs and/or potential constraints to development including the presence of tightly drawn Green Belt boundaries. Discussions under the duty to cooperate with neighbouring authorities concluded that without the use of Green Belt sites there would be significant housing shortfalls both within North Hertfordshire and across the wider housing market areas. It has been agreed that each authority, with the exception of Luton, would seek to meet their OAHN and all take the position that exceptional circumstances exist to justify a review of Green Belt boundaries within their respective areas. This approach has been agreed through Statements of Common Ground or Memoranda of Understanding with neighbouring authorities as discussed in Matter 1.
34. In the above context, HOU1 recognises (paragraph 5.24, pp.29-30) that, as matters of broad principle:
 - The Council should seek to reasonably maximise housing provision within the District; and
 - That it will be particularly important for the Plan to allocate sites that are reliant on a pro-active change in policies or boundaries and that this is essential for sites which are currently in the Green Belt.
35. All sites put forward for allocation have been considered through an iterative process taking into consideration the evidence base and the need to make a series of balanced planning judgements.

36. The sites that North Hertfordshire have agreed as a positive contribution towards the unmet needs of Luton are located within the Luton HMA and have been appraised through a similar process, taking into consideration the above factors. Two pieces of work¹⁰ have been undertaken and demonstrate that this is the maximum level of development that can be accommodated in this part of the District without causing significant harm to the wider landscape and Green Belt.
37. The full justification for the inclusion of sites on a site-by-site basis is summarised in the Housing and Green Belt Background Paper (HOU1, Appendix 2).

b) Have all sites put forward for allocation been considered through the process/methodology? Has the testing of reasonable alternatives been robust?

38. All sites put forward for allocation have been considered through the process outlined above. The Council has had to make a series of balanced planning judgements when considering all of the evidence base and other policy considerations in light of allocating the sites.
39. There are few alternatives available to the Council if it seeks to meet its objectively assessed housing needs in full thereby meeting the requirements of the NPPF. These are set out in paragraph 24 above and have been explored in greater detail.
40. There are no substantial, alternate deliverable or developable rural sites in the area beyond the Green Belt that could be used to meet the housing numbers. Appendix 2 of HOU1 shows that some potential housing sites in the rural area and villages identified in the SHLAA have not been carried forward for allocation. The reasons for these decisions are considered sound (see the Council's Matter 5 statement). In any event, allocating these sites would still not obviate the need for Green Belt development in the District if the Council was to even come close to reaching its OAHN.
41. Without the use of Green Belt land, development across the District would be significantly imbalanced. Growth in Baldock, Letchworth Garden City and Hitchin would be constrained to capacity from within existing Green Belt limits. It would not be possible to contribute towards unmet housing needs from Luton. Royston would be the only town where it would be possible to focus significant additional development on surrounding rural land. Neighbouring authorities would object as the Council would not be seen as positively seeking opportunities to meet its own OAHN within the wider housing market areas, and the Council would be asking neighbouring authorities to take more.

¹⁰ Luton HMA and Site Selection Assessment Report (HOU8) and Luton Housing Market Growth Study (HOU7)

42. A number of representors have however suggested that the Council's housing needs could be met by a new settlement in a (generally unspecified) location beyond the Green Belt.
43. No specific site(s) or landholdings capable of accommodating a new settlement are being promoted through the Examination by landowners or their agents as an alternate to the strategy in the Plan.
44. NHDC's position in relation to a new settlement is set out in Policy SP8 and its supporting text and also in the Delivery chapter of the plan. In summary, LP1 recognises:
- The long-term nature of new settlement planning (paragraph 4.101, p.50 as informed by HOU6);
 - That initial investigatory work has been conducted and continues to be progressed (paragraphs 4.101 and 14.35, p.50 and p.224);
 - The need to work with relevant agencies to identify new settlement options that may contribute to housing supply in the period after 2026 (Policy SP8(e)(i), p.48); and
 - That the outcomes of the new settlement process will be reflected in a future full review of the plan to be completed by the mid-2020s at the latest (paragraph 14.37, p.224).
45. It is the Council's view that the approach it has followed in assessing the sites for allocation in the Plan and the testing of reasonable alternatives is robust.

c) Have sites been discounted from possible allocation for any reason (for example, through the use of site size thresholds)? If so, are all of the reasons for excluding sites justified?

46. Sites capable of developing less than 5 dwellings were discounted from the SHLAA. The Council has not used any other threshold in the process.
47. The reasons for discounting sites have been addressed in Question 9.2(a) above, this has been based on a range of assessments and planning judgements as set out in the various evidence base documents – namely: The Green Belt and Housing Background Paper (HOU1), The Green Belt Review (CG1) the Sustainability Appraisal (LP4), the SHLAA (HOU9) as well as various traffic modelling and, landscape assessments for specific sites, including the Luton HMA Growth Study (HOU7) which explores the potential allocation of sites within the wider Luton HMA.
48. The Housing and Green Belt Background Paper (HOU1) at Appendix 2 provides reasons for the allocations in the Plan on a site-by- site basis.

d) Aside from any reasons for excluding sites, has greater weight/importance been given to any site selection criteria over others and if so what is the justification for this 'weighting'?

49. The Council has not used any specific weighting criteria in assessing the sites. The Council has had to make a series of balanced planning judgements through an iterative process against broader policy issues and the evidence base in order to meet its OAHN through the allocation of appropriate sites. The Council's responses to Matters 10 and 11 will provide the justification for the proposed housing allocations on a settlement-by-settlement basis and site-by-site basis.

e) Have all constraints been taken into account?

50. In addition to Green Belt considerations, the Council has given consideration to a number of other constraints as identified in the NPPF, and although attempts have been made to use less constrained areas first, it is also necessary to make use of sites in more constrained areas and mitigate any adverse impact to the fullest possible extent through the use of site specific criteria. The Housing and Green Belt Background Paper (HOU1, pp19 -25) gives consideration to the extent to which development needs might be met when considered against a range of potential constraints including constraints identified in Footnote 9 to paragraph 14 of the NPPF.

51. The sites have been assessed against planning issues and those performing well in terms of constraints as well as those sites with good access to a range of services and facilities, and those capable of delivering new infrastructure to meet the needs of development and the wider district have been chosen and taken forward into the submission Plan.

f) Have alternative uses been considered?

52. No alternative uses have been formally considered for these sites, other than for infrastructure and service provision which would be included as part of the larger site allocations. The sites have been considered for the uses for which they have been promoted. Sites being actively promoted for housing are considered to have low prospects of being made available for other land uses with residential having a significantly higher land value.

9.3 Overall, has the SA of sites and the selection process been appropriate and robust?

53. Overall, the SA of sites has been appropriate and robust, as demonstrated in the response to question 9.1. The selection process for sites has also been appropriate and robust. The selection of reasonable alternatives for sites is described in the response to 9.1 above, and more detail is included in the Housing and Green Belt Background Paper (HOU1). Appendix 2 of HOU1 lists the specific reasons that each reasonable alternative was selected or not selected. This information is included in the Submission SA (LP4) as Appendix 13 (p.1220).

9.4 In general terms, do the proposed allocations reflect the outcomes of the sustainability appraisal and testing of reasonable alternatives through the site selection methodology? Is there a clear audit trail in this respect?

54. The proposed allocations reflect the outcomes of the sustainability appraisal and testing of reasonable alternatives through the site selection methodology and there is a clear audit trail to demonstrate this, as described below.

55. The selection of sites considered to be reasonable alternatives to deliver the OAN for housing and the SA process used to test these alternatives is described in the responses to questions 9.1 and 9.3. As noted in the response to question 9.3, the results of the SA testing process are included as Appendix 6 (pp.500-660) and 7 (pp.661-855) of the Submission SA (LP4).

56. The SA conclusions were reviewed by the Council and a final decision made on which sites to include within the Proposed Submission North Hertfordshire Local Plan based on a number of key planning considerations, including the SA. The other considerations are described in the Housing and Green Belt Background Paper (HOU10) as stated above.

57. The sites chosen were endorsed by Full Council on 20 July 2016 (ORD1 p.42) and the Draft SA¹¹ was included in the information provided when this decision was made (Appendix 5 of the report to Full Council, ORD1, paragraph 16, p.23). A copy of Appendix 5 is appended to this statement at Appendix B. The Draft SA report included summaries and full SA matrices for all the reasonable alternatives considered for site selection. The report submitted to Council noted that¹²:

¹¹ CAG Consultants, 2016, *Draft SA/SEA of North Hertfordshire Local Plan submission version: strategic and site options and strategic policies*

¹² ORD1, paragraph 8.104, p.19

The results of the Sustainability Appraisal to date are reflected in the draft policies presented to Council. In particular, they have helped to inform the site-specific measures identified for the proposed housing sites in the Communities section of the plan.

58. The proposed Submission Plan was approved by Cabinet on 26 September 2016 (ORD1, p.67). The report submitted to Cabinet noted¹³:

In preparing the spatial strategy and policies for the emerging Plan, a number of options have been considered through the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process. This includes identifying policy options for how the District should develop and in particular where development should happen, and how much development there should be. The SA/SEA Report forms part of the proposed submission document as outlined in paragraph 7.3.

59. The Submission SA (LP4) was included in the information available when this decision was made¹⁴. The Submission SA was included in Appendix 5, and Members were informed that it was also available online and as a separate report in the Members Room:

9.5 What methodology has been applied to the identification of the settlement boundaries around the Towns and Category A Villages? Is the methodology appropriate and adequately robust?

60. The Council has applied the following methodology for identifying settlement boundaries for the towns and category A villages within the District that fall within the Green Belt and the Rural Area Beyond the Green Belt.

Green Belt

61. For towns and category A villages in the Green Belt the settlement boundary has been defined around allocated sites using physical features such as roads and watercourses that are readily recognisable and likely to be permanent.

62. Where no such permanent features exist, or where use of such features would necessitate release of substantial additional land beyond the proposed allocation boundary from the Green Belt, the use of semi-permanent existing features such as field boundaries, hedgerows, public rights of way and / or tree belts has been used.

63. Where no features exist, the site specific allocation criteria specify that the allocation should seek to establish a landscape feature that will sufficiently contain the site and be

¹³ ORD1, paragraph 4.2, p.43

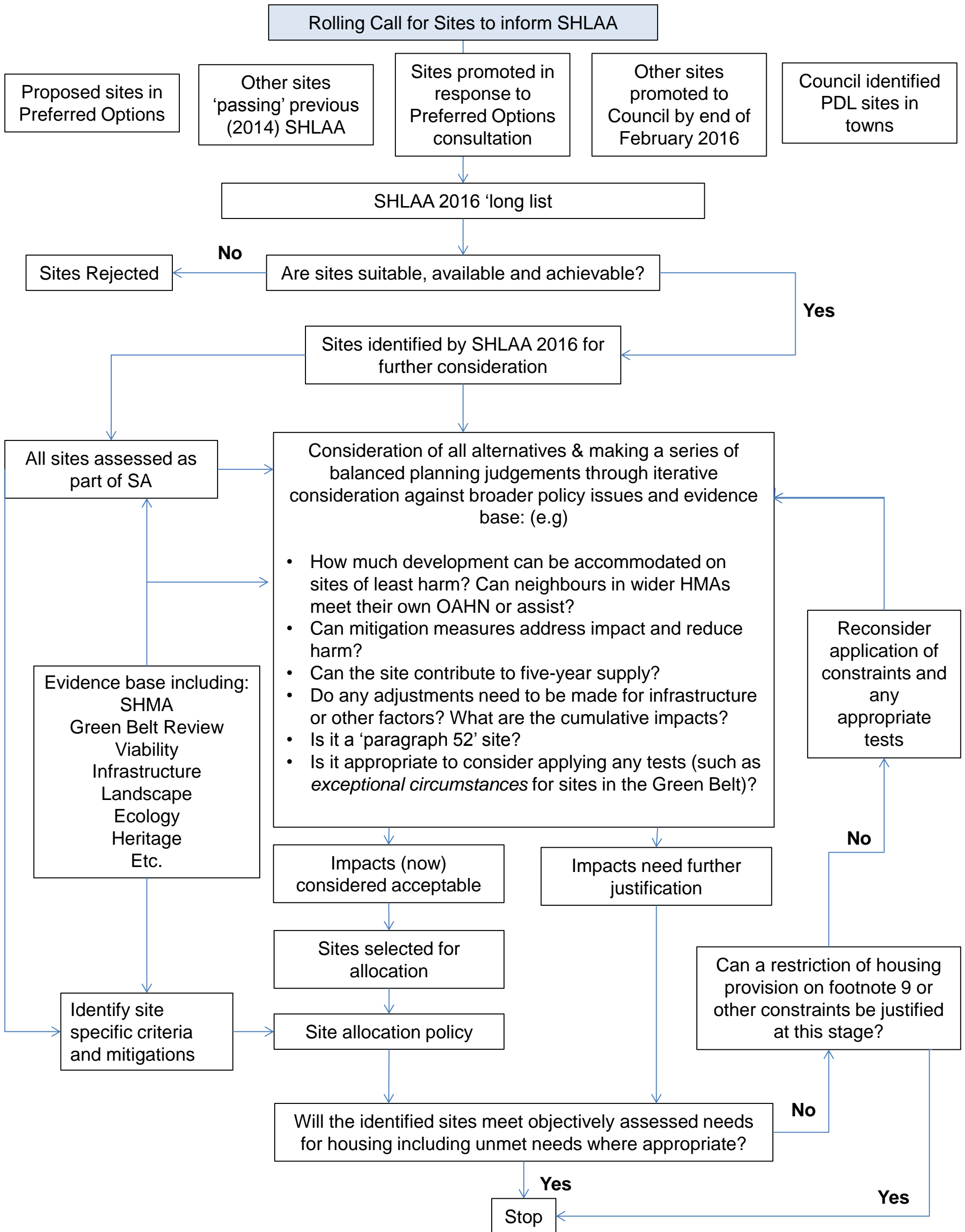
¹⁴ ORD1, paragraph 7.3, p.44

identifiable as the Green Belt boundary and therefore the settlement boundary such as through the establishment of hedgerows or tree belts.

Rural Area beyond the Green Belt

64. For such settlements beyond the Green Belt, settlement boundaries are determined by the current settlement boundary where it exists, and allocated sites, ensuring adequate land for future growth and achieving enduring boundary features.
65. Each settlement has been visited by the Council. The Council considers this methodology to be appropriate and recognises that the robustness of this approach will be tested through the course of the examination when considering specific settlements under Matters 10 and 11.

Matter 9 Appendix A: Site Assessment Methodology Flow Chart



Matter 9 – Appendix B – Extract from Full Council 20 July 2016 – North Hertfordshire Local Plan 2011 - 2031

Appendix 5: List of studies and appraisals supporting the emerging Local Plan

As at July 2016. Reports currently in draft form shown in *italics*.

Environmental appraisal

Draft SA/SEA of North Hertfordshire Local Plan submission version: strategic and site options and strategic policies (CAG, 2016)

Habitats Regulation Assessment Screening Report (North Hertfordshire District Council (NHDC), 2013)

Consultation reports

Local Plan 2011-2031 Representations Detailed Summary Report (NHDC, 2016)

Economy and Town Centres

North Hertfordshire Retail Study Update 2016 (NLP, 2016)

Employment Background Paper (NHDC, 2016)

Retail Background Paper (NHDC, 2016)

Functional Economic Market Area Study – Stevenage, North Hertfordshire & Central Bedfordshire Councils (Nathaniel Lichfield & Partners (NLP), 2015)

North Hertfordshire Employment Land Review (Regeneris, 2013)

Countryside and Green Belt

Green Belt Review (NHDC, 2016)

Transport and Infrastructure

North Hertfordshire Local Plan Model Testing (AECOM, 2016)

East of Luton Urban Extension Stage 2 (AECOM, 2016)

Local Plan Viability Assessment – Update (DSP, 2016)

Royston Sewage Treatment Works Water Cycle Study (NHDC, 2012)

Housing

North Hertfordshire New Settlement Study (ATLAS, 2016)

Luton HMA and Site Selection Assessment Report (Peter Brett Associates, 2016)

Strategic Housing Land Availability Assessment: 2016 Update (NHDC, 2016)

Housing & Green Belt Technical Paper (NHDC, 2016)

Stevenage and North Hertfordshire Strategic Housing Market Assessment (SHMA) Update (Opinion Research Services (ORS), 2015)

CABINET (26.7.16)

Housing Market Areas in Bedfordshire and surrounding areas (ORS, 2015)
Gypsy, Traveller and Showperson Accommodation Assessment Update (ORS, 2014)
North Hertfordshire SHMA 2012: Part 2 (ORS, 2013)

Natural and Historic Environment

Heritage Assessment – Ashwell (AMEC Foster Wheeler (AFW), 2016)
Heritage Assessment – Baldock (AFW , 2016)
Heritage Assessment – Barkway (AFW , 2016)
Heritage Assessment – Hitchin (AFW , 2016)
Heritage Assessment – Ickleford (AFW , 2016)
Heritage Assessment – Little Wymondley (AFW , 2016)
Heritage Assessment – North Stevenage (AFW , 2016)
Blackhorse Farm, Baldock – Guidance Note – Corn Bunting (BSG ecology, 2016)
BA1 Baldock – Advice Note – Ivel Springs (BSG ecology, 2016)
PR1 Preston – Recreational Impacts on Wain Wood SSSI (BSG ecology, 2016)
RY1 Royston – Recreational Impacts on Therfield Heath SSSI (BSG ecology, 2016)

Sports and open space

Sports and Leisure Study (KKP, 2016)
Green Space Study (Land Use Consultants (LUC), 2009)
Green Infrastructure Plan (LUC, 2009)

Landscape Studies

Little Wymondley Landscape Sensitivity Report – (LUC, 2013)
Baldock Constraints Map (LUC, 2013)
Baldock Landscape Sensitivity Report (LUC, 2013)
Land North of Letchworth : Landscape Sensitivity Study (LUC, 2013)
Land North of Letchworth : Opportunities and Constraints Plan (LUC, 2013)
Land South West of Hitchin : Landscape Sensitivity Study (LUC, 2012)
Land North of Stevenage : Landscape Sensitivity Study Part 1 (LUC, 2010)
Land North of Stevenage : Landscape Sensitivity Study Part 2 (LUC, 2010)
SNAP North – Landscape opportunity mapping (LUC, April 2010)
Response to Environmental Sensitivity Study prepared to inform the selection of Potential Growth Areas around Luton and Response to the emerging Luton and South Bedfordshire Core Strategy (The Landscape Partnership, 2009)
Summary Landscape Assessment – North of Stevenage (NHDC, 2008)
Summary Landscape Assessment – North East of Stevenage (NHDC, 2008)

Summary Landscape Assessment – West of Stevenage (NHDC, 2008)

Summary Landscape Assessment – Rush Green (NHDC, 2007)