

# Local Plan 2011 - 2031

## Housing Options Growth Levels and Locations 2011 – 2031

Consultation Paper February 2013



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**(Urdu)**

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There are also a number of supporting background documents available at: [www.north-herts.gov.uk/housingoptions](http://www.north-herts.gov.uk/housingoptions)

## Foreword

Planning is a balancing act between necessary growth and protection of the environment. The planning system allows people to have a say in developments which affect their local areas. It can direct growth to particular locations where it can be accommodated, so as to reduce growth in other, more sensitive locations. Without the planning system many parts of the North Hertfordshire countryside would have already been built over.

Planning should not be seen as a way of opposing new development. Growth is a necessary part of a vibrant economy, helping to meet important needs for homes and businesses. Development can also be achieved in environmentally sensitive ways. If we are to use the planning system to protect particular areas, there is an equal duty on us to identify alternative locations where we do want that development to occur.

Any level of growth we choose will need to satisfy a government-appointed inspector. Our work has identified a range of possible growth targets and some of the lower targets would not deliver the growth in housing supply the district needs and the government guidelines require. Some of the higher targets would require a very large amount of green belt land to be released, and may not be deliverable within the plan period to 2031. We are therefore investigating one of the intermediate targets - 10,700 additional homes – but welcome your comments on whether that is the right number.

Whatever target is chosen, decisions will need to be made about which sites should be developed and which areas protected. This document sets out the housing sites that developers have asked us to consider, and on which we invite your comments. Once this consultation is completed and the responses analysed, we will prepare a new Local Plan. The Local Plan will specify the chosen level of growth, identify which housing sites are to be used, identify non-housing sites (such as employment land) and contain policies to be used when determining planning applications.

We look forward to receiving your views about the required housing target and sites that could be used to deliver it.

*Councillor Tom Brindley*  
*Portfolio Holder for Planning, Transport and Enterprise*

## **How to comment**

The consultation is arranged into three main parts:

- Part 1: Housing numbers – how the potential 10,700 dwellings has been derived;
- Part 2: Strategic sites – introducing the large sites for over 1,000 dwellings which need to be considered; and
- Part 3: Non-strategic sites – illustrating the various sites for fewer than 1,000 dwellings which need to be considered.

There are three ways you may comment on this current document:

Online:

[www.north-herts.gov.uk/housingoptions](http://www.north-herts.gov.uk/housingoptions)

By post to:

Planning Policy

NHDC

PO Box 480

M33 0DE

Or by e-mail to:

[localplans@north-herts.gov.uk](mailto:localplans@north-herts.gov.uk)

The deadline for responses is Thursday 28 March 2013. A series of public exhibitions will be held during the consultation period. For details of these, please visit the website above, or contact the Planning Policy team on: 01462 474000.

## Part 1: Housing Numbers

### **Background**

- 1.1 The council has a responsibility to prepare a Local Plan which guides future development in North Hertfordshire. One of the main decisions which needs to be taken is how much growth the district needs to accommodate. This is generally expressed in terms of numbers of houses.
- 1.2 This document suggests that a total of 10,700 homes could be the appropriate level of growth for the period 2011 to 2031. It then goes on to assess the ways in which sufficient land might be found to meet such a target.
- 1.3 To help in this exercise, a large number of possible housing sites have been investigated. They have been split into two categories of site. 'Strategic sites' are defined as those for over 1,000 dwellings. Such sites are sufficiently large that they would effectively be new communities in their own right. Sites of this size would require at least one completely new primary school and other facilities to be provided as part of the development. 'Non-strategic sites' are all those sites for fewer than 1,000 dwellings.
- 1.4 In deciding the best way to accommodate the potential 10,700 additional homes in the district, it is clear that at least some of the 'strategic sites' must be used. There are insufficient 'non-strategic sites' to meet the target. The main purpose of this consultation is therefore to help the council make decisions as to which of the 'strategic sites' to choose.
- 1.5 **The sites have been suggested by landowners and developers, and have not been drawn up by the council as planning authority.** The council will, however, need to choose between these sites, based on technical work and the findings of this consultation.
- 1.6 This consultation is accompanied by various studies which have been carried out, assessing such things as the environmental, economic and social impacts of development, the infrastructure needs arising from such levels of development, the landscape implications and the transport impacts.
- 1.7 After this consultation, the council will look to make final decisions on whether 10,700 homes is the most appropriate level of growth, and finalise the choices of sites to meet it.

There will then follow another consultation on the choices the council has made in the form of a draft Local Plan. As well as setting out the overall strategy for growth and the sites to be allocated for development. The draft Local Plan will also include policies to be used when determining planning applications.

- 1.8 Following that next round of consultation, the Local Plan will be submitted to the Secretary of State, who appoints an independent inspector to examine the plan for soundness. The council cannot adopt the plan unless the inspector decides it is sound. If the inspector finds that parts of the plan are not sound, the council may need to redo part or all of the plan preparation (including consultation) before it can be adopted. In particular, whilst the inspector can tell the council if it has chosen too low a housing target, the inspector will not be able to say what the 'right' housing target might be. It is therefore important that the council gets this important question right.

### ***Housing numbers***

- 1.9 The issue of how many homes a district needs to accommodate has long been one of the main decisions to be taken when preparing future plans and planning policies.
- 1.10 Previously, housing targets have been set for the district through plans such as the Hertfordshire Structure Plan or the East of England Plan. Under the government's Localism Act (2011), the responsibility for setting housing targets has now passed to the district council. The East of England Plan said that North Hertfordshire needed to accommodate 15,800 homes as part of a regional target, of which 9,600 needed to adjoin the north and west of Stevenage. Now that the East of England Plan has gone, the council needs to determine its own choices for housing targets.
- 1.11 The council published an initial consultation on this subject in January 2012, suggesting a target of 7,000 homes over the twenty year period 2011-2031. This was based on 6,000 homes to meet the existing population's needs ("nil net migration") plus 1,000 homes to ensure adequate affordable housing would be delivered.
- 1.12 In March 2012 the government published the National Planning Policy Framework (NPPF). This document sets out the government's policies to be applied through the planning system, and replaced numerous former policy statements.

This made clear that whilst the government is passing the responsibility for setting housing targets to district councils, there are certain rules which need to be followed.

- 1.13 In particular, the government says in the NPPF that Local Plans should:
- significantly boost the supply of housing;
  - meet “objectively assessed needs” for housing and other forms of development;
  - take into account migration; and
  - work with neighbouring authorities where housing markets cross administrative borders.
- 1.14 The government expects councils to prepare Strategic Housing Market Assessments (SHMA) to help it identify what “objectively assessed needs” for housing which take into account migration might be.
- 1.15 Following the publication of the NPPF, it has become clear that councils which try and pursue “nil net migration” type approaches are not being allowed by the Planning Inspectorate to complete their plans. Similarly, councils which have not got up-to-date Strategic Housing Market Assessments have not been allowed to complete their plans in the way they might wish.

### ***Possible targets from Strategic Housing Market Assessment***

- 1.16 North Hertfordshire has therefore carried out a new Strategic Housing Market Assessment (SHMA) (Opinion Research Services, December 2012). This SHMA identifies that there are various ways in which it is possible to assess needs for housing, taking migration into account. The SHMA and all other background documents are available to view at: [www.north-herts.gov.uk/housingoptions](http://www.north-herts.gov.uk/housingoptions)
- 1.17 The SHMA identifies a number of different levels of growth which arguably might satisfy the tests of the NPPF, set out in Table 1. It also confirms the ‘nil net migration’ or ‘natural change’ figure for how much growth the district’s current population would need – 5,900 extra homes over twenty years. This is a useful benchmark to understand how much of the housing target is meeting our own needs but, under the NPPF, this figure cannot form the basis for the housing target itself. For reference, there are about 53,000 homes in North Hertfordshire currently.



1.18 There are two main variables which have been assessed in the SHMA in deriving the possible targets:

- What level of migration to use; and
- Whether to exclude or include the effects of migration associated with the development of Great Ashby.

### ***Levels of migration***

1.19 In order to make assessments of how much migration needs to be accommodated, the SHMA analyses annual migration figures for each year since 2002. Each block of three years was compared. The lowest level of migration was observed in the three years 2003-2006. This forms the basis for the two 'low-trend' migration rows, B and F, in Table 1.

1.20 The highest level of migration was observed in the three years 2007-2010. This forms the basis for the two 'high-trend' migration rows, D and H, in Table 1.

1.21 For the mid-trend migration figure, a wider average of the migration figures for the whole period from 2002 to 2010 was taken. This forms the basis for the two 'mid-trend' migration rows, C and G, in Table 1.

### ***The Great Ashby question***

1.22 The other main variable was whether or not the migration associated with the development of Great Ashby should be included or excluded. The Great Ashby estate lies to the north-east of Stevenage. Part of the estate falls within Stevenage Borough, but the majority is within North Hertfordshire. Great Ashby was originally justified in the early 1990s as meeting the needs arising from Stevenage, not those of North Hertfordshire.

1.23 There is therefore an argument that some of the migration which has been observed since 2002 has been due to some of Stevenage's needs being accommodated in North Hertfordshire. The SHMA therefore tries to quantify how much of the migration has been due to people moving to Great Ashby. For each level of migration there is therefore an 'excluding Great Ashby' version (rows B, C and D in Table 1) and an 'including Great Ashby' version (rows F, G and H in Table 1).

1.24 This is not to say that rows B, C and D ignore the needs of the current population of Great Ashby. Their needs are included within the nil-net migration figures, as existing

North Hertfordshire residents. What rows B, C and D try and do is avoid an assumption that because North Hertfordshire accommodated a Great Ashby sized development during the period 2002 to 2010, it should automatically do so again over the next decade.

### **East of England Forecasting Model**

- 1.25 The other figure to come from the SHMA is a projection based on the East of England Forecasting Model (row E in Table 1). This is an employment-led model, and tries to identify how many dwellings would be needed to accommodate the resident working population, on the assumption that current labour market trends continue. This does, therefore, provide for the continuation of patterns such as people living in North Hertfordshire but working in London, for example.

**Table 1: Possible housing targets**

<b>Row</b>	<b>Description</b>	<b>Dwellings (2011-2031)</b>
A	Nil net migration (for reference only – not a possible target under NPPF)	5,900
B	Low-trend migration, excluding impacts of migration associated with Great Ashby	7,700
C	Mid-trend migration, excluding impacts of migration associated with Great Ashby	9,100
D	High-trend migration, excluding impacts of migration associated with Great Ashby	10,200
E	East of England Forecasting Model (based on local economic considerations)	10,700
F	Low-trend migration, including impacts of migration associated with Great Ashby	10,700
G	Mid-trend migration, including impacts of migration associated with Great Ashby	12,100
H	High-trend migration, including impacts of migration associated with Great Ashby	13,200
I	Office for National Statistics / Department for Communities and Local Government 2008-based projections	14,600
J	Former East of England Plan target	15,800

*Source: North Hertfordshire Strategic Housing Market Assessment (Opinion Research Services, December 2012)*

- 1.26 For reference, 1,220 dwellings have planning permission or have already been built since the start of the plan period (1 April 2011).

### **Comparison with benchmarks**

- 1.27 It is clear from Table 1 that all the permutations of migration and the Great Ashby question produce figures from 7,700 to 13,200 dwellings (rows B to H). They are, therefore, all smaller than the Office for National Statistics / Department for Communities and Local Government 2008-based projection of 14,600 dwellings (row I). They are also all smaller than the former East of England Plan target of 15,800 dwellings (row J).
- 1.28 The SHMA is considered to be more up-to-date than the ONS/CLG projections, and carried out at a finer grain of analysis in terms of the length of the periods assessed for migration trend purposes. It is therefore considered that the SHMA figures are more robust than either the ONS/CLG projections or the former East of England Plan targets.

### **Housing Market Areas**

- 1.29 The Localism Act 2011 introduced a 'duty to co-operate', under which local councils and other bodies have to work together when preparing Local Plans, amongst other things. The NPPF also explicitly says that local authorities should "...work with neighbouring authorities where housing market areas cross administrative boundaries...".
- 1.30 To help address this, the SHMA assesses how the housing markets which operate in North Hertfordshire work, and identifies some broad housing market areas. Essentially, the district has been found to straddle five housing markets:
- Stevenage and the A1 corridor;
  - Cambridge;
  - Luton;
  - St Albans; and
  - Welwyn.
- 1.31 The majority of the district falls within the Stevenage and the A1 corridor housing market, which covers Hitchin, Letchworth, Baldock and many of the villages, including Knebworth. This housing market area also extends into large parts of Bedfordshire, including the areas around Biggleswade and Shefford. It also includes Stevenage.
- 1.32 Royston and the villages east of the A10 are within the Cambridge housing market area.

- 1.33 A relatively narrow strip of the district in the west falls within the Luton housing market area, including the villages of Hexton, Lilley and Cockernhoe. The Luton housing market area was held not to extend out as far as villages such as Breachwood Green or Offley, both of which lie within the Stevenage and A1 corridor housing market area.
- 1.34 In the south of the district, Kimpton falls within the St Albans housing market area and Codicote falls within the Welwyn housing market area.
- 1.35 The council has had an initial workshop to which officers from all neighbouring authorities were invited in order to discuss the emerging findings of the SHMA and the housing market areas it identified. Engagement with neighbouring authorities will clearly need to continue through the process as the council moves towards firmly choosing housing targets and locations for development.

### ***How to choose a housing target***

- 1.36 In order to choose between the various figures identified in Table 1, we need to consider what the risks and consequences of those figures might be. In broad terms, the higher the figure, the less likely it is to be challenged by either the government (which is explicitly pro-growth) or the development industry. However, the higher the figure, the more land will be required in order to meet it.
- 1.37 For the purposes of this consultation, the council is seeking to investigate the impacts of 10,700 as a potential target. This figure was identified in two of the rows in Table 1 (E and F) and is very similar in scale to a third row (D, which was 10,200). It can therefore be argued that a potential 10,700 dwellings would cater for:
- a low-trend migration option that includes the impact of migration associated with Great Ashby;
  - a high-trend migration option that excludes the impact of migration associated with Great Ashby; and
  - the employment-led East of England Forecasting Model.
- 1.38 Looking at the options lower than 10,700, row A is clearly not allowed under the NPPF. Options B and C both exclude the effects of migration associated with Great Ashby and are therefore potentially open to challenge from the development industry and others on the basis that if North Hertfordshire is not taking that migration into account, then who is? The

SHMA particularly expresses concerns that the lower trend migration figures excluding Great Ashby may make it harder to meet the needs of the district as a whole. Specifically, the lower levels of growth may have the effect of limiting the ability of new households to form from the existing population. In essence, young people would be less able to leave home and form their own household.

- 1.39 Looking at the options higher than 10,700, there does start to be a serious deliverability question. It is rare that the district has seen more than 700 homes completed in a year, therefore for a 20 year period the options over 14,000 seem optimistic in terms of the construction industry's and housing market's ability to build that fast.
- 1.40 Therefore, the suggested potential 10,700 target seems to be a reasonable number. It should satisfy the tests of the NPPF, significantly boosting the supply of new housing. It is not as vulnerable to challenge as some of the lower potential targets might be. Whilst 10,700 homes is a very exacting target, it is more plausible in terms of land take and deliverability than some of the higher potential targets.
- 1.41 This is not to say that 10,700 will definitely be the target the council eventually chooses to pursue. Part of this consultation is about trying to get feedback from the public on whether this is the right number.

### ***Strategic Housing Land Availability Assessment***

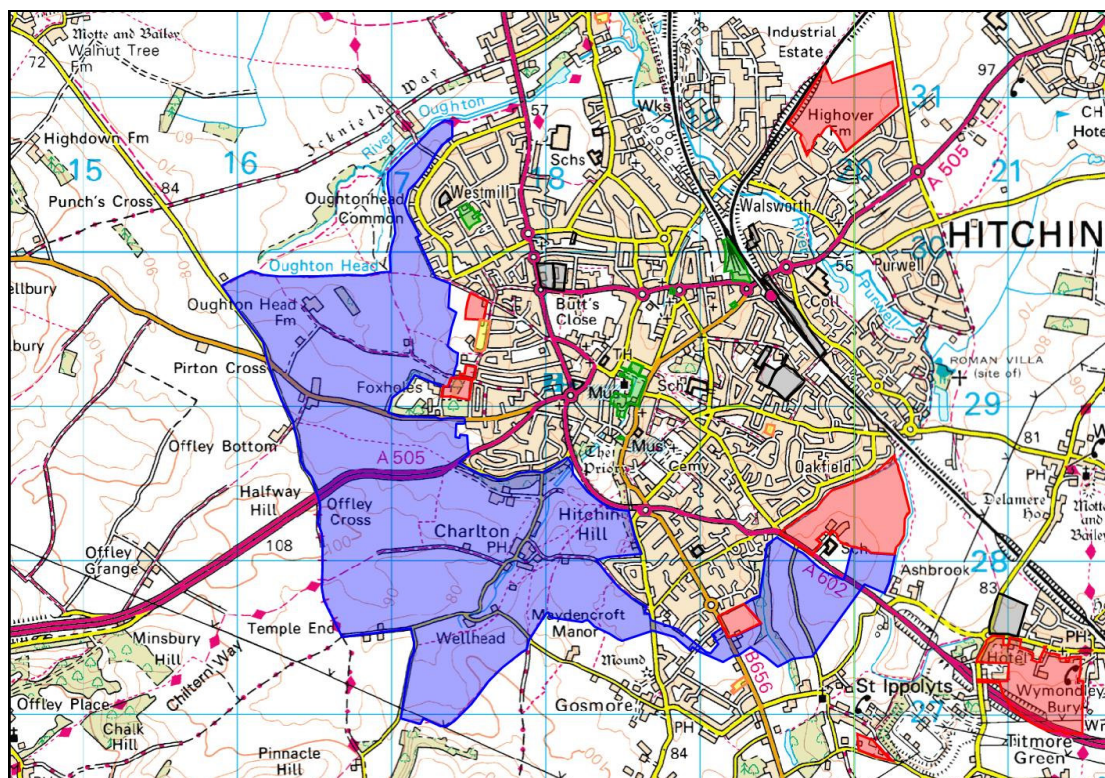
- 1.42 As well as commissioning a Strategic Housing Market Assessment (SHMA), the council has carried out a Strategic Housing Land Availability Assessment (SHLAA, NHDC, December 2012). Where the SHMA is concerned with identifying needs and demands for housing, the SHLAA looks at the potential supply of land.
- 1.43 The SHLAA assesses sites which have been suggested to the council for possible allocation for development. Most of these sites have already been consulted upon, through the two Land Allocations consultations carried out in 2008 and 2009, or through the Stevenage and North Hertfordshire Action Plan (SNAP) consultation of 2007.
- 1.44 A small number of sites have not been in the public domain before. These have come from a call for 'strategic sites' carried out during November 2012.

- 1.45 The SHLAA distinguishes between 'strategic sites' for more than 1,000 dwellings and 'non-strategic sites' for fewer than 1,000 dwellings. It identifies that were all the non-strategic sites to be allocated for development, then a total of about 9,200 homes might be delivered.
- 1.46 Therefore, it is not possible to reach a potential target of 10,700 dwellings without using at least one of the 'strategic sites'.
- 1.47 Moreover, the SHLAA ranks the non-strategic sites by order of priority, recognising that some are more likely to be acceptable than others. Many of the non-strategic sites are classed as 'priority 3' indicating that they are likely to be less acceptable in planning terms or public reaction based on previous consultations. Excluding the priority 3 sites, the maximum amount of development which could be delivered from non-strategic sites is only about 4,500 dwellings. This underlines the need for one or more of the strategic sites to be included. Some of the priority 3 sites may partially contribute towards this but, as discussed in paragraph 1.45 above, would not be sufficient to reach a potential 10,700 target.
- 1.48 Apart from the Rush Green site, no completely new settlements have been promoted by landowners or developers. To be viable, a new settlement is likely to require a much larger scale of development and consume a huge amount of the countryside. The time required to work up such a major scheme is such that it would not contribute many dwellings in the plan period (to 2031).
- 1.49 Part 2 of this consultation therefore goes on to look at the seven 'strategic sites' which have been promoted. Part 3 then lists the many non-strategic sites on a settlement by settlement basis. The non-strategic sites are spread around the district's towns and villages.
- 1.50 This consultation then concludes with some questions on the overall number of houses being proposed, your thoughts about which strategic site or sites might be preferable and any comments you may have on the smaller sites. A table is included for you to show how you would try and deliver a potential 10,700 homes from the sites included here.

## Part 2: Strategic sites

- 2.1 There are seven 'strategic sites' for over 1,000 dwellings which have been promoted to the council by developers or landowners. They are:
- South West of **Hitchin**;
  - North of **Letchworth**;
  - East of **Luton**;
  - **Rush Green**;
  - North of **Stevenage**;
  - North East of **Stevenage**; and
  - West of **Stevenage**.
- 2.2 The list is alphabetical by place and does not indicate any order of preference. The council will not be making any decisions about which sites to proceed with until after analysing the results of this consultation.
- 2.3 There follows a description of each of these seven strategic sites, including a plan, description of the site and proposal, the promoter's argument as to why their site should be included and summaries of the main findings of the various background studies undertaken.
- 2.4 The main background studies are:
- Planning assessment matrix;
  - Sustainability Appraisal and Strategic Environmental Assessment;
  - Landscape assessment;
  - Infrastructure Delivery Plan; and
  - Transport modelling.
- 2.5 These studies are all available to view on the council's website at:  
[www.north-herts.gov.uk/housingoptions](http://www.north-herts.gov.uk/housingoptions)
- 2.6 Some of the strategic sites have a long planning history. West of Stevenage has an extensive and complicated history going back to the mid 1990s. East of Luton has an undetermined planning application for 1,000 homes. Part of North East of Stevenage has an undetermined planning application for 357 homes. As part of preparing the Local Plan, however, the council needs to make unbiased choices between all available sites. This consultation will help inform those choices, being the first time the public is being given a real choice between all these strategic sites.

## South West of Hitchin



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NB: The red, yellow, green and grey sites on the plan are the non-strategic sites discussed in Part 3.

### What?

2.7 An urban extension of between 6,000 and 7,400 homes located to the south and west of Hitchin. It would include new neighbourhood centres, schools, businesses and a southern bypass linking the A505 Offley Road to the A602 Wymondley bypass. The site also adjoins some non-strategic sites, promoted by separate landowners, such as Pound Farm and Oakfield Farm to the south and south-east of the town (shown in red on the plan above and included in Part 3 of this document). Were these all to be developed together, the dwelling total would be nearer 8,000 dwellings.

### Where?

2.8 The site covers some 442 hectares of land to the south and west of Hitchin. It straddles Hitchin and the parishes of St Ippolyts and Preston. To the north, the site adjoins Oughtonhead Common and the Westmill area of Hitchin. To the north-west it adjoins the Chilterns Area of Outstanding Natural Beauty. The site includes Charlton, although the development could be planned to leave a buffer of



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undeveloped land around the village itself. To the south the site extends close to St Ippolyts and Gosmore. The plan above does not include the indicative line for the southern bypass, which has not yet been firmly established. It would probably pass further to the south, broadly following the line of pylons which pass south of St Ippolyts and Gosmore.

**Who?**

- 2.9 The development is being promoted by New Road Developments Ltd, who say they own some of the site and have sufficient options agreed with the other landowners to enable it to happen.

**Promoter's summary argument for why this site should be developed:**

*"We are seeking to bring forward significant new residential development as part of a new bypass proposal on the southern edge of Hitchin to connect the A505 Offley Road with the A602 Wymondley bypass. New development sites for around 6,000 homes plus social and affordable homes are identified largely between the edge of town and the new bypass.*

*"The concept of a development related bypass is not new and reflects the continuing concerns that exist about the traffic levels being reached within Hitchin. The impetus to deliver new housing in North Hertfordshire and in Hitchin as a major sustainable location must be addressed."*

## **South West of Hitchin (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.10 The site falls within the 'Stevenage and A1 corridor' housing market area.

#### **Planning Assessment Matrix**

- 2.11 The site is located within the green belt and has restricted the growth of Hitchin to the south and west. The site forms part of a gap between Hitchin and the villages of Charlton, Gosmore and St Ippolyts and has stopped the coalescence of these settlements. The green belt here has safeguarded the surrounding countryside from encroachment and, to some extent, preserves the historic setting of the town.
- 2.12 Parts of the site along the River Hiz and Ippolyts Brook fall within flood plains.
- 2.13 There is one Site of Special Scientific Significance within the site at Oughtonhead Lane, and six wildlife sites scattered around the site. The site borders the Chilterns Area of Outstanding Natural Beauty (AONB). It is crossed by a number of rights of way.
- 2.14 There are four known archaeological areas within the site. The Charlton conservation area lies entirely within the site, which also borders parts of the Hitchin and St Ippolyts conservation areas. There are a number of listed buildings at Charlton.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.15 Strengths:

- A site this size is likely to be able to provide significant facilities within the development;
- Opportunity for provision of green space;
- Development would provide 7,400 dwellings in North Hertfordshire; and
- Significant opportunities for sustainable energy, given the size of the development.

2.16 Weaknesses:

- Greenfield site, agricultural grade 3;

- Landscape impacts and potential impact on AONB;
- Site contains a number of wildlife sites and a Site of Specific Scientific Interest (SSSI);
- Site contains designated Archaeological Area and has potential to impact on adjacent conservation areas; and
- Services could compete with town centre

### ***Landscape Assessment***

2.17 The parts of the site north of the A505 Offley Road are identified as highly sensitive to development. The parts of the site between the A505 and B656 London Road are identified as moderately to highly sensitive to development. The parts of the site east of the B656 are moderately sensitive to development.

### ***Infrastructure Delivery Plan***

2.18 This site would need between 9 and 16 new forms of entry to be catered for. This would be likely to mean six new primary schools and two new secondary schools.

2.19 The site would be sufficiently large to require new neighbourhood centres, including shops, children's centres, youth provision and community centres. A safer neighbourhood policing team base would also be required and the capacity of the existing fire station would need to be looked at. There would be a need for sports pitches and pavilions.

2.20 There would be a need for a new health centre to meet the needs of the new population, either within the development itself or in an accessible location such as the town centre.

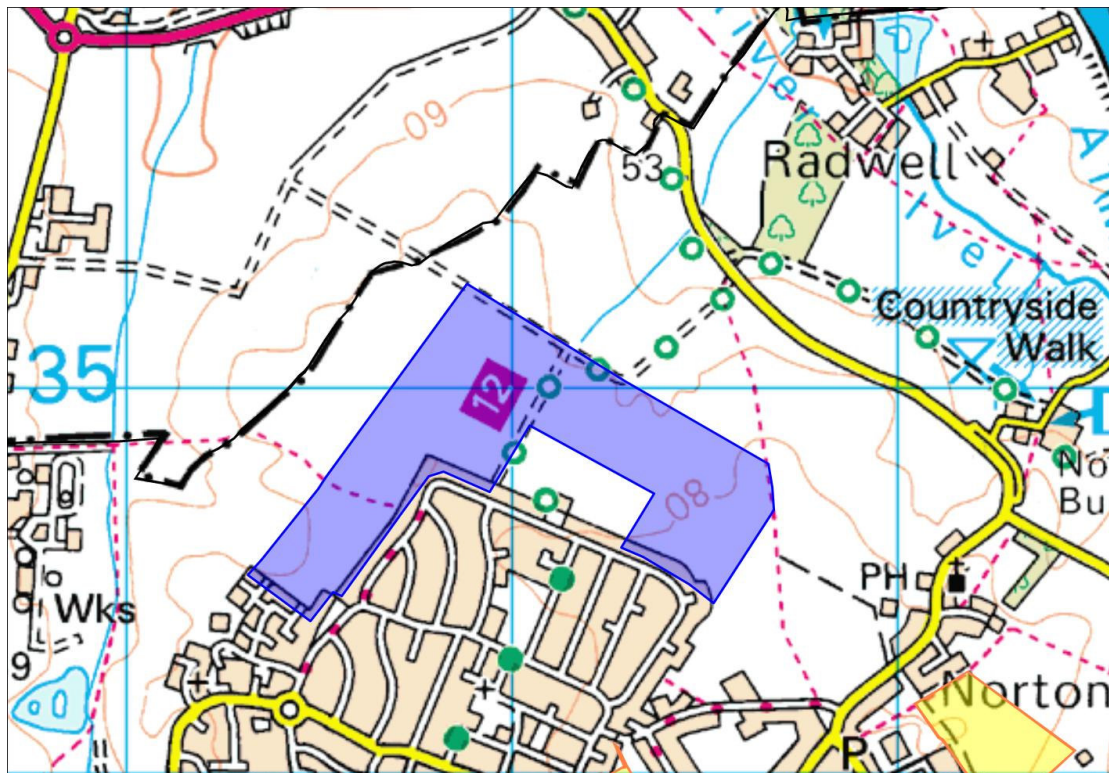
2.21 The capacity of Hitchin Sewage Treatment Works to cope with such a development would require further investigation.

### ***Transport Modelling***

2.22 The provision of a southern bypass should have the effect of relieving through traffic at certain junctions within the town, such as the Three Moorhens roundabout and the Paynes Park one way system. Conversely, internal traffic generated by the new development may increase.

2.23 All the scenarios assessed identified problems at Junctions 7 and 8 of the A1(M), the Cadwell Lane / Woolgrove Road area of Hitchin, and within Stevenage.

## North of Letchworth



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NB: The yellow sites on this plan are non-strategic sites discussed in Part 3.

### **What?**

- 2.24 An urban extension of 1,000 homes located to the north of Letchworth Garden City. It would include a new school and potentially a new neighbourhood centre. Access would be taken via two new roads: one into the Grange Estate off Western Way near the junction with Northfields, the other northwards out of the development onto Norton Road heading towards Stotfold. The development would wrap around the existing Grange Recreation ground. To the east of the site, between the development, Croft Lane and Norton village, the landowner is suggesting a new public open space to complement the recently established community orchard here.

### **Where?**

- 2.25 The site covers some 45 hectares of land to the north of the Grange estate. It falls entirely within the boundaries of Letchworth Garden City. The site is relatively close to the county boundary with Bedfordshire. The site is on a high plateau above the valleys of Pix Brook to the west and the

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River Ivel to the east. The Greenway footpath passes through the site.

**Who?**

2.26 The development is being promoted by Letchworth Garden City Heritage Foundation, which owns the site.

**Promoter's summary argument for why this site should be developed:**

*"The proposed site will generate approximately 1,000 dwellings, which is a small proportion of the overall growth required in the district. It creates an opportunity to deliver a new Garden Suburb, by way of a modern interpretation of Garden City principles, including a high quality place where people want to live and the capture of value, to be reinvested for the benefit of the whole town. The proposal will utilise a careful and sensitive master planned approach, including a new public common.*

*"This location has been selected as it will not lead to a coalescence of existing towns and is not in an area of significant landscape value."*

## **North of Letchworth (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.27 The site falls within the 'Stevenage and A1 corridor' housing market area.

#### **Planning Assessment Matrix**

2.28 The site is located within the green belt and has restricted the growth of Letchworth to the north. The site forms part of a gap between Letchworth and Stotfold and has acted to safeguard the surrounding countryside from encroachment.

2.29 The site does not include any known floodplains. It does not affect any Sites of Special Scientific Interest or wildlife sites. There are no scheduled ancient monuments or listed buildings within the site, although eastern parts of the site towards Norton are known for archaeological potential. There are a number of rights of way crossing the site, as well as the Greenway.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.30 Strengths:

- Adjacent to existing green space, likely to improve existing provision;
- opportunity for sustainable energy solutions onsite; and
- development could help regenerate deprived areas.

2.31 Weaknesses:

- Greenfield development;
- site is grade 2 agricultural land, including part of the Greenway;
- development could exacerbate traffic in Grange area;
- landscape impact, no screening currently exists; and
- site includes heritage assets.

#### **Landscape Assessment**

2.32 The site is quite exposed from the west, north and east, with the potential for development to spill over the ridge from the top of the plateau.

- 2.33 Perception of reducing the gap between Letchworth and Stotfold.

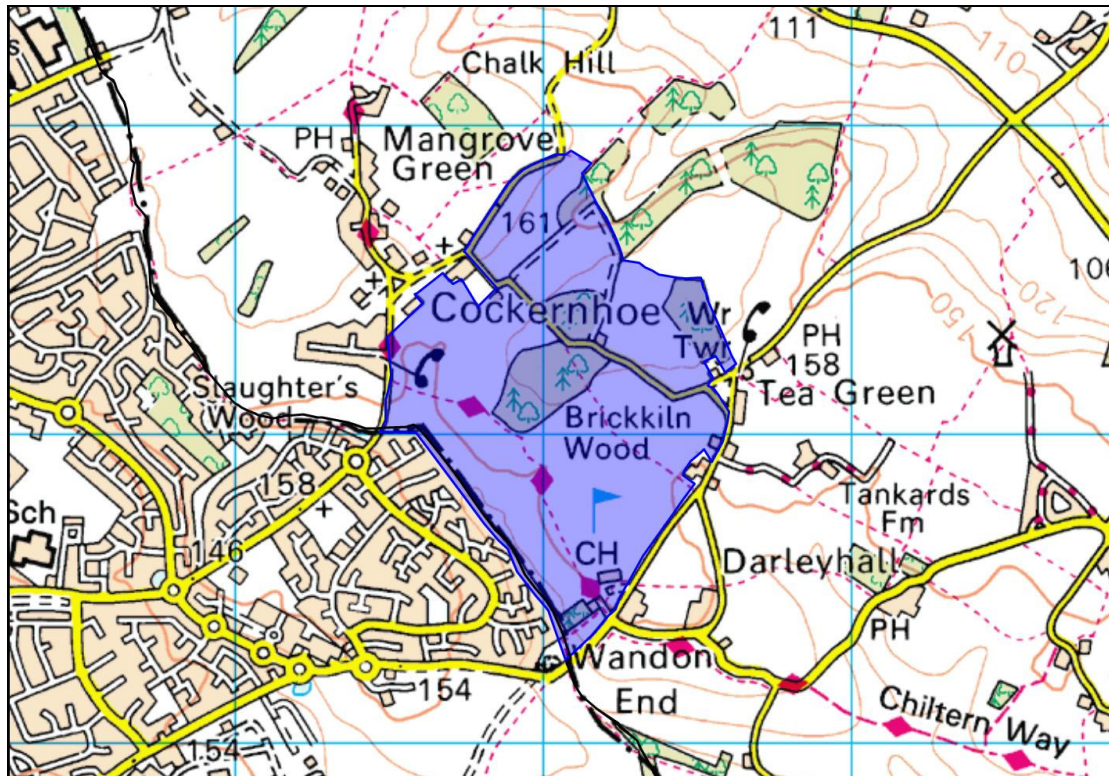
### **Infrastructure Delivery Plan**

- 2.34 This site would need between 1.2 and 2 new forms of entry. This would be one new primary school to include nursery provision. The capacity of existing secondary schools would need to be increased to accommodate children from this development.
- 2.35 The site would be sufficiently large to require a neighbourhood centre, including shops and a community centre with youth provision. There would be a need for sports pitches and possibly a pavilion.
- 2.36 A new or extended health centre would be required. Existing capacity is already stretched within Letchworth.
- 2.37 There is currently capacity at Letchworth Sewage Treatment Works. However, its ability to cope with such a development would require further investigation with the Environment Agency.

### **Transport Modelling**

- 2.38 This site is not large enough to be the only strategic site used in meeting a potential 10,700 target, so it has been modelled in conjunction with some of the other strategic sites in hypothetical scenarios which add up to 10,700. These combinations of sites would cause problems at various major junctions, notably in Hitchin and at junctions 7 and 8 of the A1(M). There would be a requirement for off-site transport infrastructure to deal with these problem areas.

## East of Luton



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### **What?**

2.39 An urban extension of between 1,000 and 1,400 homes located to the east of Luton. It would include a new neighbourhood centre and school. The promoter is concentrating on the 1,000 dwelling option, for which the north-eastern boundary would be Brickkiln Lane (the road passing through the 'e' of Cockernhoe on the plan above). If the development were to be 1,400 homes, it would cover the whole of the area shown blue above, although some landscape buffers could be included in sensitive locations such as adjoining Tea Green.

### **Where?**

2.40 The site covers some 67 hectares of land to the east of Luton. It lies within the parish of Offley, but adjoins the parish of King's Walden and the town of Luton. To the north, the site adjoins the small village of Cockernhoe, and to the east the hamlets of Tea Green and Wandon End. The site is close to the Wigmore area of Luton.



- 
- 2.41 The site is in essentially the same location as a current planning application for 1,000 dwellings, but with slightly different boundaries.

**Who?**

- 2.42 The development is being promoted by Bloor Homes, who have options on the site.

**Promoter's summary argument for why this site should be developed:**

*"We propose a new community contained within its landscape setting, respecting existing villages and not intruding into Lilley Valley. It will create a long term Green Belt boundary protecting the area from further development.*

*"Benefits will include new:*

- Housing for young couples, families and elderly residents, located close to existing jobs and services*
- Affordable Housing for NHDC residents*
- Cockernhoe relief road , highway safety improvements and bus services*
- Footpaths and woodland walks extending access into the countryside*
- Local Centre with shops, community building and primary school*
- Sports pitches, community open space, parks and woodland"*

## **East of Luton (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.43 The site falls within the Luton housing market area.

#### **Planning Assessment Matrix**

2.44 The site is located within the green belt and has restricted the growth of Luton to the east. The site forms part of a gap between Luton and the villages of Cockernhoe, Tea Green and Wandon End and has stopped the coalescence of these settlements. The green belt here has safeguarded the surrounding countryside from encroachment and, to some extent, preserves the historic setting of the village of Cockernhoe.

2.45 Although the development here would be in North Hertfordshire, the site is poorly related to North Hertfordshire's main towns and villages, thus may not meet North Hertfordshire needs in the most efficient way.

2.46 There are no known flood plains in the site. There is a wildlife site bordering the site to the north. Part of the north of the site is within a known archaeological area. One right of way and the minor road Brickkiln Lane cross the site.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.47 Strengths:

- Site would provide additional housing in North Hertfordshire;
- opportunities for sustainable energy; and
- green space is within 400m of the site.

2.48 Weaknesses:

- This is a greenfield site, agricultural land grade 3;
- the area is attractive and provides recreation space for existing residents of Luton, Cockernhoe;
- the landscape in this area generally is of particularly high quality and near the Chilterns Area of Outstanding Natural Beauty; and
- traffic impact on local roads.

### **Landscape Assessment**

- 2.49 Historic landscape settlement pattern is of dispersed village and hamlets. Coalescence with Luton, Cockernhoe and Tea Green undesirable.
- 2.50 Cultural pattern of narrow and twisting minor lanes and historic woodlands is vulnerable.

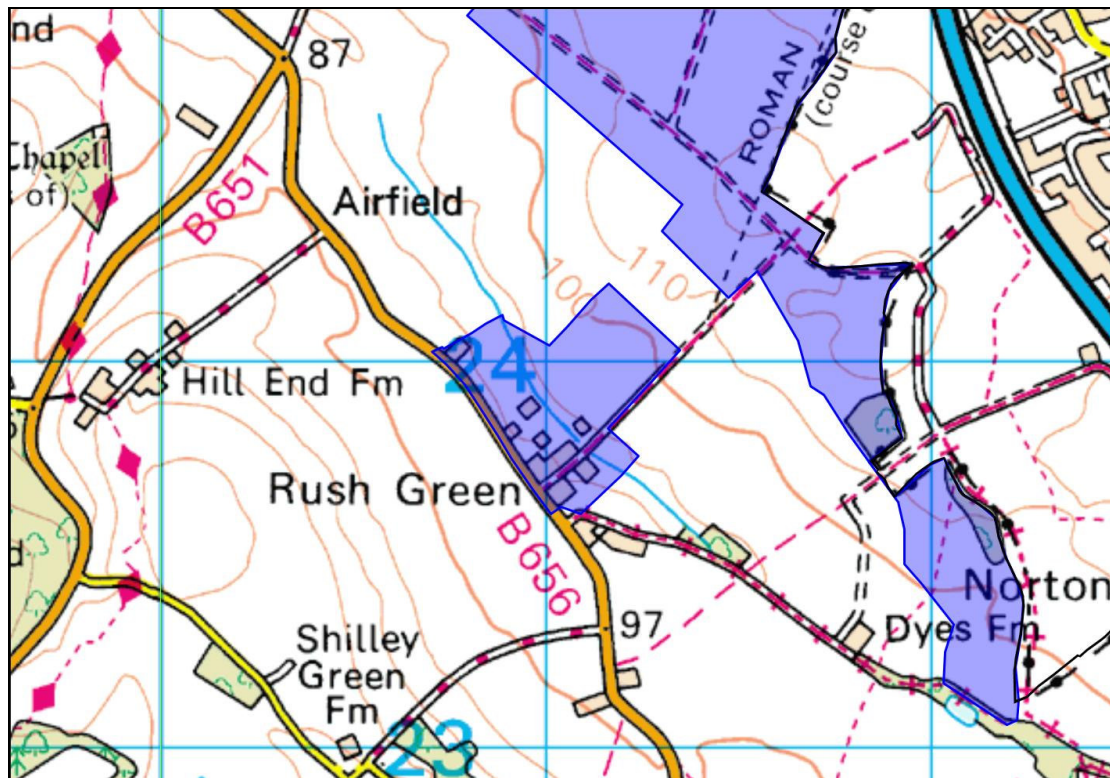
### **Infrastructure Delivery Plan**

- 2.51 This site would need between 1.2 and 2 new forms of entry. This would be one new primary school to include nursery provision. The capacity of existing secondary schools would need to be increased to accommodate children from this development. Further work is required between Hertfordshire County Council and Luton Borough Council to establish how secondary education for residents of the site would be provided.
- 2.52 The site would be sufficiently large to require a neighbourhood centre, including shops and a community centre with youth provision. There would be a need for sports pitches and possibly a pavilion.
- 2.53 There is capacity at Whitwell surgery. However, further discussions will need to take place in relation to nearby capacity of health centres in Luton.
- 2.54 The development would be served by East Hyde sewage treatment works. Its ability to cope with such a development would require further investigation with the Environment Agency.

### **Transport Modelling**

- 2.55 This site is not large enough to be the only strategic site used in meeting a potential 10,700 target, so it has been modelled in conjunction with some of the other strategic sites in hypothetical scenarios which add up to 10,700. These combinations of sites would cause problems at various major junctions, notably in Hitchin and at junctions 7 and 8 of the A1(M).
- 2.56 Specifically to this site, the Highways Agency has an outstanding objection to the current planning application based on the uncertainty of what impact the development would have on the M1.

## Rush Green



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NB: The Rush Green site is only the blue shape touching the B656 road. The detached blue areas to the east are parts of the West of Stevenage site discussed later.

### **What?**

- 2.57 A new free-standing settlement of 1,000 homes. The promoter is suggesting that this development would be able to use some of the services located within the potential West of Stevenage development, particularly those bits within the control of Stevenage Borough Council. Rush Green is linked to West of Stevenage by footpaths and bridleways, but there is no current direct vehicular access.

### **Where?**

- 2.58 The site covers 19 hectares of land alongside the B656 Hitchin to Welwyn road. It is currently occupied by a large scrap yard. It is mostly within the parish of Langley, although a small part of the site falls within the parish of St Ippolyts. To the north, the site adjoins a private airfield, which is in the same ownership as the scrap yard.

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**Who?**

- 2.59 The development is being promoted by Rush Green Motors, Rush Green Aviation and Rush Green Farms, who between them own the site. All three companies are controlled by the same person.

**Promoter's summary argument for why this site should be developed:**

*"The Site is brownfield, comprising a scrap yard with mixed uses; workshops; four houses; airfield hangars and workshops; and a few agricultural buildings. It has a frontage to the B656 and footpaths, vehicle access ways, and bridleways linking to Stevenage. It is within 230m from the Stevenage Borough Council boundary. The land within Stevenage Borough Council is not in the Green Belt and is being promoted for a Neighbourhood Development with around 1,300 dwellings. The proximity and connectivity to a Neighbourhood Development will provide additional amenities and services. The Site has a critical mass to provide on-site amenities and facilities for residents, and to provide improvements to the local bus service along the B656."*

## **Rush Green (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.60 The site falls within the 'Stevenage and A1 corridor' housing market area.

#### **Planning Assessment Matrix**

2.61 The site is located in the green belt and has, to some extent, restricted the growth of Stevenage and Hitchin, although it is not immediately adjacent to either settlement boundary. The site forms part of a gap between Hitchin and Stevenage.

2.62 About a quarter of the site (in a band through the middle of it) is within a floodplain.

2.63 There is a wildlife site on the adjoining airfield to the north.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.64 Strengths:

- Provides opportunity for remediation of existing scrap yard;
- provides opportunity for additional rural affordable housing;
- opportunities for sustainable energy.

2.65 Weaknesses:

- Isolated location, creating new settlement without infrastructure or facilities;
- high potential for contamination;
- site surrounded by areas of high landscape sensitivity;
- flood risk issues identified onsite; and
- the site is rural but unlikely to support rural economy.

#### **Landscape Assessment**

2.66 Settlement is sparse within the Langley Valley, comprising small nucleated villages and scattered farmsteads. This would be sensitive to unsympathetic development. Langley Valley is considered moderately to highly sensitive to development. Panoramic views from and along the valley are important.

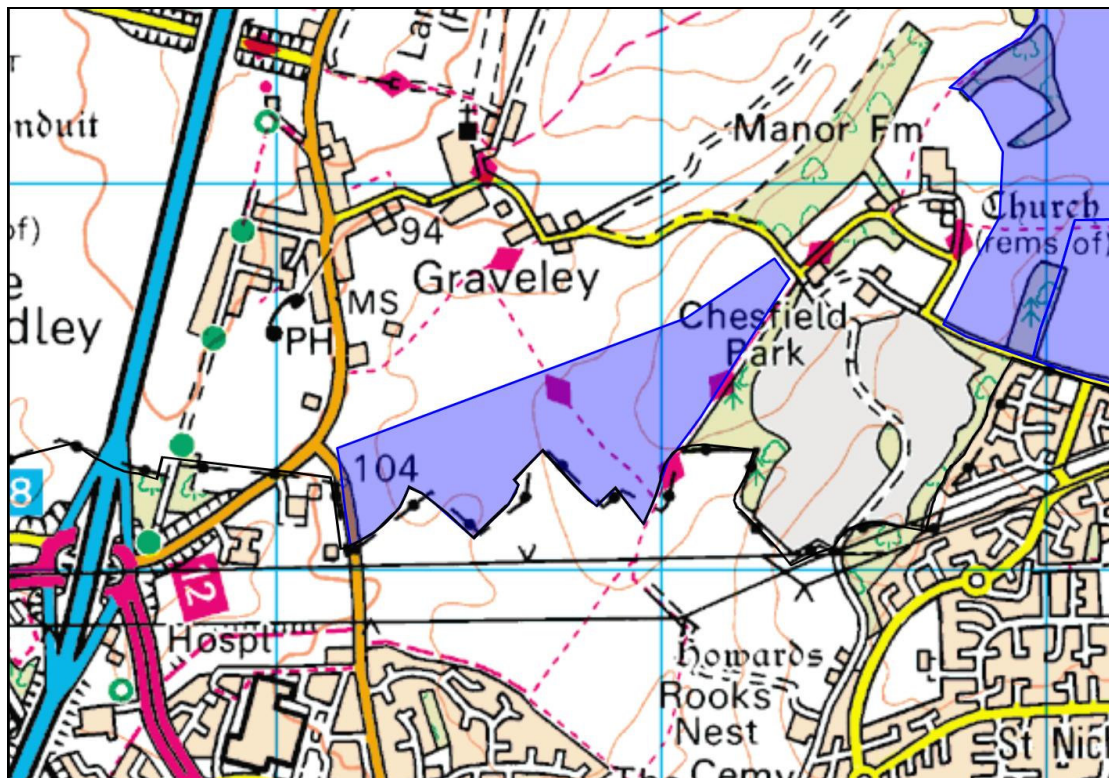
### **Infrastructure Delivery Plan**

- 2.67 This site would need between 1.2 and 2 new forms of entry. This would be one new primary school to include nursery provision. The capacity of existing nearby secondary schools would need to be increased to accommodate children from this development.
- 2.68 The site would be sufficiently large to require a neighbourhood centre, including shops and a community centre with youth provision. There would be a need for sports pitches and possibly a pavilion.
- 2.69 Possible improvements to existing library and children's centre facilities. A decision would need to be made as to which facilities residents from this development would use, given its rural location and location close to both Stevenage and Hitchin.
- 2.70 There is some capacity within Hitchin and Whitwell that could accommodate health centre provision.
- 2.71 Further investigation with the Environment Agency is required in relation to sewage infrastructure.

### **Transport Modelling**

- 2.72 This site is not large enough to be the only strategic site used in meeting a potential 10,700 target, so it has been modelled in conjunction with some of the other strategic sites in hypothetical scenarios which add up to 10,700. These combinations of sites would cause problems at various major junctions, notably in Hitchin and at junctions 7 and 8 of the A1(M). There would be a requirement for off-site transport infrastructure to deal with these problem areas.

## North of Stevenage



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NB: the blue area to the east of the plan forms part of the North East of Stevenage site, which is discussed later.

### **What?**

2.73 An urban extension of between 1,000 and 1,700 homes located to the north of Stevenage. **It could only proceed if the adjoining land to the south within Stevenage Borough were also included.** It would require joint master-planning work between the two councils. The development as a whole would be likely to be nearer 2,300 homes, of which 600 dwellings and the school(s) and neighbourhood centres would be in the Stevenage Borough part of the site. To the south-east of the site would be a new 'Forster Country' country park stretching northwards from St Nicholas church towards Chesfield Park.

### **Where?**

2.74 That part of the site in North Hertfordshire covers 32 hectares of land within the parish of Graveley. The site comes close to Graveley village at its northern edge. It is bounded to the east by Chesfield Park and to the west by the B197 North Road. To the south is agricultural land within



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Stevenage Borough, some of which would form the Stevenage Borough part of the development site.

**Who?**

- 2.75 The development is being promoted by Croudace Strategic Ltd and the North Stevenage Consortium, who say they have options on sufficient land to enable the development to occur.

**Promoter's summary argument for why this site should be developed:**

*"Croudace has an Option on 44 hectares of land fronting North Road, at North Stevenage, in North Herts District, abutting Stevenage Borough. Due to its close proximity to Stevenage it is a highly sustainable location for strategic scale growth.*

*"The site could be developed in conjunction with adjoining land to provide a comprehensive urban extension with all necessary services and facilities. Development here would also reduce the pressure on the market towns.*

*"Croudace proposes that the land is identified in the emerging Local Plan as a 'strategic site' for 1,000 to 1,250 dwellings as part of a cross boundary allocation."*

## **North of Stevenage (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.76 The site falls within the 'Stevenage and A1 corridor' housing market area.

#### **Planning Assessment Matrix**

2.77 The site is located within the green belt and has restricted the growth of Stevenage to the north. The site forms part of a gap between Stevenage and Graveley and has stopped the coalescence of these settlements. The green belt here has safeguarded the countryside from encroachment and, to some extent, preserves the historic setting of the centre of Stevenage around St Nicholas Church and the village of Graveley.

2.78 The site adjoins a wildlife site at Chesfield. Two rights of way cross the site.

2.79 There are no conservation areas or known archaeological areas within the site.

2.80 Although the development here would be in North Hertfordshire, the site is poorly related to North Hertfordshire's main towns and villages, thus may not meet North Hertfordshire needs in the most efficient way.

2.81 The site does not include any identified floodplains.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.82 Strengths:

- A site of this size is likely to be able to provide significant facilities within the development;
- development would provide 1,700 dwellings in North Hertfordshire; and
- significant opportunities for sustainable energy, given the size of the development.

2.83 Weaknesses:

- This is a greenfield site, agricultural land grade 3;
- the 2011 Landscape Study describes developments of greater than 5 hectares as not appropriate for this area;

- development would extend to within 400m of Graveley village and be likely to have a significant impact on views from the village and its distinctiveness as a settlement;
- a designated wildlife site is included in the development area; and
- there are significant constraints on sewerage infrastructure in Stevenage.

### ***Landscape Assessment***

- 2.84 Views are relatively open and would be sensitive to the introduction of further urban development.
- 2.85 Area includes a number of Ash and Beech woodlands, especially near Chesfield Park, which may be vulnerable to lowering water tables.

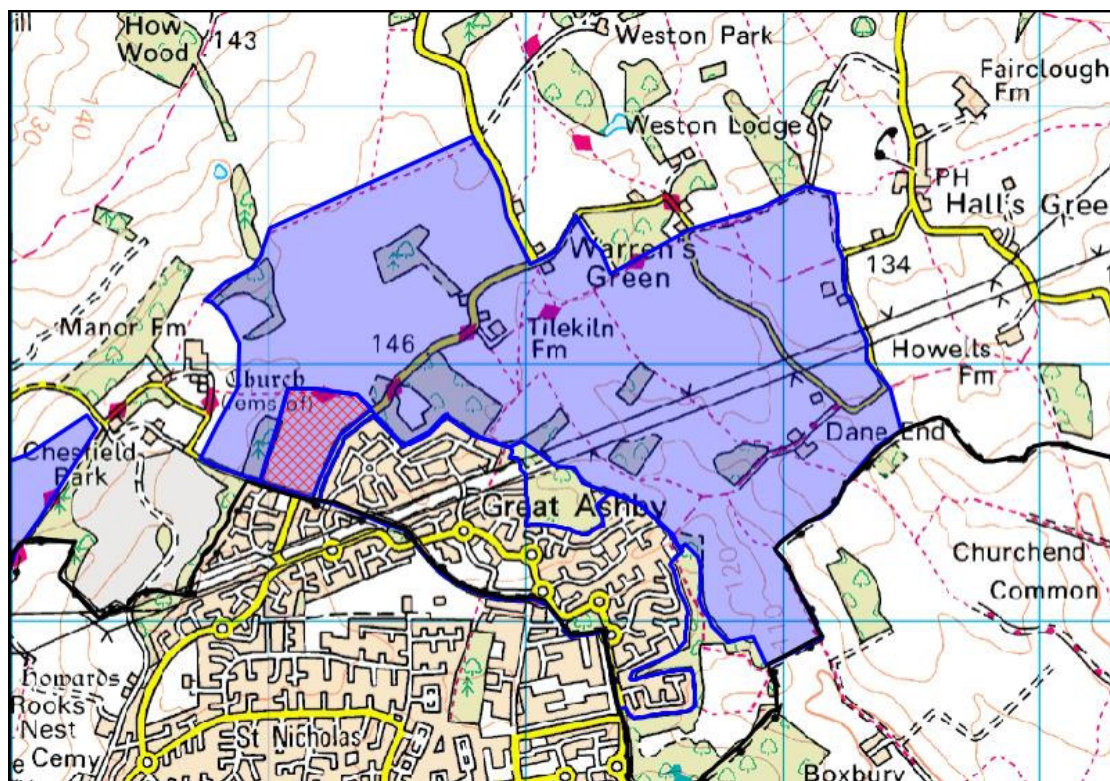
### ***Infrastructure Delivery Plan***

- 2.86 Would require between 2.5 and 4.3 forms of entry additional education capacity, probably delivered through at least one new primary school with nursery provision and a reserved primary school site. Either expansion of existing secondary school provision within Stevenage or accommodation to be within the planned secondary school at Great Ashby.
- 2.87 Local centre and community centre to be provided on site. A new safer neighbourhood policing team base. Likely to need to make contributions to off-site facilities such as libraries and youth facilities.
- 2.88 Substantial upgrades to sewerage system required for all major development sites on the edge of Stevenage. Extensive reinforcements/upgrades to the gas network.
- 2.89 Open space to be provided, to include the Forster Country park. New sports pitches and possibly a pavilion. Expansion to the north Stevenage cemetery.

### ***Transport Modelling***

- 2.90 This site is not large enough to be the only strategic site used in meeting a potential 10,700 target, so it has been modelled in conjunction with some of the other strategic sites in hypothetical scenarios which add up to 10,700. These combinations of sites would cause problems at various major junctions, notably in Hitchin and at junctions 7 and 8 of the A1(M).

## North East of Stevenage



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NB: the detached blue area to the west of the plan is part of the North of Stevenage site discussed earlier. The area hatched red is the Roundwood planning application site.

### **What?**

- 2.91 A development of between 2,000 and 5,700 dwellings, including schools, neighbourhood centres and some land for employment development. One small part of the site (known as Roundwood) is already the subject of a planning application for 357 homes.

### **Where?**

- 2.92 To the north-east of Stevenage, adjoining the recently developed Great Ashby area. Stretches out as far as the hamlet of Warrens Green in the parish of Weston, and includes some existing farms and cottages, notably at Dane End and Tilekiln Farm. The site straddles the parishes of Graveley, Great Ashby and Weston.

### **Who?**

- 2.93 The main site is being promoted by Keymer Cavendish on behalf of some of the landowners, the main one of which is

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Picture Ltd. It should be noted that these landowners do not between them control all the site shaded blue above, but this is the area that they have suggested would make a logical development. The planning application site at Roundwood, which could be delivered on its own, is promoted by Croudace Homes.

**Promoter's summary argument for why this site should be developed:**

*"Stevenage has the service base to accommodate more growth. It has a comprehensive bus network, an extensive cycleway system, and its own hospital and railway station.*

*"Average house prices for Stevenage and its new neighbourhoods are below the average for North Hertfordshire, thus more affordable.*

*"Large developments typically provide greater opportunity for social housing.*

*"Although a large urban area, Stevenage has been able to contain its growth, to ensure minimal impact on surrounding countryside.*

*"Great Ashby has already worked well.*

*"Further growth at the North East of Stevenage is an opportunity for a sustainable new neighbourhood, with minimal impact on North Herts as a whole."*

## **North East of Stevenage (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.94 The site falls within the 'Stevenage and A1 corridor' housing market area.

#### **Planning Assessment Matrix**

2.95 The site is located within the green belt and has restricted the growth of Stevenage to the north and east. The site forms part of a gap between Stevenage and Weston, Halls Green and Warren's Green and has stopped the coalescence of these settlements. The green belt here has safeguarded the countryside from encroachment.

2.96 There are many rights of way across the site, especially on the eastern half of the site. There are six wildlife sites within the site and one adjoining it. There are several listed buildings on or adjoining the site. It is known that there was a mediaeval deer park in the north east of the site. The site does not include any identified floodplains.

2.97 Although the development here would be in North Hertfordshire, the site is poorly related to North Hertfordshire's main towns and villages, thus may not meet North Hertfordshire needs in the most efficient way.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.98 Strengths:

- A site of this size is likely to be able to provide significant facilities within the development;
- the development would provide up to 5,700 dwellings in North Hertfordshire; and
- there will be significant opportunities for sustainable energy, given the size of the development.

2.99 Weaknesses:

- This is a greenfield site, agricultural land grade 3;
- the 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area;
- designated wildlife sites are included;
- designated archaeological sites within the proposed site;

- setting of historic assets may be affected by possible access; and
- significant constraints on sewerage infrastructure.

### ***Landscape Assessment***

- 2.100 The area is generally moderately sensitive to development. The gently sloping plateau, parkland landscape and woodland patches create an enclosed, quiet character. The electricity pylons crossing the site detract from that character.
- 2.101 Some of the north western edges of the site nearer Chesfield have elements of steeply sloping chalk scarp slopes, which create a dramatic landscape with limited urban influence.

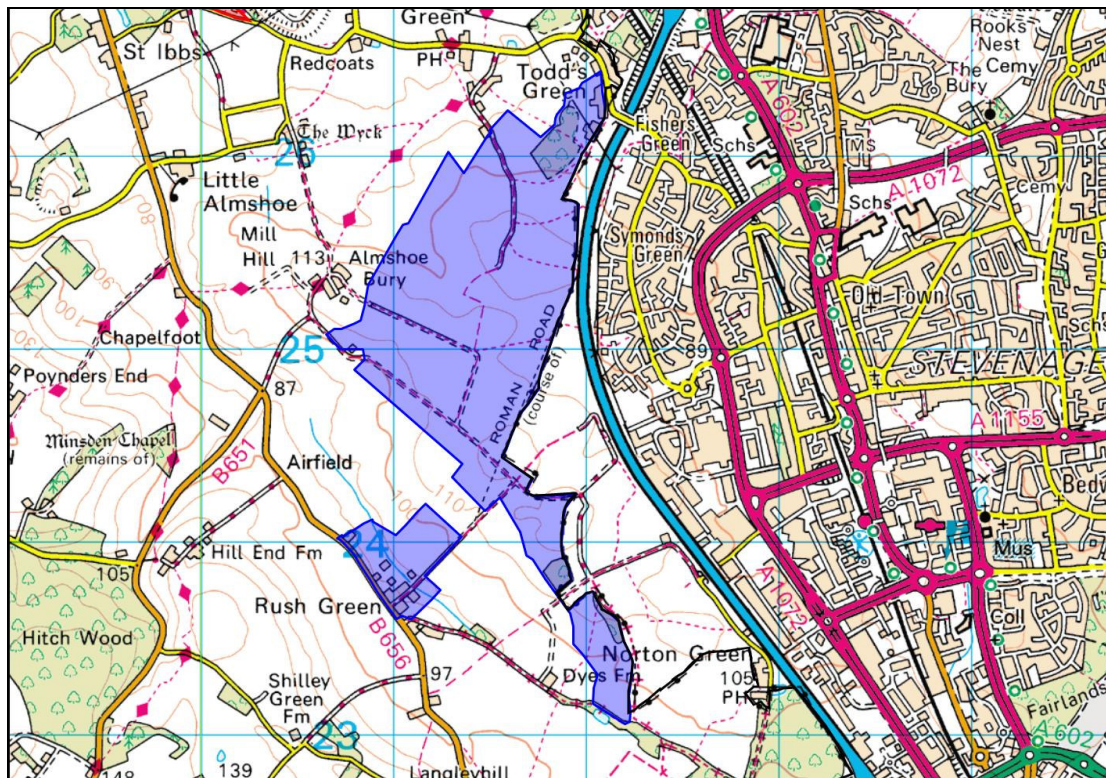
### ***Infrastructure Delivery Plan***

- 2.102 The site would require between 6 and 12 forms of entry of education capacity to be provided. This would be 4 new primary schools with nursery provision. Part of the site has previously been identified for a new secondary school.
- 2.103 New local centres, children's centres and community centres would be needed on site. Safer neighbourhood policing team bases would be required. Likely to need to make contributions to facilities such as libraries and youth facilities. Additional health centre facilities would be required, either on-site or through expansion of existing facilities elsewhere in the town.
- 2.104 Substantial upgrades to sewerage system required for all major development sites on the edge of Stevenage. Open space would need to be provided on site. Extensive reinforcements to the gas network.

### ***Transport Modelling***

- 2.105 Road access to this site is not straightforward. Existing roads from the Great Ashby area into the possible development site are inadequate to provide access to a development of this scale.
- 2.106 If this site were to go ahead, there would therefore likely need to be a new road linking it to near Junction 8 of the A1(M), probably skirting the northern edge of the possible North of Stevenage site.
- 2.107 In common with all scenarios modelled, there would be problems with junctions 7 and 8 of the A1(M).

## West of Stevenage



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NB: the blue area adjoining the B656 is the Rush Green site, not part of West of Stevenage.

### What?

2.108 A development of between 3,600 and 5,000 dwellings, including neighbourhood centres, schools, employment land and open space. **It could only proceed if the adjoining land to the east within Stevenage Borough were also included.** It would require joint master-planning work between the two councils. An estimated 1,900 homes would be in Stevenage Borough (not shaded on the plan above), leaving between 1,700 and 3,100 homes in North Hertfordshire.

### Where?

2.109 On land to the west of the A1(M) motorway at Stevenage. The site straddles Stevenage Borough and the parishes of Langley, St Ippolyts and Wymondley, and adjoins the parish of Knebworth.



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**Who?**

2.110 The site is being promoted by the West Stevenage Consortium, a group of developers. The same area of land is also being promoted by a group of landowners.

**Promoter's summary argument for why this site should be developed:**

*"West Stevenage has already been confirmed as the most appropriate and sustainable location to accommodate growth in the area, in both environmental and economic terms. Being in close proximity to Stevenage Town Centre, development at West Stevenage would assist with the regeneration of the town centre through the increase in the number of workers and shoppers from the development, whilst also delivering an appropriate range of services and facilities on site including schools, community facilities, jobs and housing." (West Stevenage Consortium)*

*"Of all the possible growth locations around Stevenage, the West represents the most sustainable. With an additional crossing of the A1(M), this will provide the shortest access route to the Town Centre, railway station, and the main employment area. It has been established through the long planning process that West of Stevenage represents a highly sustainable location, as identified in the Herts Structure Plan. Notwithstanding NHDC's previous opposition to development West of Stevenage based on Green Belt (this equally applies to all the alternative peripheral locations around Stevenage), if a site for significant growth is to be allocated adjacent to Stevenage, then the West should be the preferred option, as it is the most sustainable." (Group of landowners)*

## **West of Stevenage (continued)**

### **Summary of findings:**

#### **Strategic Housing Market Assessment**

2.111 The site falls within the 'Stevenage and A1 corridor' housing market area.

#### **Planning Assessment Matrix**

2.112 The site is located in the green belt and has restricted the growth of Stevenage to the west. The site forms part of a gap between Stevenage and Todds Green, Norton Green and Langley and has stopped the coalescence of these settlements. The green belt here has safeguarded the countryside from encroachment.

2.113 The site is crossed by a number of rights of way. There is a Site of Special Scientific Interest bordering the southern edge of the site, and four wildlife sites within it.

2.114 There is a known archaeological area in the north of the site. A small part of the southern edge of the site touches known floodplains.

2.115 Although the development here would be in North Hertfordshire, the site is poorly related to North Hertfordshire's main towns and villages, thus may not meet North Hertfordshire needs in the most efficient way.

2.116 The site is separated from the town of Stevenage by a motorway, making it difficult to integrate into the existing urban area. Opportunities for pedestrians and cyclists are therefore harder to encourage, especially given that as well as the motorway there is the major Gunnels Wood employment area to cross before reaching the town centre.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

2.117 Strengths:

- A site of this size is likely to be able to provide significant facilities within the development;
- the development would provide up to 3,100 dwellings; and
- there will be significant opportunities for sustainable energy, given the size of the development.

2.118 Weaknesses:

- This is a greenfield site, agricultural land grade 3;
- the 2011 Landscape Study describes developments of greater than 5ha as not appropriate for this area;
- designated wildlife sites are included; and
- there are significant constraints on sewerage infrastructure in Stevenage.

**Landscape Assessment**

2.119 The plateau area is considered to have a low sensitivity to development, although the rural character and sense of remoteness are valuable. The more steeply sloping western edges of the site towards the Langley valley are more sensitive to development and prominent in long views.

**Infrastructure Delivery Plan**

2.120 The site would need to provide for between 5 and 10 additional forms of entry education capacity. This would be 4 primary schools and a secondary school.

2.121 New neighbourhood centres and community centres would be needed, especially given the site's separation from the rest of the town by the motorway. This would include youth provision and children's centres. Upgrades to Stevenage central library as part of the shared services development would be required.

2.122 There would need to be a new health centre, a safer neighbourhood policing team base and an ambulance standby point. Substantial upgrades to sewerage system required for all major development sites on the edge of Stevenage.

2.123 Open space would need to be provided on site. This would include a new cemetery. There would need to be a new sports hall and pavilions in association with new sports pitches.

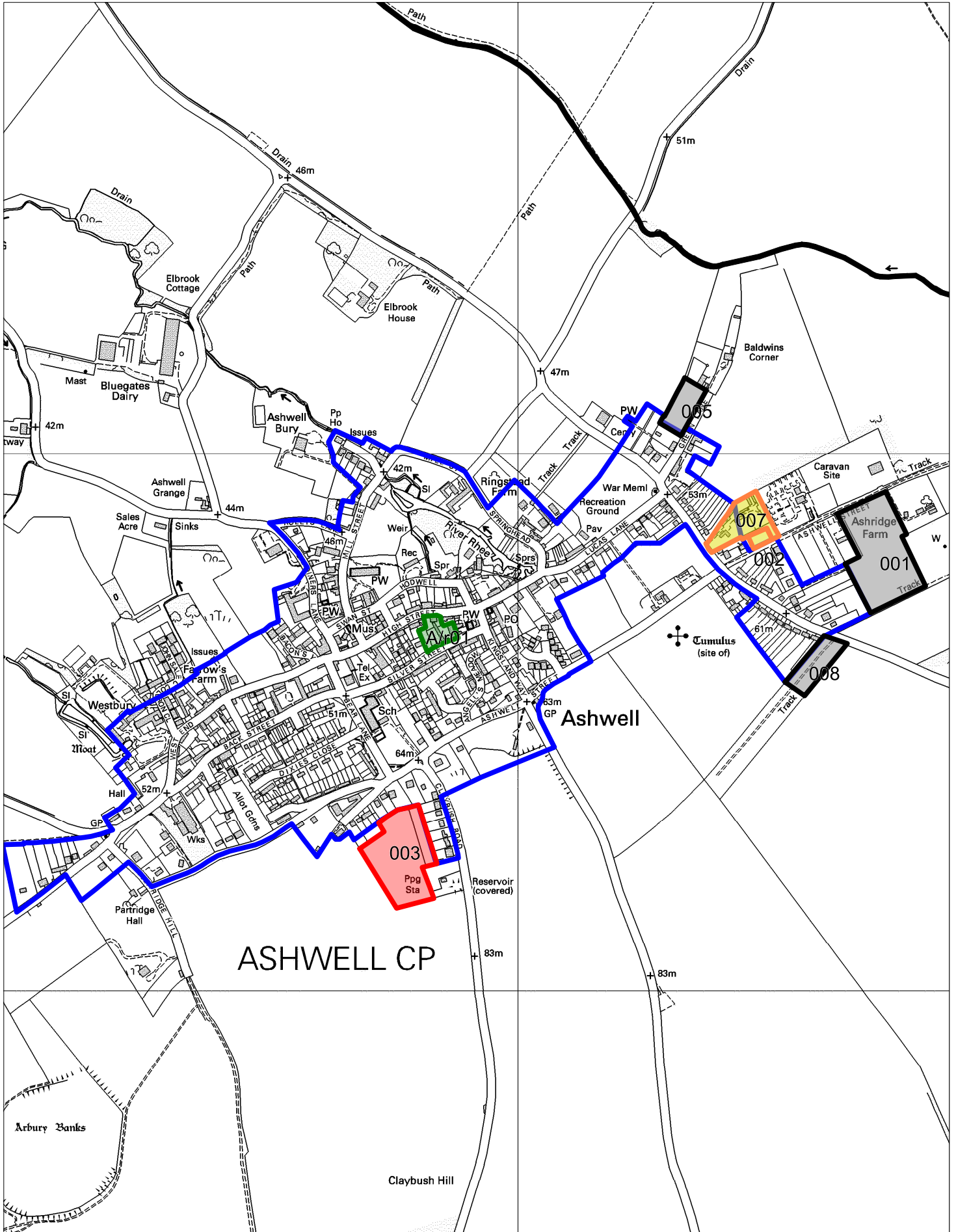
**Transport Modelling**

2.124 Access to the site would be via a new tunnel under the A1(M) near Meadway, with a secondary access using the existing Bessemer Drive bridge. In common with all scenarios modelled, there would be problems with junctions 7 and 8 of the A1(M). There would also be upgrades required to the Stevenage Road/Chantry Lane junction.

## Part 3: Non-strategic sites

- 3.1 As discussed in Part 1, there are many other smaller (or 'non-strategic') sites which the council could choose to develop. Whilst there are not enough of these to meet the whole target, choices will still need to be made between them.
- 3.2 The Strategic Housing Land Availability Assessment (December 2012) assesses 130 non-strategic sites against three tests:
- Suitability: is it physically possible to build here?
  - Availability: is there a willing landowner?
  - Achievability: does it look plausible that development here might be financially deliverable?
- 3.3 Of the 130 non-strategic sites assessed, 96 passed all three tests. In order to help choose between them, the SHLAA also makes some initial broad priority assessments of how acceptable or otherwise each non-strategic site might be:
- Priority 1 = most likely to be acceptable  
Essentially comprising previously developed land within existing settlement boundaries.
  - Priority 2 = moderately acceptable  
Essentially comprising greenfield sites within existing settlement boundaries, or sites outside existing settlement boundaries but considered less likely to be controversial, based on both the 2007 Core Strategy preferred options paper and responses to the 2008 and 2009 Land Allocations.
  - Priority 3 = least likely to be acceptable  
All sites not categorised as priorities 1 or 2.
- 3.4 The SHLAA contains a short note for each site specifying any particular reasons why a site has been prioritised the way it has.
- 3.5 These broad priority assessments are not definitive. Just because a site has been classed as priority 3 does not guarantee that it will not be allocated for development. Equally, some sites that have been classed as priorities 1 or 2 might not eventually be allocated.
- 3.6 The overall totals are:
- Priority 1 = 1,154 dwellings (1,130 in towns, 24 in villages);

- Priority 2 = 1,623 dwellings (1,287 in towns, 336 in villages; and
  - Priority 3 = 4,595 dwellings (1,988 in towns, 2,607 in villages).
- 3.7 We present each of the non-strategic sites below, arranged by settlement, along with their dwelling estimate and priority ranking. You are welcome to make comments about any site, in particular whether you think it should be given a different priority level.
- 3.8 Fuller detail on the non-strategic sites may be found in either:
- the 2008 Land Allocations Issues and Options paper; or
  - the 2009 Land Allocations Additional Suggested Sites paper.  
[http://www.north-herts.gov.uk/index/environment\\_and\\_planning/planning/planning\\_policy\\_and\\_projects-2/land\\_allocations-2.htm](http://www.north-herts.gov.uk/index/environment_and_planning/planning/planning_policy_and_projects-2/land_allocations-2.htm)
- 3.9 Sites with a reference which includes letters are from the 2008 paper, sites with purely numeric references are from the 2009 paper.
- 3.10 The numbering for each place does not necessarily follow sequentially. This document is solely concerned with housing sites, whereas the 2008 and 2009 documents included a number of non-housing sites. Gaps in the numbering may also have occurred where a site has secured planning permission since 2008/09, so has been removed from the list to avoid double counting.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
- Settlement boundary
- Possible Strategic Site
- 2012 SHLAA Priority 1
- 2012 SHLAA Priority 2
- Priority 3
- Failed one of the tests

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**Ashwell sites**

3.11 There are seven non-strategic sites in Ashwell. Three of these failed one of the tests of the SHLAA (typically indicating that the landowner is no longer pursuing the suggestion). This leaves four sites which could potentially be allocated.

3.12 In summary, the sites in Ashwell have been ranked as follows:

- Priority 1: 5 dwellings;
- Priority 2: 23 dwellings; and
- Priority 3: 33 dwellings.

Ref.	Site	Dwelling estimate	Area (hectares)	Priority
1	Land east of Ashridge Farm, Ashwell Street	41	2.1	failed
2	r/o 67 Station Road, Ashwell Street	3	0.1	Priority 2
3	Land west of Claybush Road	33	1.7	Priority 3
5	Land adj. 7 Green Lane	4	0.4	failed
7	61 Station Road	20	0.7	Priority 2
8	Land south of 120 Station Road	10	0.5	failed
A/r01	Angell Farm and Whitby Farm, High Street	5	0.3	Priority 1

*Source: Strategic Housing Land Availability Assessment, December 2012*

3.13 For the purposes of the table in Part 4 of this consultation, all these sites in Ashwell are counted as village sites.





### **Baldock sites**

3.14 There are twenty sites in or adjoining Baldock. Six of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). Although there are no strategic sites in Baldock, it is worth noting that it has a large number of non-strategic sites to the north-east, east and south-east of the town.

3.15 In summary, the sites in Baldock have been ranked as follows:

- Priority 1: 23 dwellings;
- Priority 2: 969 dwellings; and
- Priority 3: 185 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
9	Land r/o 11-23, Letchworth Road	22	0.7	failed
10	Land r/o 1-5, Letchworth Road	6	0.2	failed
11	Land r/o 7-9, Letchworth Road	4	0.1	Priority 3
12	Land north of George IV PH, London Road	15	0.8	Priority 3
14	Land west of Weston Way	166	8.3	Priority 3
15	Land north of Willian Road	287	14.4	failed
16	Land off Yeomanry Drive	15	0.8	Priority 2
B/e03	Land at, Icknield Way	14	0.5	Priority 1
B/e03a	78-80 Icknield Way	9	0.4	Priority 1
B/r1a	Land at Bygrave Road	60	2.6	Priority 2
B/r2a	Land south of Bygrave Road (technically in Bygrave parish but on the edge of Baldock)	114	5.1	Priority 2
B/r03	East of Clothall Common	40	1.6	Priority 2
B/r04	Land off Clothall Road (technically in Clothall parish but on the edge of Baldock)	260	6.7	Priority 2
B/r06	adj. 68 London Road	6	0.3	failed
B/r07	adj. Raban Court, Royston Road	6	0.2	failed
B/r11a	Land north of Bygrave Road (technically in Bygrave parish but on the edge of Baldock)	140	4.6	Priority 2
B/r12	Land south of Clothall Common (technically in Clothall parish but on the edge of Baldock)	214	13.3	Priority 2
B/r14	r/o Clare Crescent	21	0.7	Priority 2
B/r18	Works, Station Road	11	0.3	failed
B/r23	Land at North Road (technically in Bygrave parish but on the edge of Baldock)	105	4.4	Priority 2

Source: Strategic Housing Land Availability Assessment, December 2012

3.16 For the purposes of the table in Part 4 of this consultation, all these sites in or adjoining Baldock are counted as town sites.



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**Barkway sites**

3.17 There are eleven sites in Barkway. Five of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves six sites which could potentially be allocated.

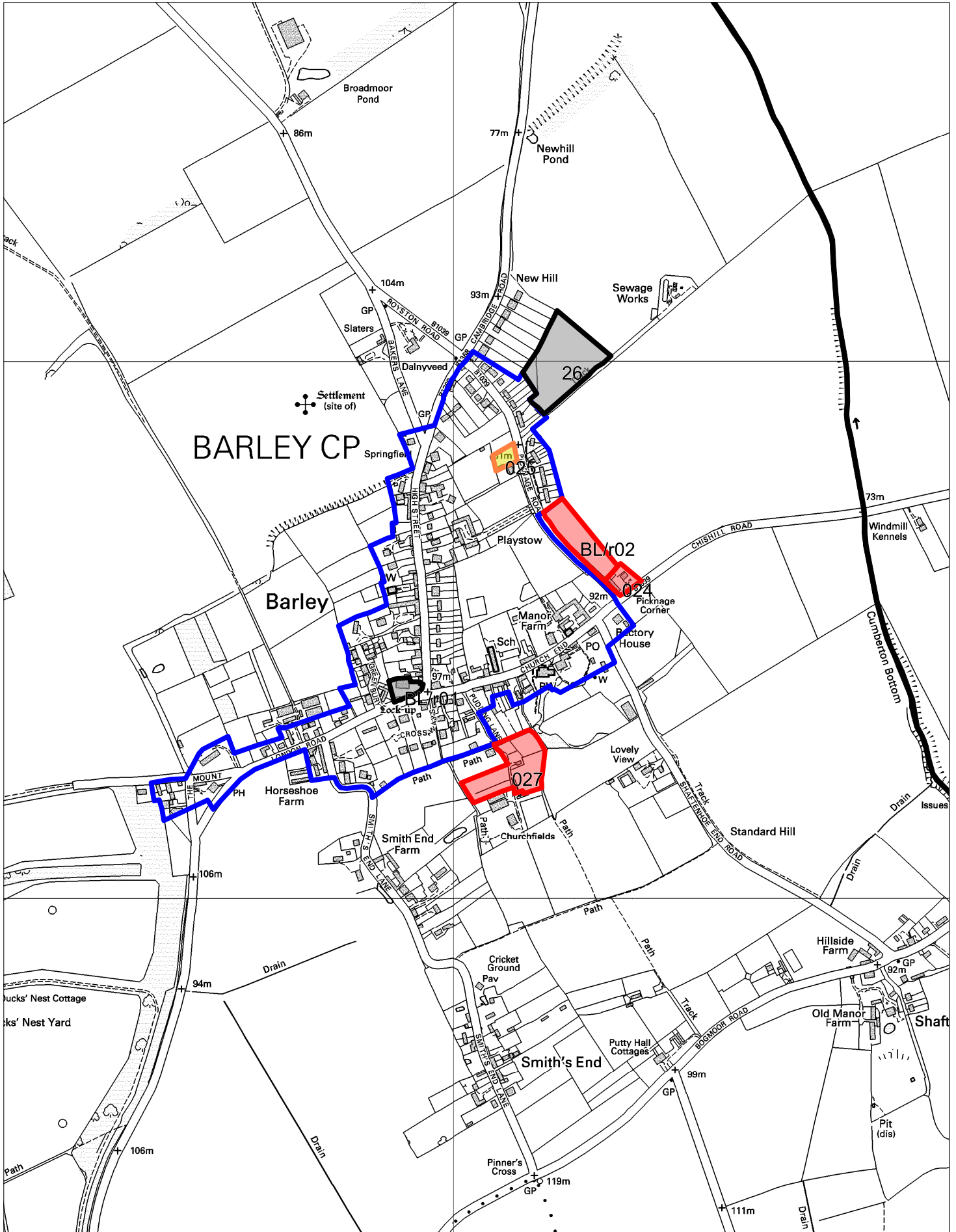
3.18 In summary, the sites in Barkway have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 36 dwellings; and
- Priority 3: 119 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
17	Land east of Burrs Lane	21	1.0	failed
18	Land east of Cambridge Road	29	1.5	failed
19	Land west of Cambridge Road	68	3.4	Priority 3
20	Land adj. Lane Farm, Gas Lane	14	0.7	Priority 3
21	Land north of Nuthampstead Road	41	2.1	failed
22	Land east of Royston Road	89	4.4	failed
23	Top Field, Royston Road	37	1.9	Priority 3
BK/r01	Garages r/o Windmill Close	8	0.3	failed
BK/r02	Land off Windmill Close	11	0.6	Priority 2
BK/r03	Land north of Windmill Close	12	0.6	Priority 2
BK/r04	Land off Cambridge Road	13	0.7	Priority 2

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.19 For the purposes of the table in Part 4 of this consultation, all these sites in Barkway are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
- Settlement boundary
- Possible Strategic Site
- 2012 SHLAA Priority 1
- Priority 2
- Priority 3
- Failed one of the tests

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**Barley sites**

3.20 There are five sites in Barley, one of which failed one of the tests. This leaves four sites which could potentially be allocated.

3.21 In summary, the sites in Barley have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 3 dwellings; and
- Priority 3: 41 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
24	Picknage Corner, Church End	4	0.2	Priority 3
25	Millers Close, Picknage Road	3	0.1	Priority 2
26	New Hill, Picknage Road	30	1.5	failed
27	Churchfields, Pudding Lane	22	1.2	Priority 3
BL/r02	Land east of Picknage Road	15	0.7	Priority 3

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.22 For the purposes of the table in Part 4 of this consultation, all these sites in Barley are counted as village sites.



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### **Clothall sites**

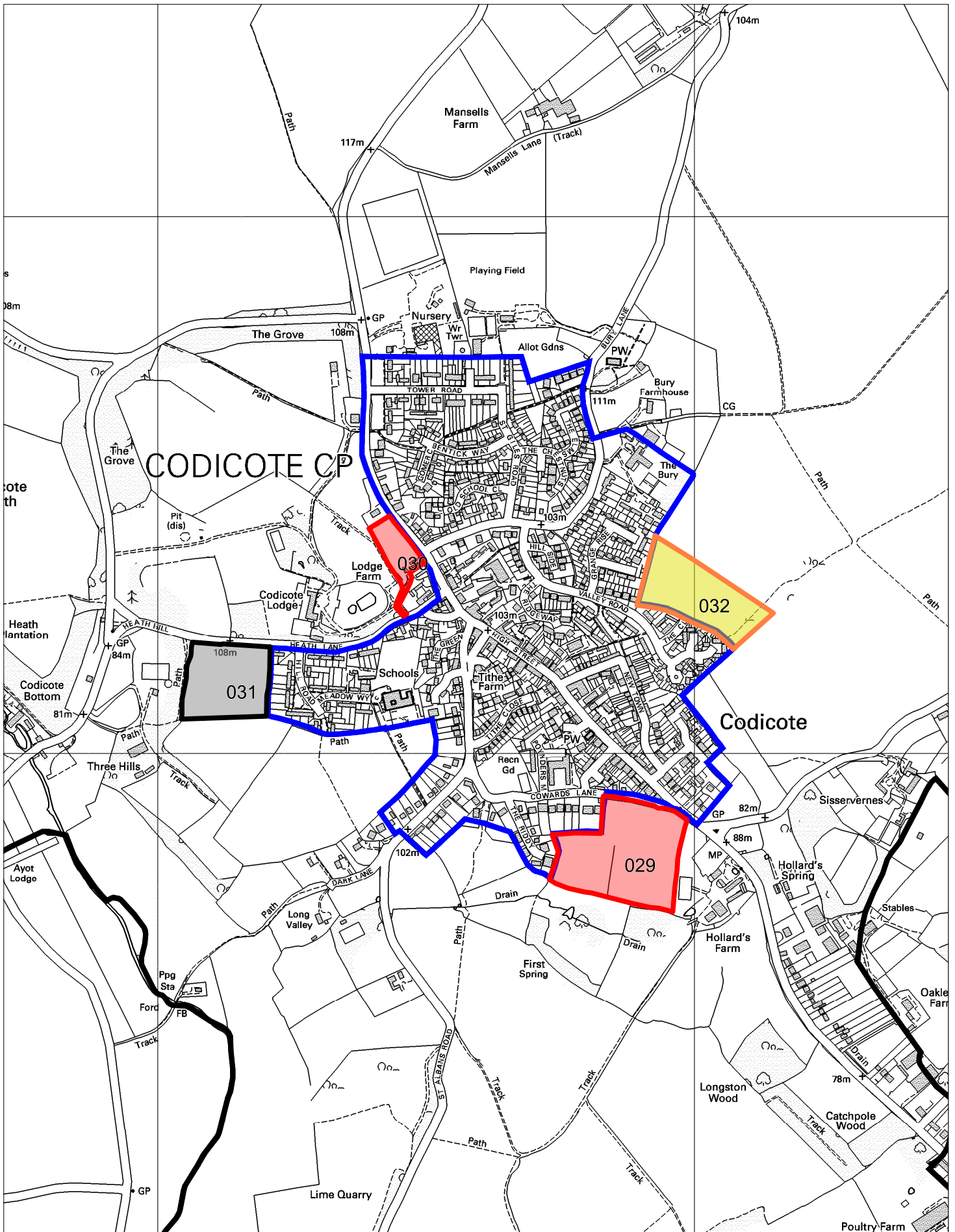
3.23 There are three sites in the parish of Clothall. Two of these (B/r04 and B/r12) are on the edge of Baldock and are discussed on the Baldock page. The one site not on the edge of Baldock failed one of the tests of the SHLAA. This leaves no sites which could be potentially be allocated.

3.24 In summary, the sites in Clothall have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 0 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
28	Land at Clothall House, Ashanger Lane	252	12.6	failed

*Source: Strategic Housing Land Availability Assessment, December 2012*



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
- Settlement boundary
- Possible Strategic Site
- 2012 SHLAA Priority 1
- Priority 2
- Priority 3
- Failed one of the tests

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**Codicote sites**

3.25 There are four sites in Codicote. One of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves three sites which could potentially be allocated.

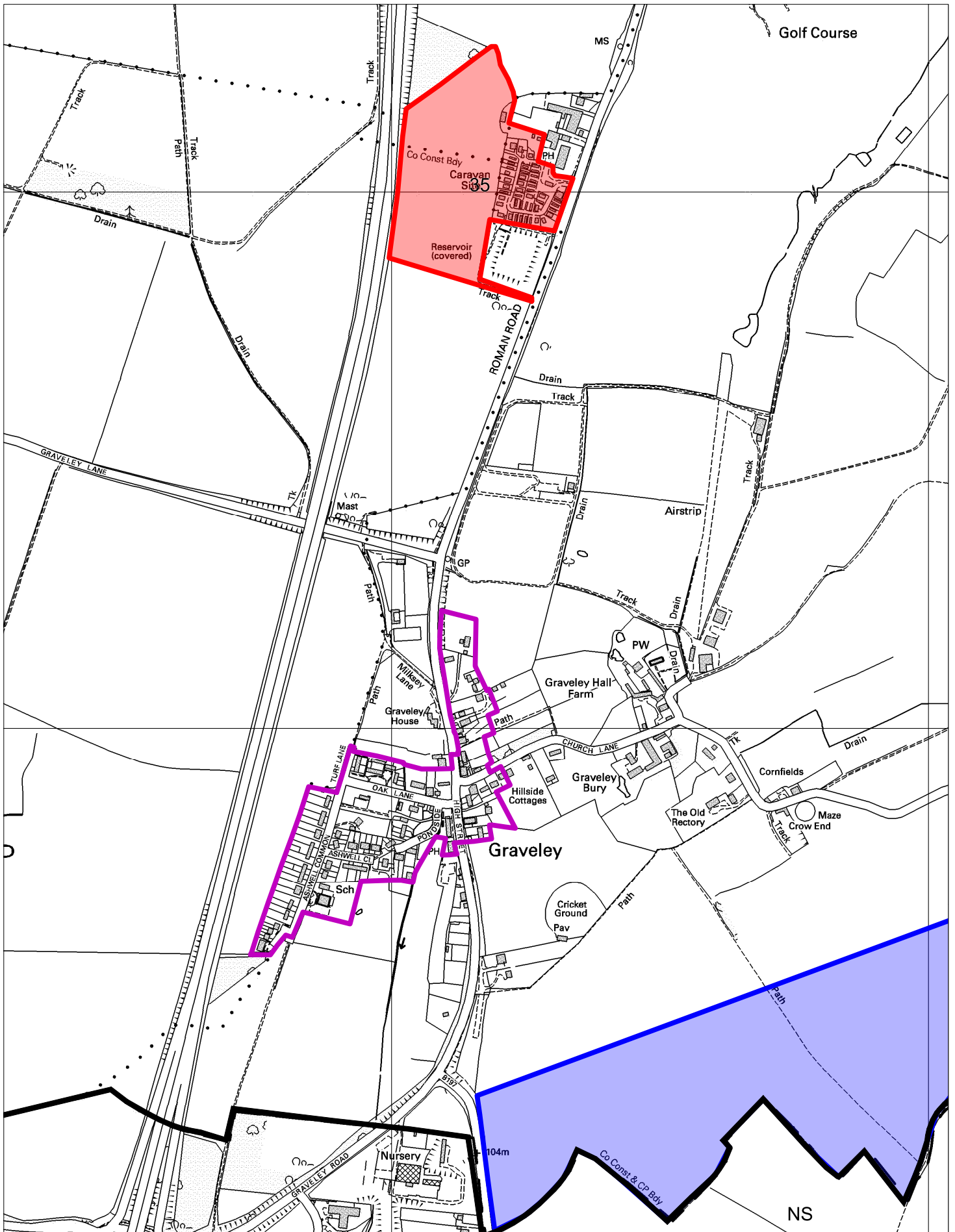
3.26 In summary, the sites in Codicote have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 48 dwellings; and
- Priority 3: 86 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
29	Land south of Cowards Lane	73	3.6	Priority 3
30	Land at Codicote House, Heath Road	13	0.7	Priority 3
31	Land south of Heath Road	42	2.1	failed
32	Land north east of The Close	48	2.4	Priority 2

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.27 For the purposes of the table in Part 4 of this consultation, all these sites in Codicote are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

  Proposed new Settlement boundary  
   Settlement boundary  
   Possible Strategic Site

2012 SHLAA  
  Priority 1  
   Priority 3  
  Priority 2  
   Failed one of the tests

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**Graveley sites**

3.28 Excluding the strategic sites on the edge of Stevenage, there is one site in Graveley which could potentially be allocated.

3.29 In summary, the site in Graveley has been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 88 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
35	Jacks Hill Park, Jacks Hill	88	8.8	Priority 3

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.30 For the purposes of the table in Part 4 of this consultation, this site is counted as a village site.



## Hitchin sites

3.31 Excluding the South West of Hitchin strategic site discussed in part two, there are 27 non-strategic sites in Hitchin. Eleven of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves 16 sites which could potentially be allocated.

3.32 In summary, the sites in Hitchin have been ranked as follows:

- Priority 1: 283 dwellings;
- Priority 2: 36 dwellings; and
- Priority 3: 1,212 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
36	Playing Field, Benslow Lane (lower part)	120	3.0	failed
36a	Playing Field, Benslow Lane (upper part)	42	1.2	failed
38	Land at junction of Pirton Road and Crow Furlong	43	2.2	failed
39	Highover Farm, Stotfold Road	484	24.2	Priority 3
98	Pound Farm, London Road (St Ippolyts parish)	67	3.4	Priority 3
110	Oakfield Farm, Stevenage Road (St Ippolyts parish)	571	28.5	Priority 3
133	Orchard and Anvil, Nightingale Road	6	0.1	Priority 1
H/m02	Land at and around Churchgate	61	3.0	Priority 1
H/m03	Post Office, Hermitage Road	12	0.4	Priority 1
H/r02	Bevan House, r/o 34 Bancroft	8	0.1	failed
H/r04	Between 38 & 44 Bearton Road	5	0.2	failed
H/r06	r/o Fieldfares, Benslow Lane	8	0.6	failed
H/r07	22 Bridge Street	4	0.1	Priority 1
H/r14	Land at junction of Grays Lane and Crow Furlong	41	2.1	Priority 3
H/r22	Land off Hine Way	5	0.4	failed
H/r24	Land at Lucas Lane	26	1.3	Priority 2
H/r25	Land at junction of Grays Lane and Lucas Lane	12	0.6	Priority 3
H/r26	Gardens backing onto Matthew Gate	9	0.3	failed
H/r28	Goods Yard, Nightingale Road	163	2.5	Priority 1
H/r30	Land south of Oughtonhead Lane	37	1.8	Priority 3
H/r33	Railway sidings, St Michael's Road	182	3.0	failed
H/r43	Land off The Aspens, r/o 46 Wymondley Road	10	0.3	Priority 2
H/r45a	Top Field, Fishponds Road (west)	30	1.6	failed
H/r45b	Top Field, Fishponds Road (east)	26	1.2	failed
H/r48	59 Walsworth Road	17	0.1	Priority 1
H/r50	Neighbourhood centre and adjoining properties, John Barker Place	20	1.2	Priority 1
H/r52	Industrial area, Cooks Way	29	0.7	failed

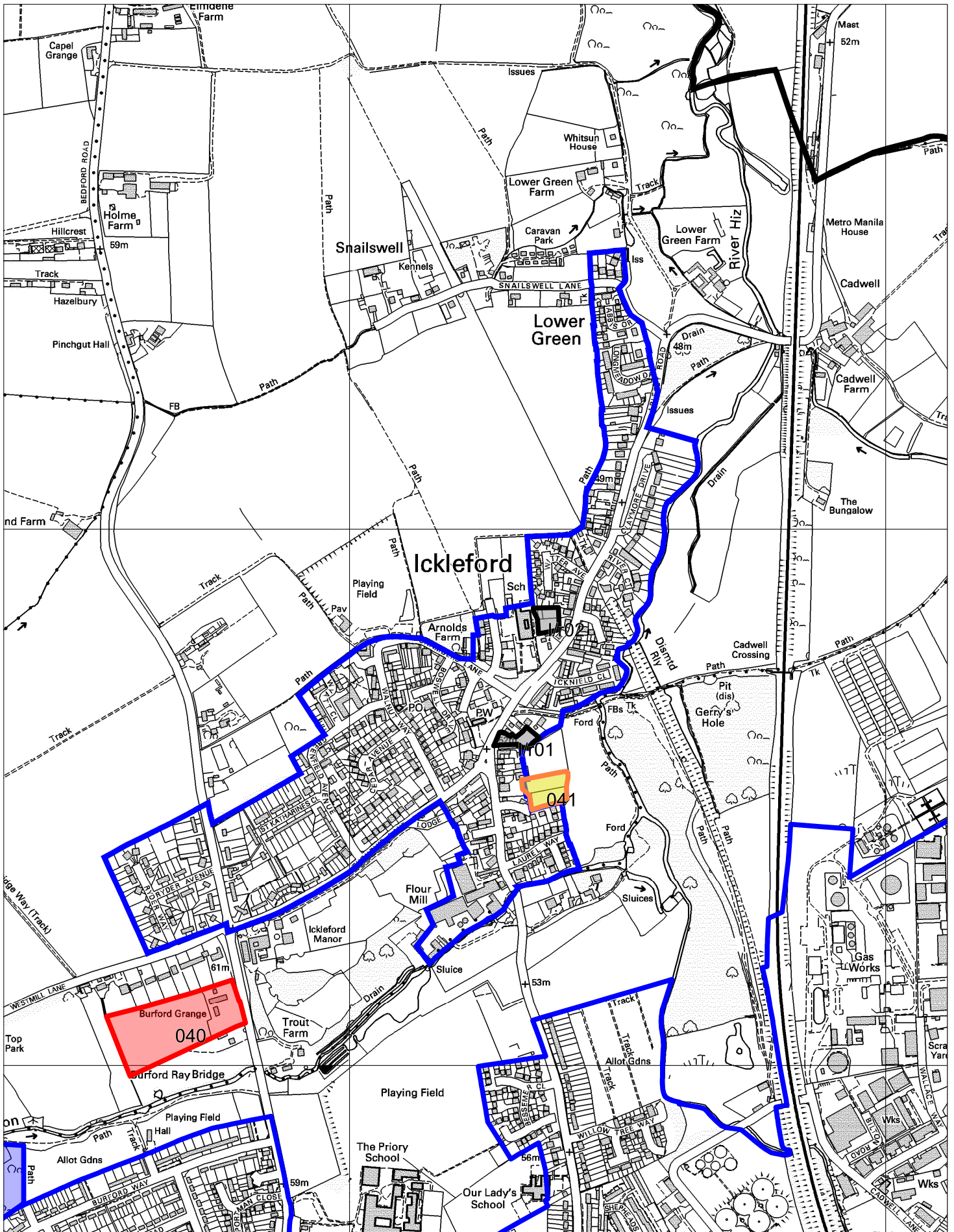
Source: Strategic Housing Land Availability Assessment, December 2012

3.33 For the purposes of the table in Part 4 of this consultation, all these sites in or adjoining Hitchin are counted as town sites.

# NORTH HERTFORDSHIRE DISTRICT COUNCIL



Housing Options, February 2013: Sites for Ickleford



Scale: 1:10000  
Date: 15:01:13

Proposed new Settlement boundary
  Settlement boundary
  Possible Strategic Site

**2012 SHLAA**  
 Priority 1
  Priority 3  
 Priority 2
  Failed one of the tests

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**Ickleford sites**

3.34 There are four sites in Ickleford. Two of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves two sites which could potentially be allocated.

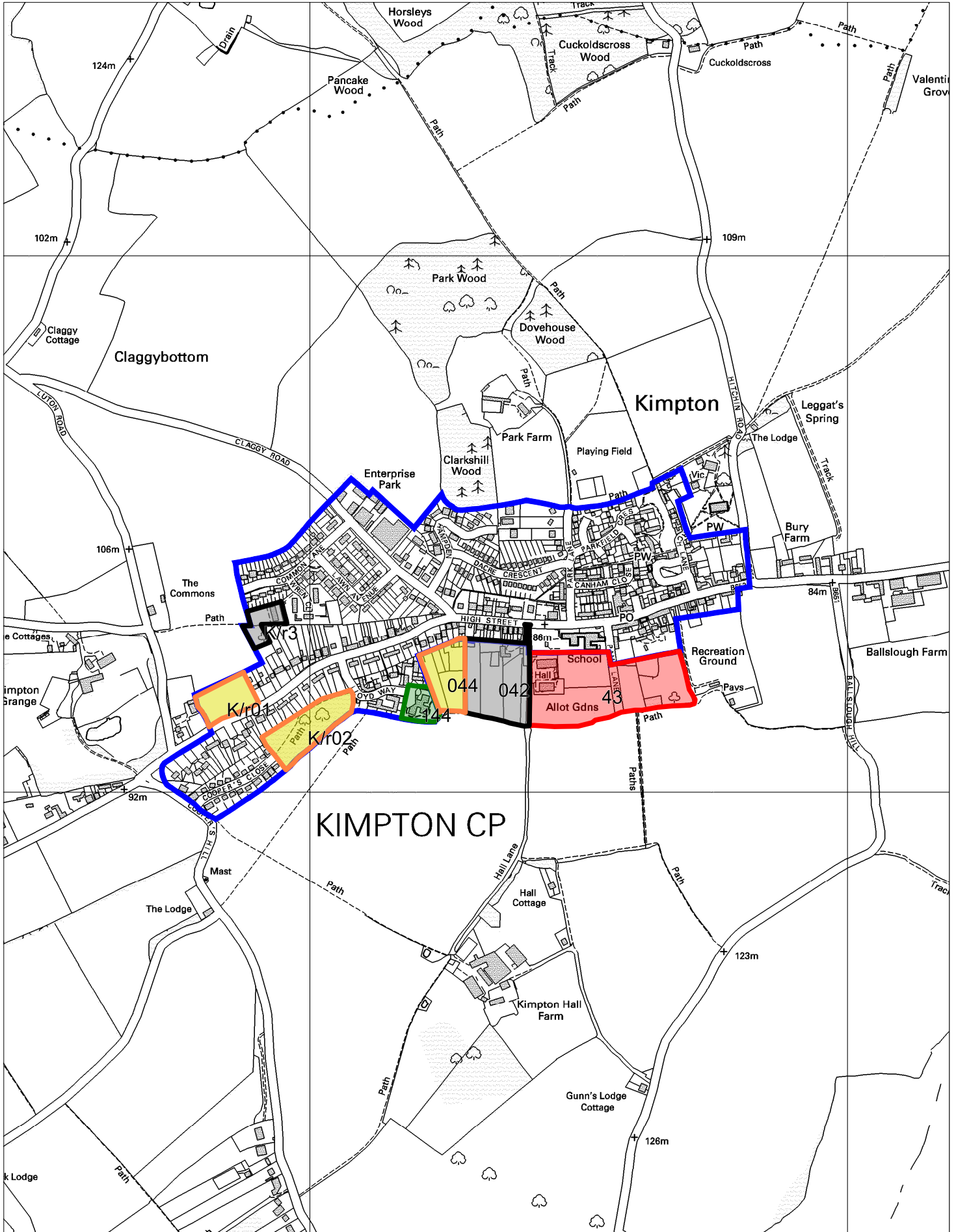
3.35 In summary, the sites in Ickleford have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 9 dwellings; and
- Priority 3: 48 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
40	Burford Grange, Bedford Road	48	2.4	Priority 3
41	Land off Duncots Close	9	0.4	Priority 2
I/r01	adj. 69, Arlesey Road	6	0.2	failed
I/r02	r/o 55 Arlesey Road	6	0.2	failed

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.36 For the purposes of the table in Part 4 of this consultation, all these sites in Ickleford are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
  - Settlement boundary
  - Possible Strategic Site
- 
- 2012 SHLAA
- Priority 1
  - Priority 2
  - Priority 3
  - Failed one of the tests

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**Kimpton sites**

3.37 There are seven sites in Kimpton. Two of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves five sites which could potentially be allocated.

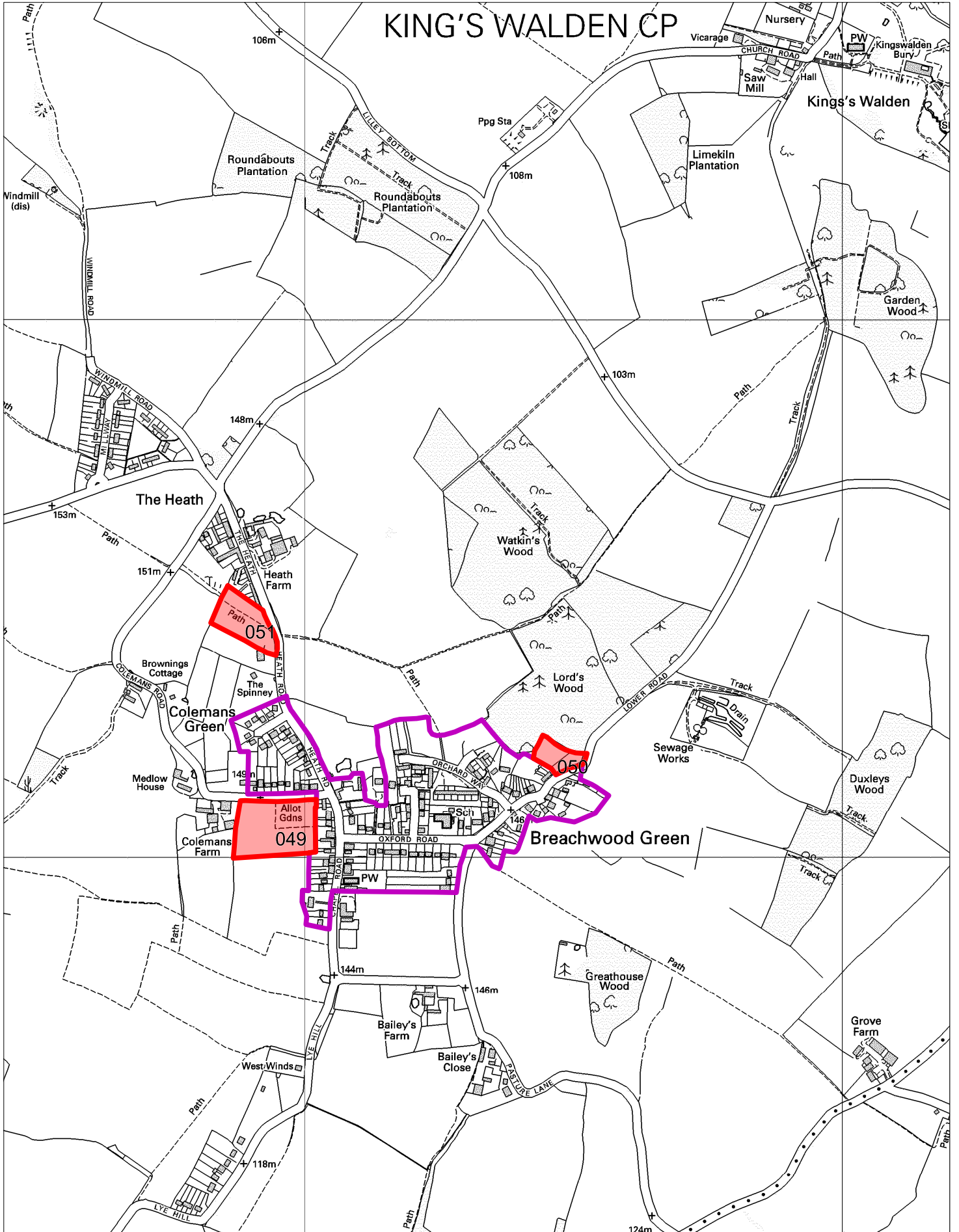
3.38 In summary, the sites in Kimpton have been ranked as follows:

- Priority 1: 11 dwellings;
- Priority 2: 60 dwellings; and
- Priority 3: 33 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
42	Land at Hall Lane	36	1.8	failed
43	Land east of Hall Lane	33	3.4	Priority 3
44	Land west of Hall Lane	17	0.8	Priority 2
144	Probyn House, Lloyd Way	11	0.4	Priority 1
K/r01	Land north of High Street	13	0.6	Priority 2
K/r02	Land off Lloyd Way	30	1.1	Priority 2
K/r03	Land and garages off Wren Close	11	0.4	failed

*Source: Strategic Housing Land Availability Assessment, December 2012*

3.39 For the purposes of the table in Part 4 of this consultation, all these sites in Kimpton are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

  Proposed new Settlement boundary  
   Settlement boundary  
   Possible Strategic Site

**2012 SHLAA**  
 Priority 1  
  Priority 3  
 Priority 2  
  Failed one of the tests

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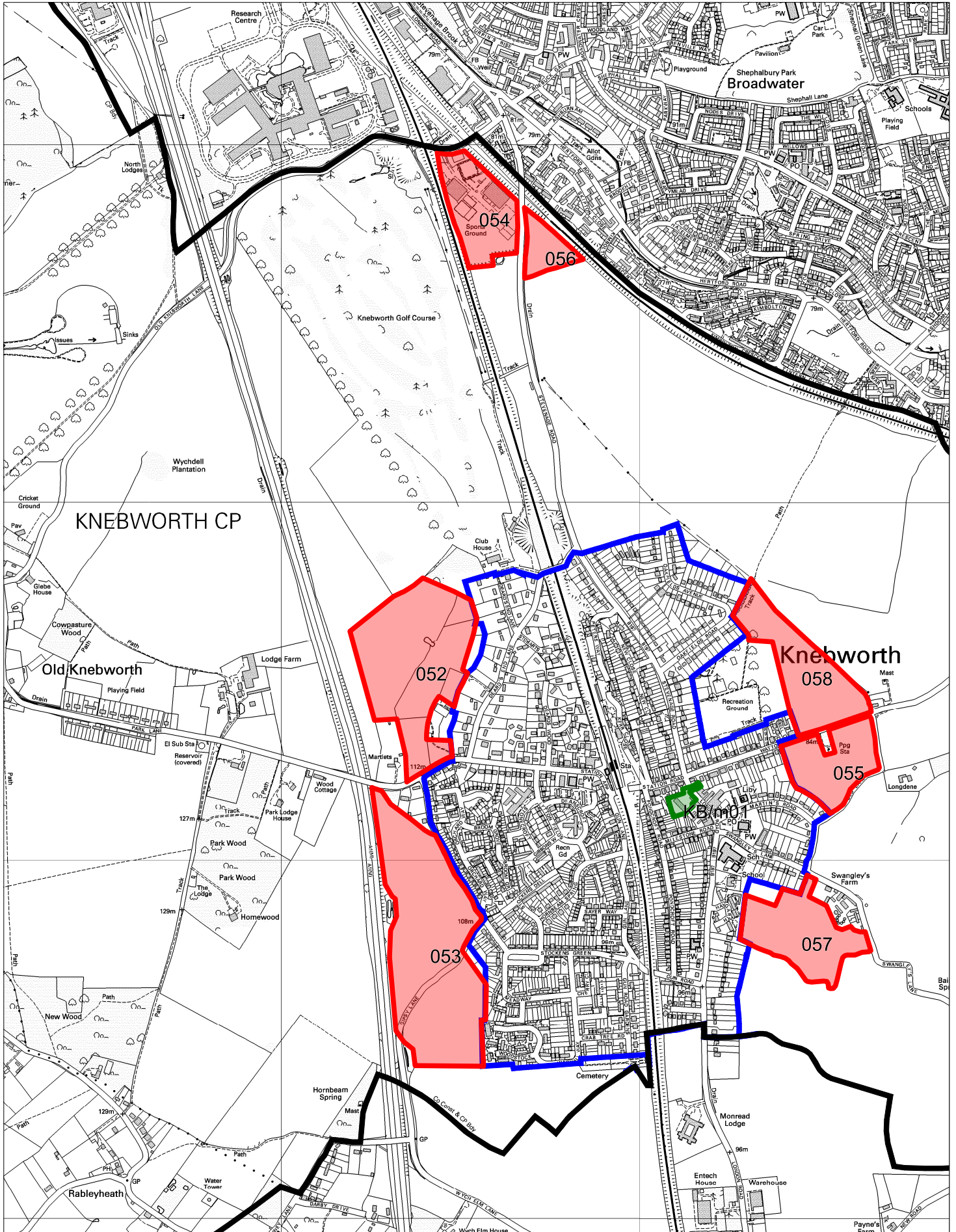
### **King's Walden sites**

- 3.40 There are two sites in the parish of King's Walden, both of which are on the edge of Breachwood Green, the largest village in the parish. All of these could potentially be allocated.
- 3.41 Although there are no strategic sites in King's Walden, the parish is quite close to the East of Luton site discussed in Part 2.
- 3.42 In summary, the sites in King's Walden have been ranked as follows:
- Priority 1: 0 dwellings;
  - Priority 2: 0 dwellings; and
  - Priority 3: 53 dwellings.

<b>Ref</b>	<b>Site</b>	<b>Dwelling estimate</b>	<b>Area (hectares)</b>	<b>Priority</b>
49	Allotments south of Colemans Road, Breachwood Green	30	1.5	Priority 3
50	Land north of Lower Road, Breachwood Green	7	0.4	Priority 3
51	Allotments west of The Heath, Breachwood Green	16	0.8	Priority 3

*Source: Strategic Housing Land Availability Assessment, December 2012*

- 3.43 For the purposes of the table in Part 4 of this consultation, all these sites in King's Walden parish are counted as village sites.



Scale: 1:15000  
Date: 15:01:13

  Proposed new Settlement boundary  
   Settlement boundary  
   Possible Strategic Site

**2012 SHLAA**  
  Priority 1  
   Priority 3  
  Priority 2  
   Failed one of the tests

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**Knebworth sites**

3.44 There are eight sites in Knebworth, all of which could potentially be allocated. Two of the sites (Sites 54 and 56) are actually on the northern edge of the parish and adjoin the urban area of Stevenage rather than the village of Knebworth.

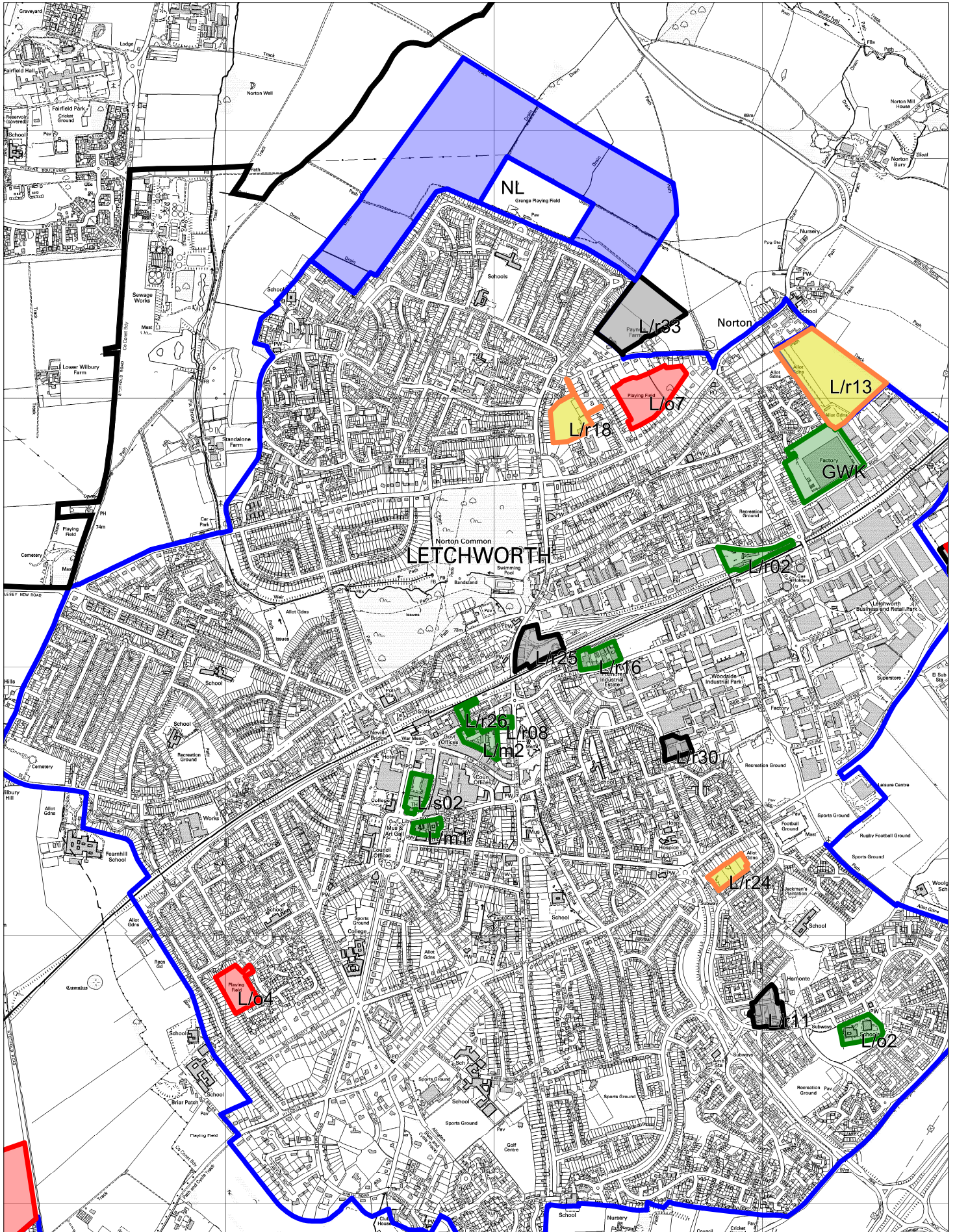
3.45 In summary, the sites in Knebworth have been ranked as follows:

- Priority 1: 8 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 971 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
52	Land at Deards End	227	11.4	Priority 3
53	Land at Gypsy Lane	303	15.2	Priority 3
54	Odyssey Health Centre, Old Knebworth Lane	93	4.6	Priority 3
55	Land north of Old Lane	84	4.2	Priority 3
56	Land east of Stevenage Road	31	1.6	Priority 3
57	Land south of Swangley's Lane	112	5.6	Priority 3
58	Land north of Watton Road	121	6.0	Priority 3
KB/m01	Chas Lowe, London Road	8	0.4	Priority 1

*Source: Strategic Housing Land Availability Assessment, December 2012*

3.46 For the purposes of the table in Part 4 of this consultation, sites 54 and 56 has been classed as town sites, but all the other sites in Knebworth are counted as village sites.



Scale: 1:20000  
Date: 15.01.13

Proposed new Settlement boundary
  Settlement boundary
  Possible Strategic Site

**2012 SHLAA**  
 Priority 1
  Priority 3  
 Priority 2
  Failed one of the tests

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### **Letchworth sites**

3.47 Excluding the North of Letchworth strategic site discussed in Part 2, there are 18 sites in Letchworth. Four of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves 14 sites which could potentially be allocated.

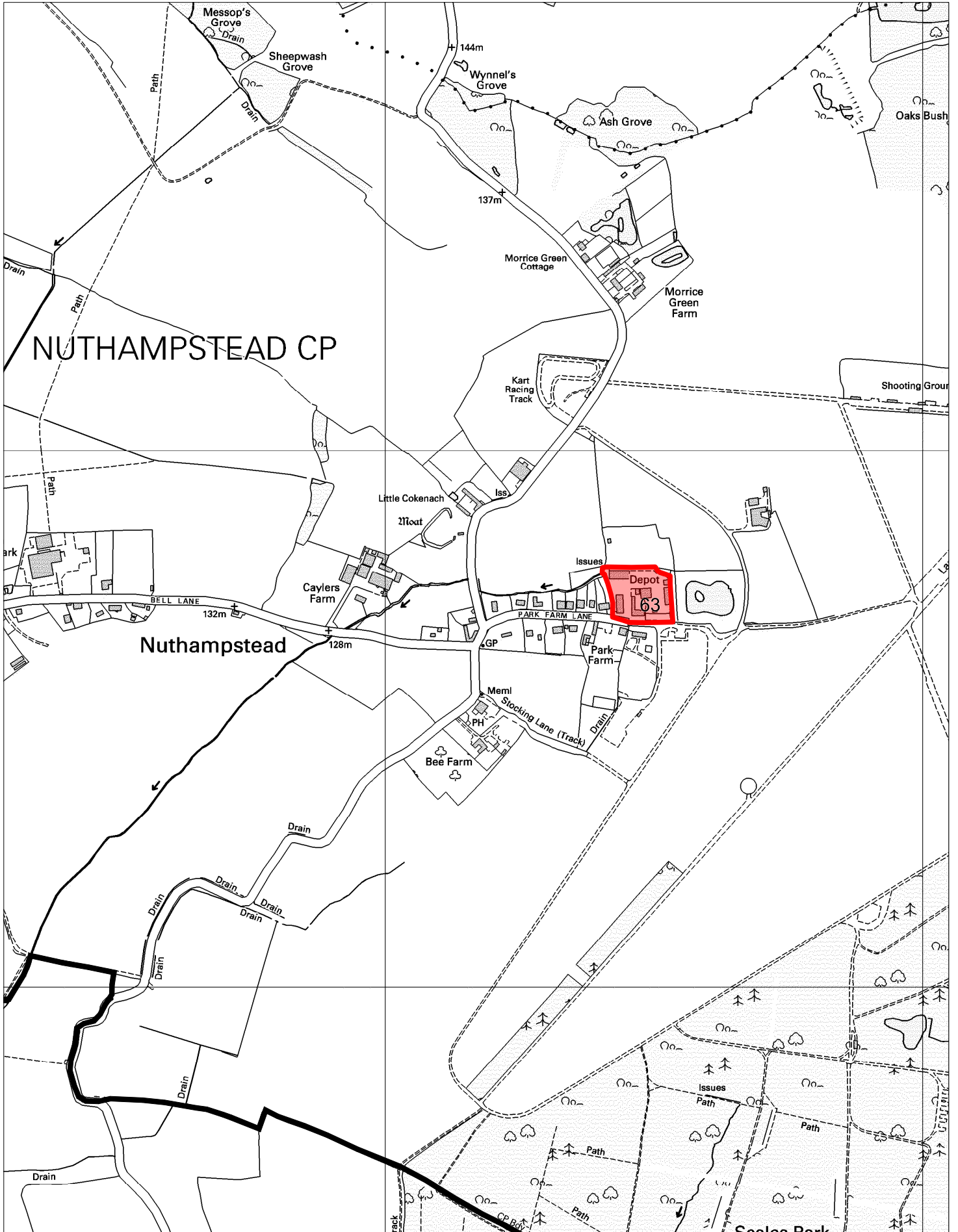
3.48 In summary, the sites in Letchworth have been ranked as follows:

- Priority 1: 378 dwellings;
- Priority 2: 241 dwellings; and
- Priority 3: 100 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
GWK	George W. King site, Blackhorse Road	146	4.9	Priority 1
L/m1	Library and museum site, Gernon Road	12	0.5	Priority 1
L/m2	The Wynd	70	1.0	Priority 1
L/o2	Lannock School	11	1.2	Priority 1
L/o4	Former Westbury School playing field, High Avenue	32	1.6	Priority 3
L/o7	Former Norton School playing field, Croft Lane	68	3.4	Priority 3
L/r02	opp. 382-392 Icknield Way	50	1.3	Priority 1
L/r08	St Michael's House, 105 Norton Way South	14	0.2	Priority 1
L/r11	Ivel Court, Radburn Way	59	1.4	failed
L/r13	Land east of Talbot Way	148	7.4	Priority 2
L/r16	Land at Birds Hill	50	1.1	Priority 1
L/r18	Land north of former Norton School, Norton Road	56	1.9	Priority 2
L/r24	Land off Radburn Way	37	0.9	Priority 2
L/r25	Former goods yard & car dealers, Norton Way North	53	1.8	failed
L/r26	Garage, Station Road	10	0.3	Priority 1
L/r30	Laundry, Pixmore Avenue	36	0.7	failed
L/r33	Land north of Croft Lane	94	4.7	failed
L/s02	Arena Parade	15	1.0	Priority 1

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.49 For the purposes of the table in Part 4 of this consultation, all these sites in Letchworth are counted as town sites.



Scale: 1:10000  
Date: 15:01:13

Proposed new Settlement boundary
  Settlement boundary
  Possible Strategic Site

2012 SHLAA Priority 1
  Priority 3
  Failed one of the tests
  Priority 2

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**Nuthampstead sites**

3.50 There is one site in Nuthampstead which could potentially be allocated.

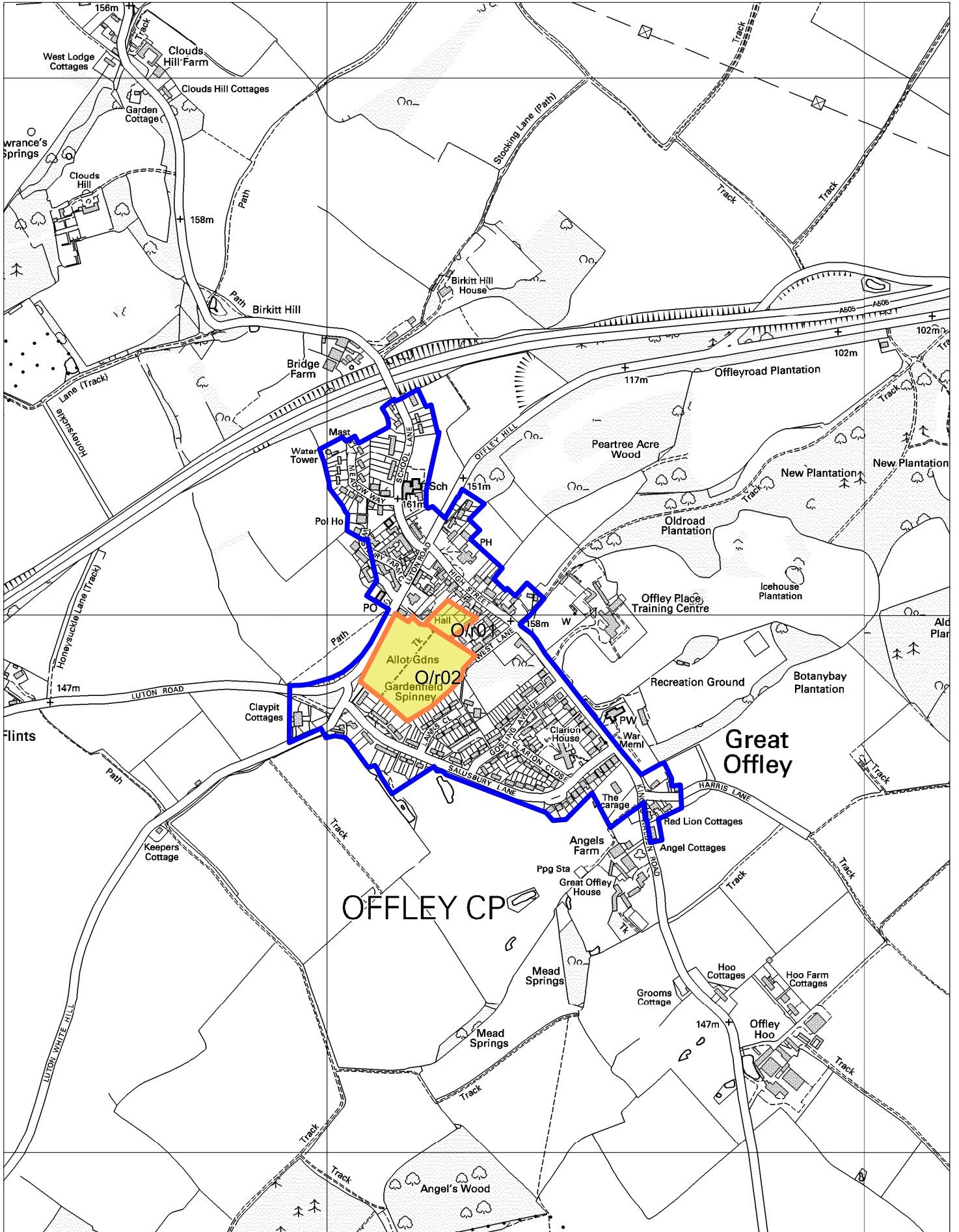
3.51 In summary, the site in Nuthampstead has been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 11 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
63	Former depot, Park Farm Lane	11	1.1	Priority 3

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.52 For the purposes of the table in Part 4 of this consultation, this site is counted as a village site.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
  - Settlement boundary
  - Possible Strategic Site
- 
- 2012 SHLAA
- Priority 1
  - Priority 2
  - Priority 3
  - Failed one of the tests

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### **Offley sites**

3.53 Excluding the East of Luton strategic site discussed in Part 2, there are two sites in Offley, either of which could potentially be allocated.

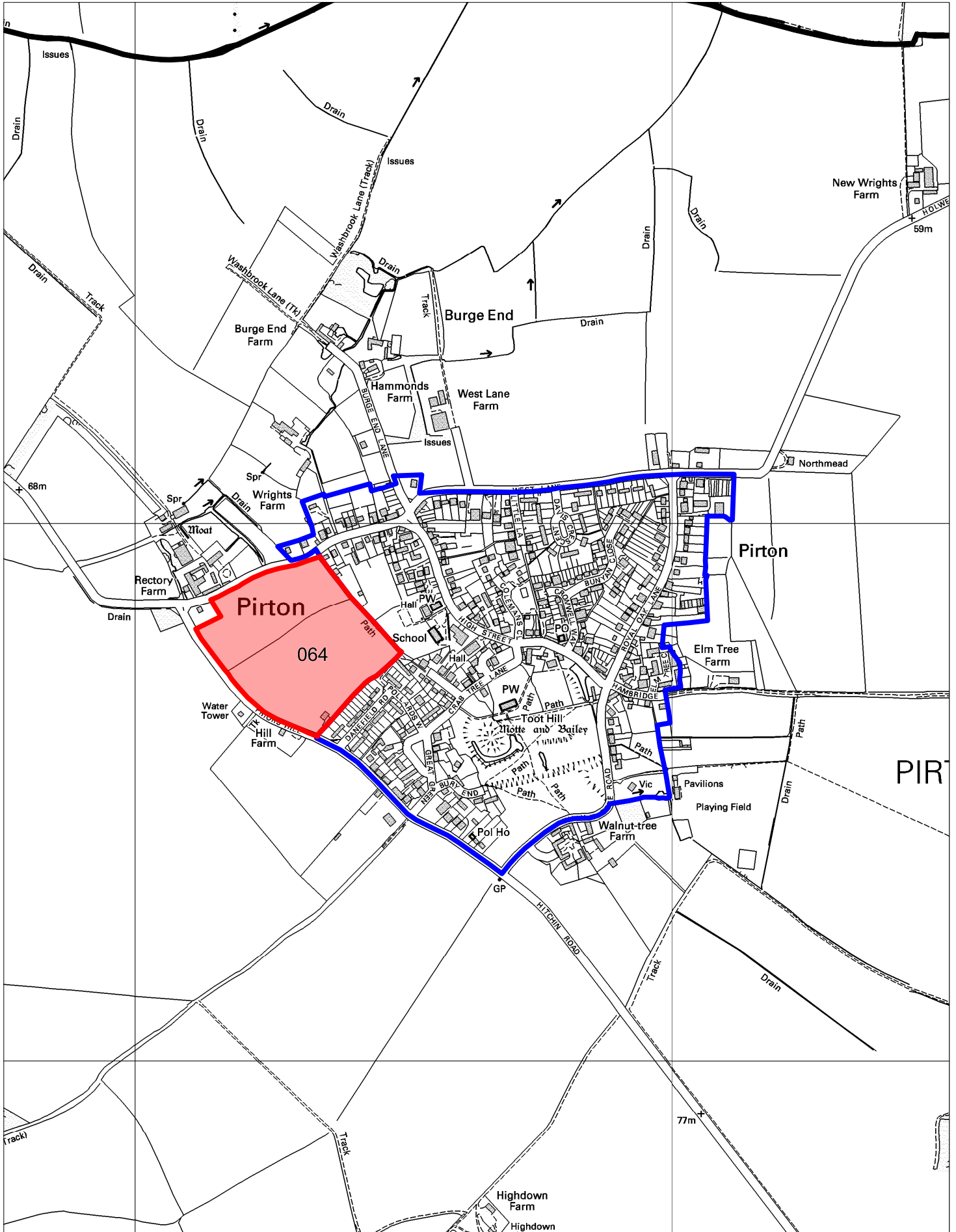
3.54 In summary, the sites in Offley have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 62 dwellings; and
- Priority 3: 0 dwellings.

<b>Ref</b>	<b>Site</b>	<b>Dwelling estimate</b>	<b>Area (hectares)</b>	<b>Priority</b>
O/r01	r/o 14-30 High Street	14	0.3	Priority 2
O/r02	Allotment Gardens, Luton Road	48	2.4	Priority 2

*Source: Strategic Housing Land Availability Assessment, December 2012*

3.55 For the purposes of the table in Part 4 of this consultation, both these sites in Offley are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
- Settlement boundary
- Possible Strategic Site
- 2012 SHLAA Priority 1
- Priority 2
- Priority 3
- Failed one of the tests

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**Pirton sites**

3.56 There is one site in Pirton which could potentially be allocated.

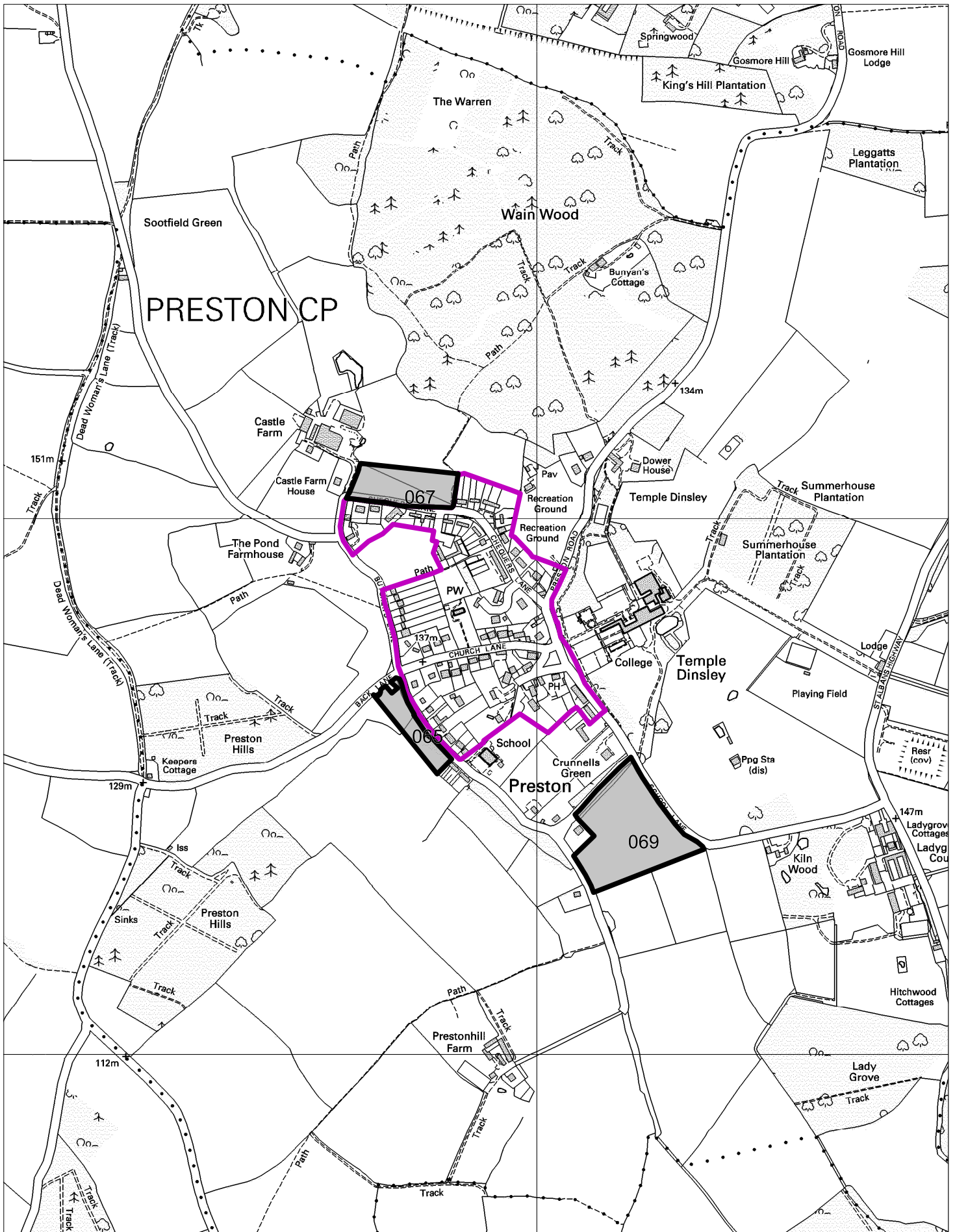
3.57 In summary, the site in Pirton has been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 146 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
64	Land east of Priors Hill	146	7.3	Priority 3

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.58 For the purposes of the table in Part 4 of this consultation, this site in Pirton is counted as a village site.



Scale: 1:10000  
Date: 15:01:13

Proposed new Settlement boundary
  Settlement boundary
  Possible Strategic Site

**2012 SHLAA**  
 Priority 1
  Priority 3  
 Priority 2
  Failed one of the tests

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**Preston sites**

3.59 Excluding the South West of Hitchin strategic site discussed in Part 2 (part of which is in the northern tip of Preston parish), there are three sites in Preston. All of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves no sites which could potentially be allocated.

3.60 In summary, the sites in Preston have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 0 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
65	Land west of Back Lane	14	0.7	failed
67	Land north of Chequers Lane	26	1.3	failed
69	Land south of Crunnells Green	62	3.1	failed

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.61 For the purposes of the table in Part 4 of this consultation, all these sites in Preston are counted as village sites.





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**Reed sites**

3.62 There are five sites in Reed parish, although site 126 (Mile End Farm) is discussed on the Royston page, not this page. Of the four sites in the village itself, one failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves three sites which could potentially be allocated.

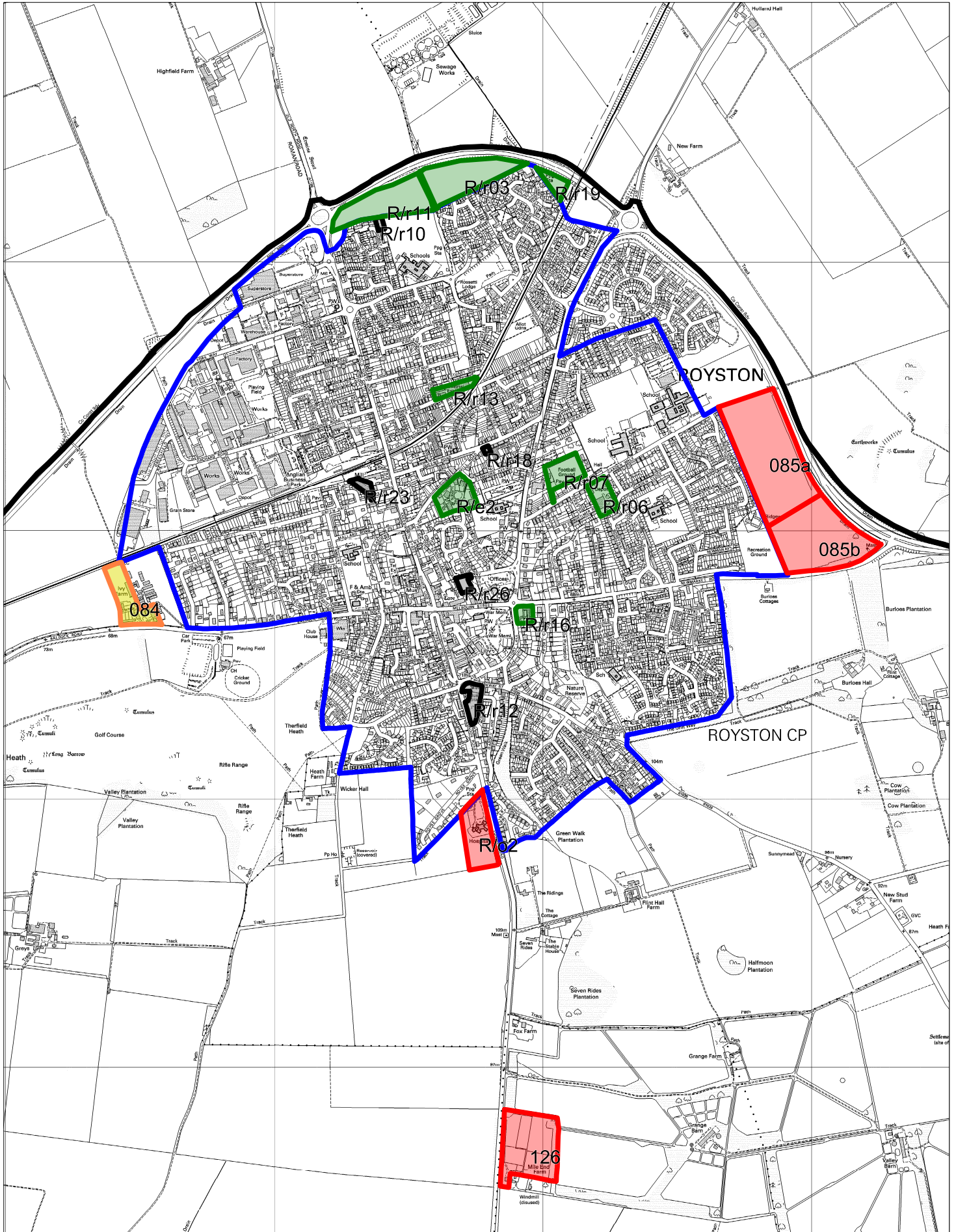
3.63 In summary, the sites in Reed village have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 41 dwellings; and
- Priority 3: 38 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
72	Land north of Blacksmiths Lane	20	1.0	failed
73	Farmyard, Brickyard Lane	20	0.7	Priority 2
81	Reed House, Jacksons Lane	38	1.9	Priority 3
RD/r01	Land at Blacksmiths Lane	21	1.1	Priority 2

*Source: Strategic Housing Land Availability Assessment, December 2012*

3.64 For the purposes of the table in Part 4 of this consultation, all these sites in Reed village are counted as village sites.



Scale: 1:20000  
Date: 15:01:13

▭ Proposed new Settlement boundary   
 ▭ Settlement boundary   
 ▭ Possible Strategic Site

**2012 SHLAA**  
▭ Priority 1    ▭ Priority 3  
▭ Priority 2    ▭ Failed one of the tests

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### **Royston sites**

3.65 There are eighteen sites in Royston. Five of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves thirteen sites which could potentially be allocated.

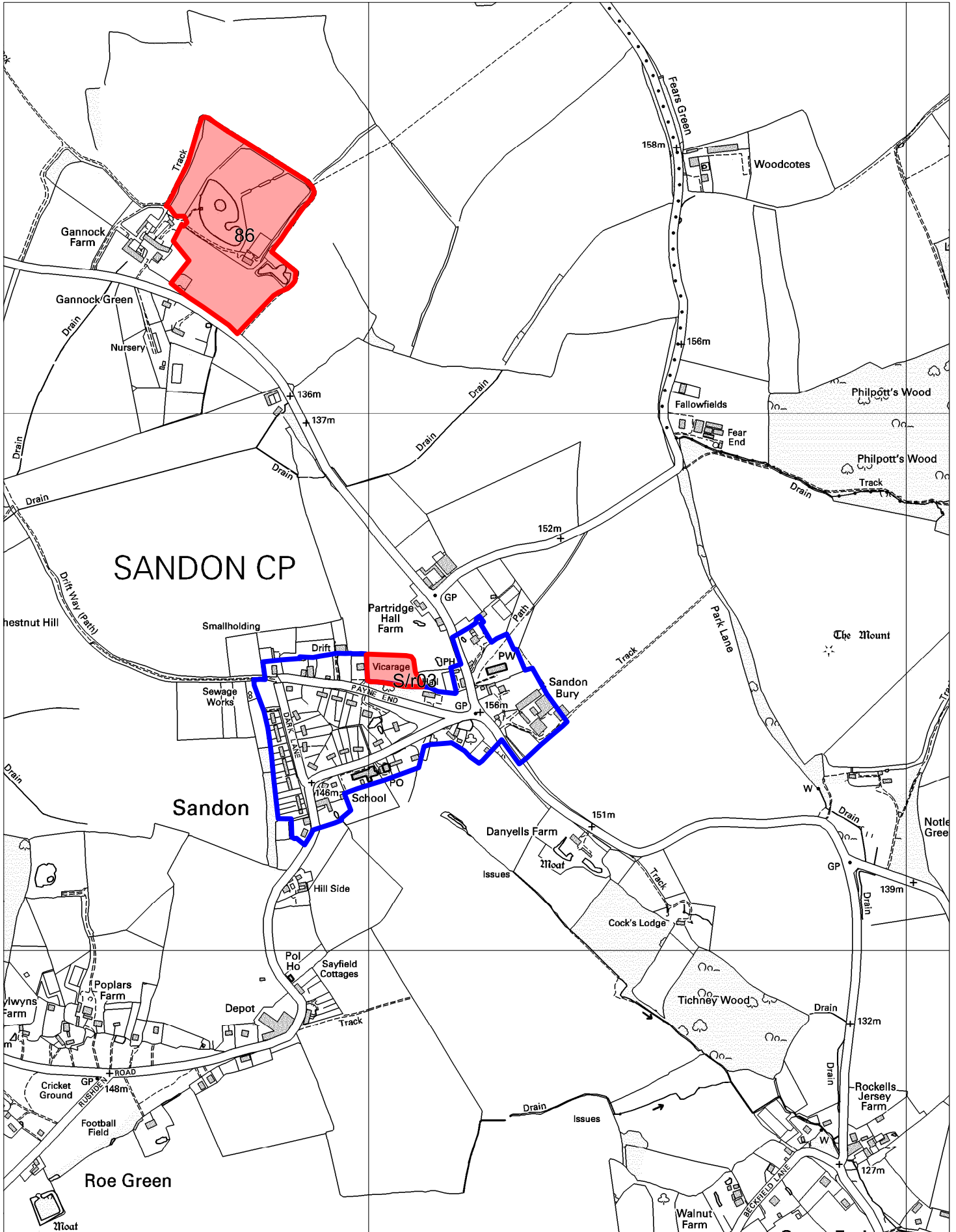
3.66 In summary, the sites in Royston have been ranked as follows:

- Priority 1: 446 dwellings;
- Priority 2: 41 dwellings; and
- Priority 3: 390 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
84	Ivy Farm, Baldock Road (west)	41	2.1	Priority 2
85a	Land north of Newmarket Road (north)	200	9.9	Priority 3
85b	Land north of Newmarket Road (south)	141	7.1	Priority 3
126	Mile End Farm, London Road (Reed parish)	49	5.0	Priority 3
R/e2	Land at Lumen Road	75	1.5	Priority 1
R/o2	Royston Hospital, London Road	26	2.6	Priority 3
R/r03	Land north of Betjeman Road	100	3.6	Priority 1
R/r06	Agricultural supplier, Garden Walk	56	0.9	Priority 1
R/r07	Royston FC, Garden Walk	44	1.3	Priority 1
R/r10	Land adj. 20 Lindsay Close	6	0.1	failed
R/r11	Land north of Lindsay Close	100	3.6	Priority 1
R/r12	The Warren Car Park, London Road	35	0.7	failed
R/r13	Industrial estate, Lower Gower Road	25	0.5	Priority 1
R/r16	Former Priory Cinema, Newmarket Road	24	0.4	Priority 1
R/r18	r/o Blackett Ord Court, Stamford Avenue	15	0.1	failed
R/r19	Land east of Thackeray Close	22	0.5	Priority 1
R/r23	The Maltings, Green Drift	9	0.3	failed
R/r26	Land r/o Banyers Hotel, Melbourn Street	5	0.3	failed

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.67 For the purposes of the table in Part 4 of this consultation, all these sites in Royston are counted as town sites, except Mile End Farm.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
- Settlement boundary
- Possible Strategic Site
- 2012 SHLAA Priority 1
- 2012 SHLAA Priority 2
- Priority 3
- Failed one of the tests

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**Sandon sites**

3.68 There two site in Sandon, both of which could potentially be allocated.

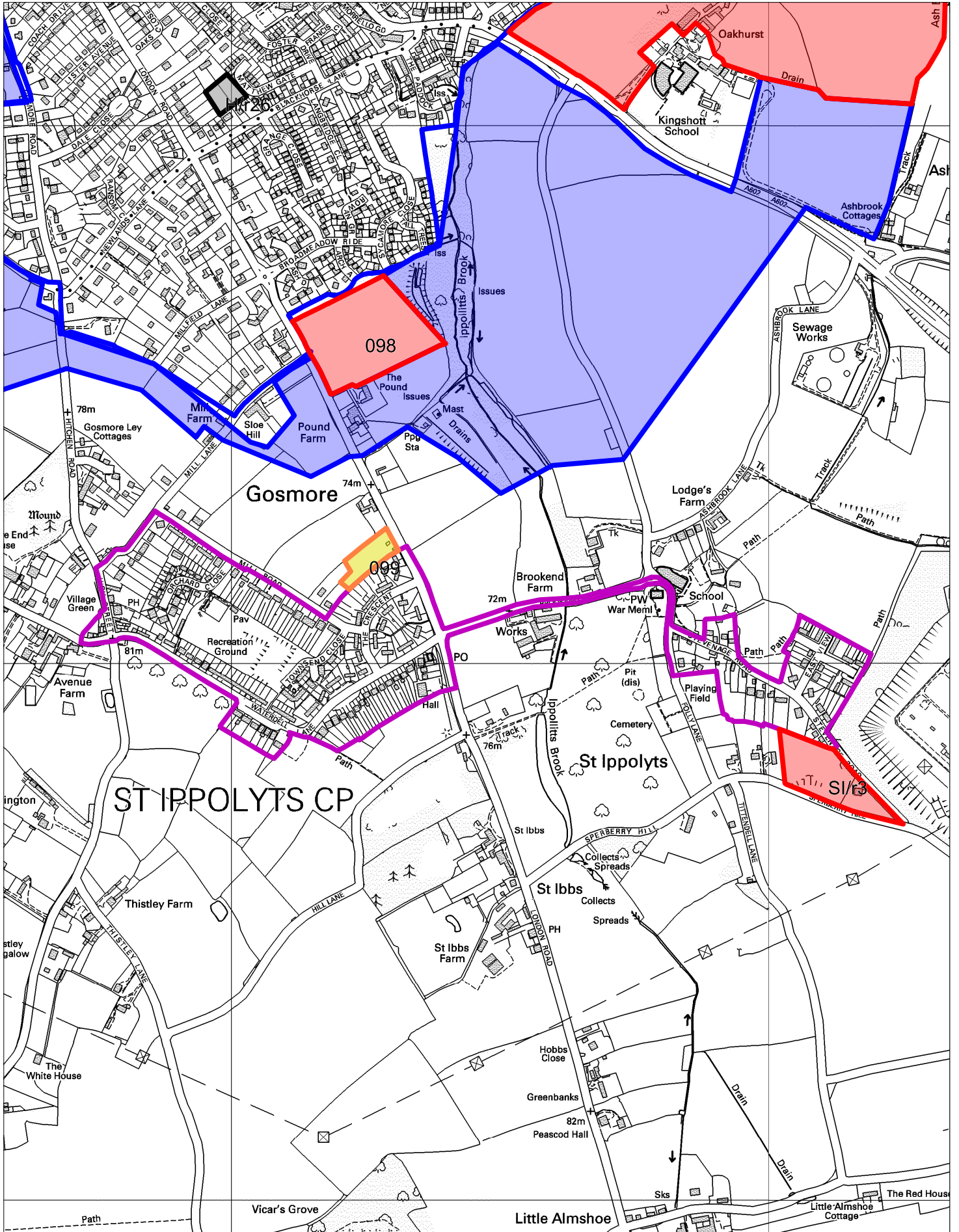
3.69 In summary, the site in Sandon has been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 75 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
86	Land at Gannock Farm, Gannock Green	65	6.5	Priority 3
S/r03	Land north of Payne End	10	0.5	Priority 3

*Source: Strategic Housing Land Availability Assessment, December 2012*

3.70 For the purposes of the table in Part 4 of this consultation, these sites in Sandon are counted as a village sites.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
- Settlement boundary
- Possible Strategic Site
- 2012 SHLAA Priority 1
- 2012 SHLAA Priority 2
- Priority 3
- Failed one of the tests

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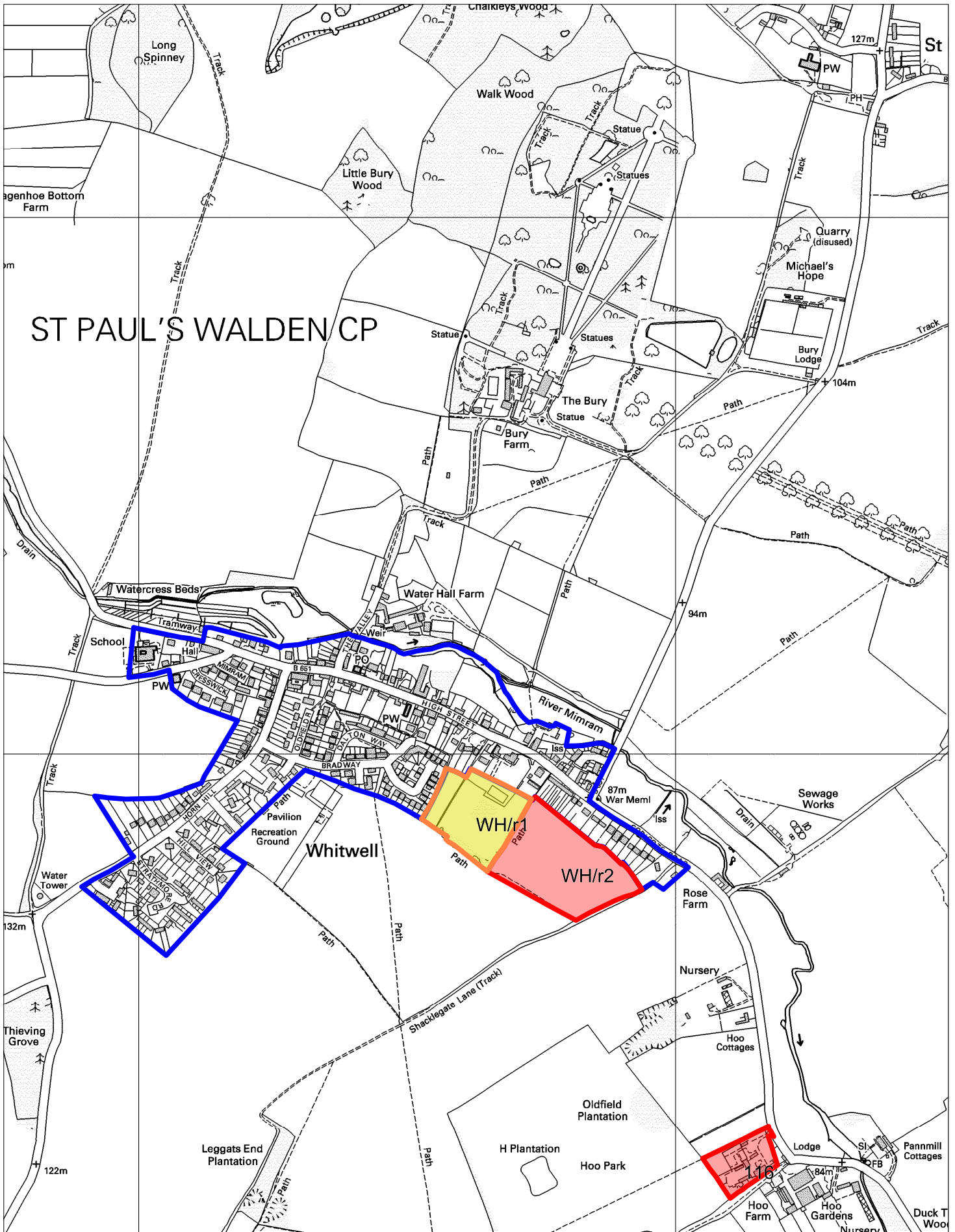
### **St Ippolyts sites**

- 3.71 Excluding the South West of Hitchin strategic site discussed in Part 2 (parts of which are in St Ippolyts parish), there are four sites in St Ippolyts. Two of the sites (Oakfield Farm and Pound Farm) are on the edge of the urban area of Hitchin, and are discussed on the Hitchin page, not this page.
- 3.72 In summary, the two sites in St Ippolyts village have been ranked as follows:
- Priority 1: 0 dwellings;
  - Priority 2: 10 dwellings; and
  - Priority 3: 32 dwellings.

<b>Ref</b>	<b>Site</b>	<b>Dwelling estimate</b>	<b>Area (hectares)</b>	<b>Priority</b>
99	Land north of The Crescent, London Road	10	0.492	Priority 2
SI/r3	Land south of Stevenage Road	32	1.612	Priority 3

*Source: Strategic Housing Land Availability Assessment, December 2012*

- 3.73 For the purposes of the table in Part 4 of this consultation, these two sites are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
  - Settlement boundary
  - Possible Strategic Site
- 
- 2012 SHLAA
- Priority 1
  - Priority 2
  - Priority 3
  - Failed one of the tests

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**St Paul's Walden sites**

3.74 There are three sites in the parish of St Paul's Walden, two of which are on the edge of the Whitwell, the main village in the parish. Any of them could potentially be allocated.

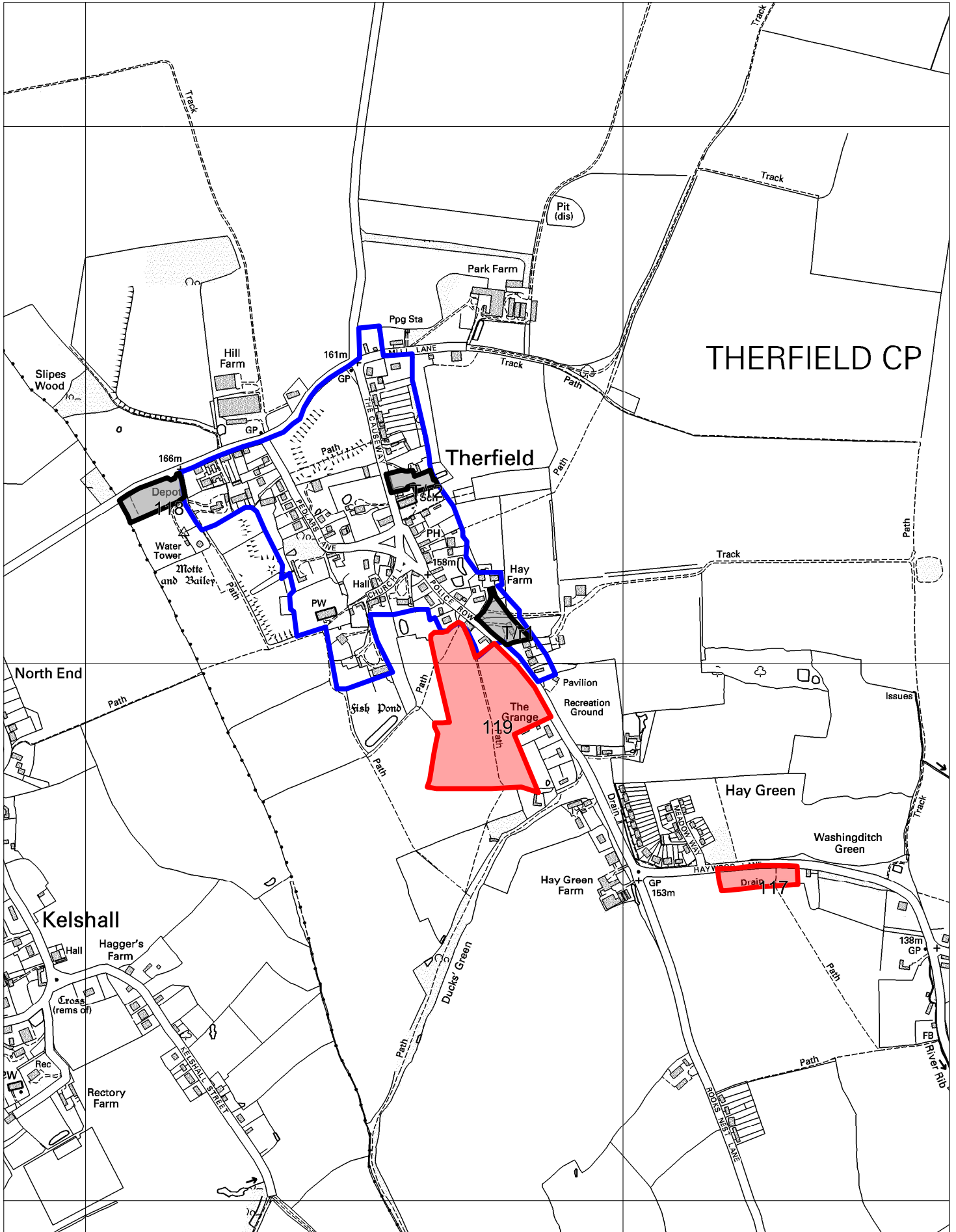
3.75 In summary, the sites in St Paul's Walden have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 44 dwellings; and
- Priority 3: 76 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
116	The Estate Yard, Hoo Park, Whitwell	9	1.0	Priority 3
WH/r1	Land south of High Street, Whitwell (west)	44	2.2	Priority 2
WH/r2	Land south of High Street, Whitwell (east)	67	3.3	Priority 3

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.76 For the purposes of the table in Part 4 of this consultation, all these sites in St Paul's Walden parish are counted as village sites.



Scale: 1:10000  
Date: 15:01:13

- Proposed new Settlement boundary
  - Settlement boundary
  - Possible Strategic Site
- 
- 2012 SHLAA
- Priority 1
  - Priority 2
  - Priority 3
  - Failed one of the tests

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**Therfield sites**

3.77 There are five sites in Therfield, three of which failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves two sites which could potentially be allocated.

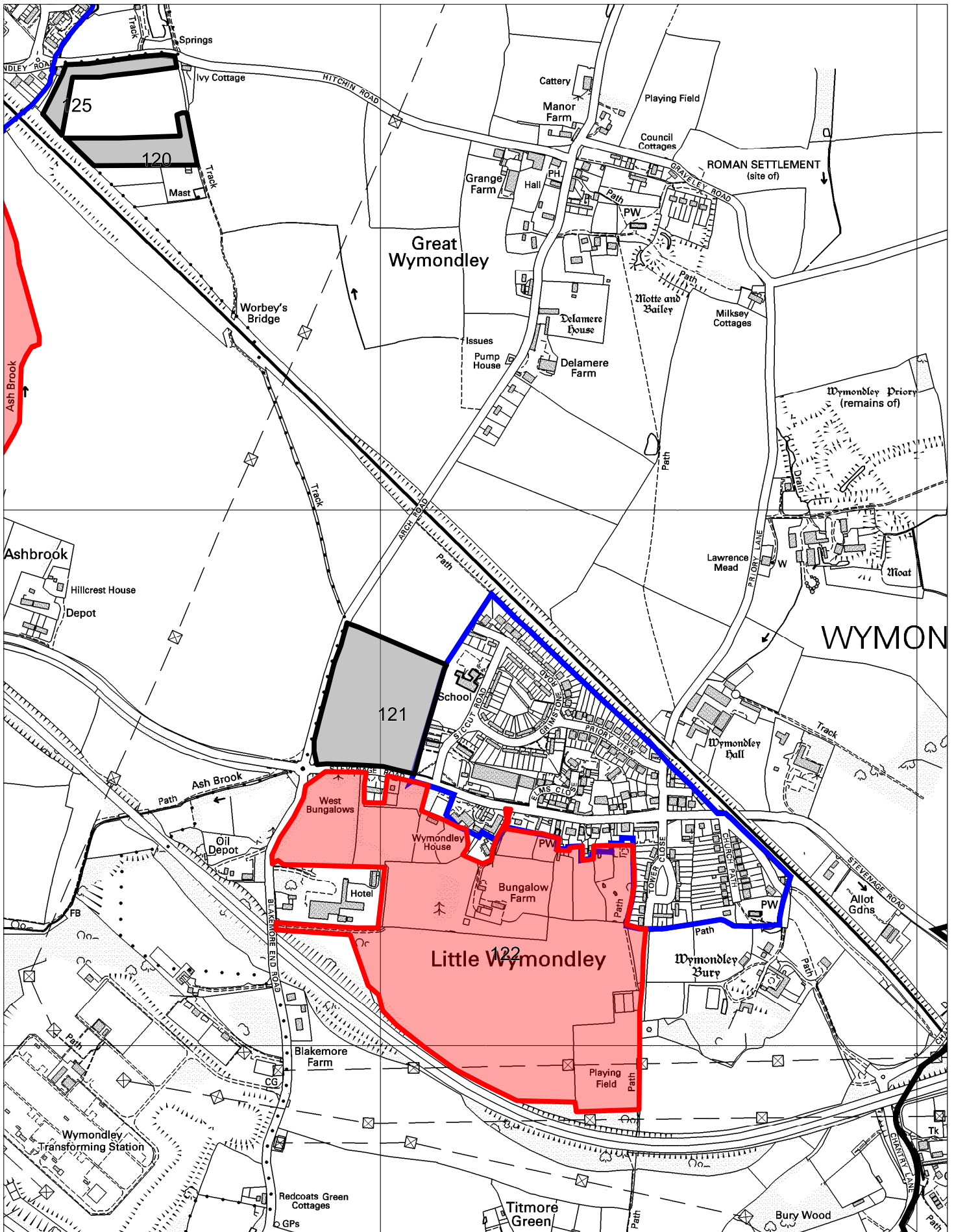
3.78 In summary, the sites in Therfield have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 51 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
117	Land south of Haywood Lane	5	0.6	Priority 3
118	Land south of Kelshall Road	17	0.6	failed
119	Land west of Police Row	46	4.7	Priority 3
T/r1	Nine Elms, Police Row	12	0.4	failed
T/r2	adj. Tussocks, The Causeway	5	0.3	failed

Source: *Strategic Housing Land Availability Assessment, December 2012*

3.79 For the purposes of the table in Part 4 of this consultation, the sites in Therfield are counted as a village sites.



Scale: 1:10000  
Date: 15.01.13

Proposed new Settlement boundary
  Settlement boundary
  Possible Strategic Site

2012 SHLAA Priority 1
  Priority 3
  Failed one of the tests

Priority 2

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**Wymondley sites**

3.80 Excluding the West of Stevenage strategic site (part of which falls within Wymondley parish), there are four non-strategic sites in the parish of Wymondley. Three of these failed one of the tests (typically indicating that the landowner is no longer pursuing the suggestion). This leaves one site which could potentially be allocated.

3.81 In summary, the sites in Wymondley have been ranked as follows:

- Priority 1: 0 dwellings;
- Priority 2: 0 dwellings; and
- Priority 3: 781 dwellings.

Ref	Site	Dwelling estimate	Area (hectares)	Priority
120	Land west of Gypsy Lane, Great Wymondley	23	1.2	failed
121	Land north of Stevenage Road, Little Wymondley	94	4.7	failed
122	Land north of Stevenage Road, Little Wymondley	781	26.0	Priority 3
125	Land south of Wymondley Road, Great Wymondley	17	0.9	failed

Source: Strategic Housing Land Availability Assessment, December 2012

3.82 For the purposes of the table in Part 4 of this consultation, all these sites in Wymondley are counted as village sites. Site 122 is an example of a site that is not large enough to be deemed a strategic site for the purposes of this consultation, but is nevertheless quite large, especially compared to the existing size of Little Wymondley.

## Questionnaire

# NHDC Local Plan 2011-2031 Housing Options Questionnaire

We welcome your feedback on both the levels of growth and potential sites discussed in this document. Please answer the following questions:

***Q1. Do you have any comments on the Strategic Housing Market Assessment (discussed in Part 1 above)?***

***Q2. Is the potential 10,700 dwelling target the correct number to plan for in light of the National Planning Policy Framework and all other evidence presented here?***

---

**Q3. Please rank the seven strategic sites in order of preference, where 1 indicates the site you would be happiest to see developed and 7 indicates the site you least wish to see developed.**

<b>Potential Site</b>	<b>Your rank</b>
South West of Hitchin	
North of Letchworth	
East of Luton	
Rush Green	
North of Stevenage	
North East of Stevenage	
West of Stevenage	

**Q4a. Do you have any comments on any of the strategic sites discussed in Part 2 (and listed in question 3, above? (Please clearly specify which site. Continue on a separate sheet if necessary.)**

**Q4b. Do you have any comments on any of the non-strategic sites discussed in Part 3? (Please clearly specify which site. Continue on a separate sheet if necessary.)**

**Q5. What mix of sites would you use if you were having to plan for growth in North Herts?**

On the next page we have prepared a grid listing the potential sources of development, including the larger strategic sites. The number (or range of numbers) of new homes that could potentially be delivered from each source is specified in the middle column. In the right hand column, please put how many dwellings you would like to see from this potential number. We would also like your comments on why you have chosen these numbers based on the information provided in this consultation document and any of the other supporting documents as listed in Part 2.

Some of the potential 10,700 target has already been achieved and is shown in the first line of the grid. This is made up from the following sources:

<b>Source</b>	<b>Dwellings</b>
Completions 1 Apr 2011 – 31 Mar 2012	384
Planning permissions as at 1 Apr 2012 considered likely to be implemented	836
Small sites allowance	570
<b>Total already achieved towards target</b>	<b>1,790</b>

We would like you to complete this table as it will provide the council with a useful steer on where you consider the potential growth should be accommodated.



If a resident of the district, please specify which town or village you live in here:

Potential Source	Range of possible dwellings	Your total	Comments
Already achieved		1,790	
<b>Strategic sites</b>			
South West of Hitchin	6,000 to 7,400		
North of Letchworth	1,000		
East of Luton	1,000 to 1,400		
Rush Green	1,000		
North of Stevenage	1,000 to 1,700		
North East of Stevenage	2,000 to 5,700 (or 357 if just the Roundwood application site)		
West of Stevenage	1,700 to 3,100		
<b>Non-strategic sites</b>			
Sites in or adjoining towns	0 to 4,405 <i>Of which:</i> <i>Priority 1 = 1,130</i> <i>Priority 2 = 1,287</i> <i>Priority 3* = 1,988</i>		
Sites in or adjoining villages	0 to 2,967 <i>Of which:</i> <i>Priority 1 = 24</i> <i>Priority 2 = 336</i> <i>Priority 3* = 2,607</i>		
<b>Your total</b>			

*\*Please note that some of the Priority 3 sites, whilst not large enough to be considered strategic sites, are still quite large – for example, Site 122 at Little Wymondley.*

Thank you for taking the time to complete this questionnaire. There are three ways you can return it:

Online: [www.north-herts.gov.uk/housingoptions](http://www.north-herts.gov.uk/housingoptions)

By post to: Planning Policy, NHDC, PO Box 480, M33 0DE

Or by e-mail to: [localplans@north-herts.gov.uk](mailto:localplans@north-herts.gov.uk)

The deadline for responses is 5pm on Thursday 28 March 2013.

## Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

**Affordable rented housing:** is rented housing let by registered providers of social housing to eligible households. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent.

**Agricultural grade:** classification of agricultural land according to versatility and suitability for growing crops, where grade 1, 2 and 3a are the best and most versatile land.

**Biodiversity:** The range of biological variety in an environment as indicated by the presence of number of different species of plants and animals.

**Community Infrastructure Levy (CIL):** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area for necessary infrastructure.

**Conservation area:** A defined area of special architectural or historic interest which has been deemed to be worthy of preservation or enhancement due to its special character or appearance, as defined in Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Greenfield land:** Land in either urban or rural areas that has not previously been developed. Land may be in agricultural use or just left to nature.

**Green Belt:** An area of land which has been designated as 'Green Belt' with the aim of keeping land permanently open and which has a number of purposes:

- To restrict urban sprawl
- To prevent neighbouring settlements merging into one another
- To safeguard the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration by encouraging the recycling of derelict land.

Green belt policy can cover both previously developed land and greenfield land. Green belt designation often washes over smaller villages and hamlets.

**Green space:** Areas of public or private open space.

**Hectare:** A measurement of an area equal to 10,000 square metres or 2.47 acres.

**Heritage assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest including conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites and buildings of local historic or architectural interest.

**Intermediate affordable housing:** Housing at prices and rents above those of social rent, but below market prices or rents including shared equity and shared ownership products, and intermediate rent but does not include affordable rented housing.

**Localism Act 2011:** introduces wide ranging changes to local government, housing and planning. The act introduces powers to abolish regional planning and introduces neighbourhood plans as part of the development plan.

**Local Enterprise Partnership (LEP):** A body, designated by the Secretary of State, established for the purpose of creating or improving the conditions for economic growth in an area.

**National Planning Policy Framework (NPPF);** Document published by the government in March 2012 which sets out the government's policies for the planning system.

**Nil net migration:** The result of the number of people leaving an area being the same as the number of people moving to the same area.

**Market Housing:** Private housing for rent or sale, where the price is set in the open market.

**Migration:** The movement of people from one place to another. Includes movement between different parts of the country as well as internationally.

**Section 106 (S106):** Legal agreement under planning law to secure elements of development that cannot be otherwise secured by planning conditions.

**Site of Special Scientific Interest (SSSI):** Comprise land of special interest because of its flora, fauna, geological or physiological features.

**Social rented housing:** Generally low cost rented housing owned and managed by local authorities or registered social landlords.

**Sustainable Energy:** Energy from renewable energy sources.