

**NORTH HERTFORDSHIRE LOCAL PLAN EXAMINATION: MATTER 5:
THE HOUSING STRATEGY – THE SPATIAL DISTRIBUTION OF NEW HOUSING
(Policies SP2 and SP8)**

Statement from CPRE Hertfordshire

1. I am Stephen Baker, DMS, BSc, Dip TP, MRTPI, Planning Manager at Campaign to Protect Rural England Hertfordshire (CPREH).
2. This statement supplements our original representations on Chapter 4 of the Proposed Submission North Herts Local Plan (the Plan), including Policies SP2 and SP8, which still apply, and seeks to address the Inspector's questions relevant to these representations, as set out in his schedule of Matters and Issues, on Matter 5, the spatial distribution of new housing.

Inspector's Issues and Questions

Issue 5.1: Focusing development within or adjoining towns, allowing 'general development' in Category 'A' Villages and infilling in Category 'B' Villages.

Question f): Has the Green Belt, and any other constraints, influenced the distribution of housing and, if so, how?

3. CPREH considers that Green Belt has not influenced the proposed distribution of housing allocations across the District at all. All of the proposed major allocations are within the Green Belt, and the area proposed for safeguarding for longer term development for 3,000 houses west of Stevenage is also in the Green Belt.
4. The only way that Green Belt appears to have been treated differently to other, non designated land, is at the local level through the Green Belt review process and in deciding on site allocation boundaries.
5. CPREH considers that the Plan is unsound in failing to consider both the amount of development that should be proposed in the District in the light of national policy, and the extent to which this should be proposed in the Green Belt.
6. CPREH considers that insufficient attention was given by the Council to the option of concentrating a greater proportion of development within the district's principal towns

and villages, to include regeneration and redevelopment of underused land, and encouragement for change of use of suitable land for residential purposes, as a way of reducing the amount of greenfield land needed for housing, and in particular to minimise the amount of land that has to be taken out of the Green Belt.

Issue 5.3: Overall, is the spatial distribution of housing justified?

7. For the above reasons, on Matter 5 CPREH asks the Inspector to find the Plan unsound in proposing a distribution of housing development that relies on an excessive amount of development in the Green Belt contrary to national planning policy as set out in the NPPF for the protection of the Green Belt.