

NORTH HERTFORDSHIRE LOCAL PLAN

EXAMINATION HEARINGS

Matter 5: The Housing Strategy

The Spatial Distribution of Housing

Statement by Jed Griffiths MA DipTP FRTPI

For Knebworth Parish Council

November 2017

In its Regulation 19 submissions (Representation ID Nos.281 and 288), the Parish Council has given its overall support for Policy SP2 and the spatial distribution of new housing in and adjoining the towns. In Policy SP8, however, the resultant distribution of dwellings is derived from the results of the SHLAA. We have described this as a “scatter gun” effect, across the rural areas of the District. There has been no strategic assessment of the effects, especially the loss of Green Belt sites.

A consideration of the strategic Green Belt issues is set out in the Parish Council statement on Matter 7, and will be elaborated in respect of Knebworth under Matter 11. As pointed out by the Parish Council, and in paragraph 4.104 of the Local Plan, the potential development site to the west of Stevenage could make a major contribution to the dwelling requirements for North Hertfordshire. The Inspector is asked to consider whether this site could be brought forward and included as a Strategic Housing Site in Policy SP8. This would mean that 10,000 dwellings could be provided from seven of these large sites. Thus, the requirement for local housing provisions would be reduced from 4,860 to 1,760 units.

It is appreciated that the bulk of this site is within the Green Belt. Its inclusion in the Plan, however, would reduce the pressure on local communities such as Knebworth where Green Belt issues are more pronounced.