

Examination of the North Hertfordshire Local Plan 2011-2031

Statement of Hertfordshire County Council (HCC) Property Development Services as landowner

Matter 10 – The housing allocations and the settlement boundaries: the Towns: Royston

Site RY4 Land North of Lindsay Close, Royston

1. These representations are submitted by Hertfordshire County Council as landowner of Site RY4 Land North of Lindsay Close, Royston.

10.16 Are all of the proposed housing allocations deliverable? In particular, are they:

a) confirmed by all of the landowners involved as being available for the use proposed?

2. The County Council owns the freehold of the site. The County Council confirms that the site can be released for residential development during the plan period.

b) supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

3. Access to the site is deliverable. Highway Consultants have been appointed to prepare a transport assessment to be submitted with an outline planning application. This transport assessment is well advanced.

c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

4. Technical and environmental investigations have been carried out to inform the preparation of an outline planning application. They confirm that there are no technical or environmental constraints to the deliverability of the site.

10.17 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?

5. A full suite of technical and environmental studies has been undertaken to assess the environmental effects of the development. These will be submitted with the outline planning application and have been outlined above. All matters of environmental effects can be dealt with through the planning application process.

10.18 Are all of the proposed allocations the most appropriate option given the reasonable alternatives?

6. The matter of spatial strategy, housing land supply and the allocation of suitable sites is a matter for NHDC to consider. The housing allocation RY4 represents a sustainable location for development. The land is capable of being developed in a comprehensive manner being in the single ownership of Hertfordshire County Council.