

Examination of the North Hertfordshire Local Plan 2011-2031

Statement of Hertfordshire County Council (HCC) Property Planning Team on behalf of HCC as landowner

Matter 25 – new land proposed for allocation through the main modifications

25.1 The following main modifications put forward by the Council propose to include within the Local Plan new land for development that was not included in the plan when it was originally submitted:

- **MM389 – proposes to extend Site BK3 southwards**

For each of the new areas of land proposed through the main modifications:

a) Is the inclusion of the new area of land for allocation necessary for soundness?

It is for North Herts District Council (NHDC) to respond regarding the necessity to allocate this land for soundness.

**b) Is the new area of land proposed deliverable? In particular, is it:
(i) confirmed by all of the landowners involved as being available for the use proposed?**

The land in Hertfordshire County Council ownership shown on plan EM12988 was purchased by the County Council under the Education Act in 1979 for the purposes of a school. It is therefore available for education use.

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

No feasibility work has been undertaken for this site. The site can however be accessed from Royston Road. It would also be possible to access the site from the proposed housing allocation to the north.

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

The land is deliverable for education use as it was acquired in 1979 for that purpose under the Education Act.

c) Is the inclusion of the new area of land justified and appropriate in terms of the likely impacts of the development?

It is for NHDC to respond regarding the justification for and appropriateness of the inclusion of this land.