

VINCENT+GORBING

North Hertfordshire Local
Plan Examination in Public
Statement in Respect of
Matter 10: The Housing
Allocations and Settlement
Boundaries – the towns

On behalf of
Hertfordshire County Council

January 2018

Prepared by
Vincent and Gorbings



STATEMENT IN RESPECT OF MATTER 10:

The housing allocations and the settlement boundaries: the towns

Baldock, Hitchin, Letchworth, Royston, Stevenage (Great Ashby) and Luton (Cockernhoe)

1.0 STATEMENT IN RESPECT OF MATTER 10

- 1.1 This Hearing Statement has been prepared by Vincent and Gorbing on behalf of Hertfordshire County Council, owners of former Lannock School (LG9) and former playing field, Croft Lane (LG10).
- 1.2 This statement addresses the relevant questions raised by the Inspector under Matter 10 The Housing Allocations and the Settlement Boundaries – The Towns, as set out below:
- 1.3 *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?*
- b) supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?*
- c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?*
- Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?*

Site LG9 – Former Lannock School

- 1.4 The sole landowner of Site LG9 is Hertfordshire County Council. The site is the subject of a current outline planning application by Hertfordshire County Council (reference 17/02180/1). The description of development is:
- Outline application (all matters reserved except access) for residential development up to 44 dwellings*
- 1.5 A suite of technical reports was submitted with the planning application in order to demonstrate that the proposed development is acceptable, and are listed below:
- Tree Survey (Ian Keen Limited)
 - Green Travel Plan (Stomor)
 - Geo-Environmental Site Assessment (REC)
 - Ecological Assessment (Elmaw Consulting)
 - Archaeological Desk Based Assessment (CgMs)
 - Transport Assessment (Stomor)
 - Road Safety Audit Stage 1 (Taylor Bowie Ltd)
 - Services Investigations Report (Stomor)
 - Flood Risk Assessment (Stomor)
 - Statement of Community Engagement (Vincent and Gorbing)

- 1.6 The application was submitted on 25th September 2017, and the period for consultation responses elapsed on 19th October 2017.
- 1.7 The access to the planning application site is from Whiteway. The planning application, including access details and a Transport Assessment (Stomor Ltd) was sent by the Planning Authority to the County Highway Authority.
- 1.8 The Highway Authority consultee response on the planning application concluded as follows:
- “The Highway Authority's formal recommendation is that the grant of planning permission should be subject to the attached planning conditions and highway informative.*
- The above explains the position with the proposed development therefore Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the inclusion of the above highway informatives and recommended planning conditions.”*
- 1.9 It is considered therefore that site is suitable for this level of development from a highways and access perspective.
- 1.10 Reviewing the other consultee responses received on the application, this suggests that there are no technical issues which would make development of up to 44 dwellings inappropriate. The landowner is not aware of any environmental or other constraints which would make development unsuitable on this site. Any environmental impacts which there may be as result of this development, can be mitigated through appropriately worded conditions, or planning obligations.
- 1.11 All of the site specific criteria included in the Local Plan for LG9 have been addressed to the satisfaction of the Planning Authority.
- 1.12 A draft S.106 agreement is currently being prepared by the County Council and District Council, and the application is intended to go before the February Planning Committee. The planning officer dealing with the application has confirmed in an e-mail that it is likely that it will be recommended for approval.
- 1.13 The site is within the urban area of Letchworth Garden City and thus is not within the Green Belt. The allocation of this site means that less Green Belt land will be required to meet the housing needs of North Hertfordshire.
- 1.14 Hertfordshire County Council, as landowner of site LG9, confirms that the site is available for the type and scale of residential development set out in the draft Local Plan.

Site LG10 – Former playing field, Croft Lane

- 1.15 The sole landowner of Site LG10 is Hertfordshire County Council. The site was the subject of a pre-application advice request to North Hertfordshire District Council in April 2017.
- 1.16 The proposal which was submitted to the District Council for pre-application advice was for residential development up to 39 dwellings. The scheme was informed by a number of technical reports which included:
- Tree Survey (Ian Keen Limited)
 - Green Travel Plan (Stomor)
 - Geo-Environmental Site Assessment (REC)

- Ecological Assessment (Elmaw Consulting)
 - Archaeological Desk Based Assessment (CgMs)
 - Built Heritage Assessment (CgMs)
 - Transport Assessment (Stomor)
 - Services Investigation Report (Stomor)
 - Flood Risk Assessment (Stomor)
- 1.17 The pre-application advice response was received on 29th June 2017. With regards to the principle of development the pre-application advice, said:
- “The principle of developing the site does not raise concern in policy terms, given that the site is surrounded by residential properties and is within the town of Letchworth in a sustainable location...”*
- 1.18 The conclusion of the pre-application advice was as follows:
- “I consider that whilst there is no objection in principle to the proposed residential development of this site, given its suggested and possible allocation in the emerging Local Plan, the proposed mix, layout and design of dwellings would need to be amended and refined so as to achieve a development which accords with its location, adjacent to Croft Lane Conservation Area and nearby listed buildings”*
- 1.19 The scheme for the site was revised to take account of the comments received from the District Council in relation to mix, design and layout, and a public exhibition of those proposals took place on 13th September 2017.
- 1.20 Following the exhibition the County Council and its advisors have been considering the comments received during the public consultation. As a result, discussions have been taking place with the County Highway Authority regarding the access and with the District Council on matters of design, layout and impact on heritage assets.
- 1.21 The impact on the adjacent conservation area and listed buildings is being considered further to ensure that any development on the site does not lead to harm to the significance of any designated heritage asset.
- 1.22 The site is within the urban area of Letchworth Garden City and thus is not within the Green Belt. The allocation of this site means that less Green Belt land will be required to meet the housing needs of North Hertfordshire.
- 1.23 Hertfordshire County Council, as landowner of site LG10, confirm that the site is available for the type and scale of residential development set out in the draft Local Plan.

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