

## 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: Letchworth

##### Site LG4 Land North of former Norton School, Norton Road Letchworth

1. These representations are submitted by Hertfordshire County Council as landowner of Site LG4 Land North of former Norton School, Norton Road Letchworth.

#### **10.11 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 a long lease of the site, from the Letchworth Garden City Heritage Foundation, on terms which facilitate its residential development. 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. The local plan acknowledges that site LG4 will require the creation of appropriate access arrangements to minimise the impact upon Croft Lane Conservation Area. 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.

#### **10.12 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. There are no abnormal or significant environmental issues that need to be addressed through mitigation. All matters of environmental effects can be dealt with through the planning application process.

#### **10.13 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 LG4 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.