
North Hertfordshire Local Plan

Local Plan Examination
Hearing Statement
Matter 22 – The Supply of Land for Housing

On behalf of
The Crown Estate and Bloor Homes



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1. Introduction

- 1.1. This Hearing Statement has been prepared by Savills (UK) Limited on behalf of The Crown Estate and Bloor Homes.
- 1.2. The Crown Estate is an independent commercial business, established by an Act of Parliament. 100% of its annual profits are returned to the Treasury for the benefit of public finances. It is a successful, commercial enterprise, established as a market leader in its key sectors and known for a progressive, sustainable approach that creates long term value, beyond its financial return.
- 1.3. The Crown Estate controls a large portion of land to the east of Luton, including that which forms proposed allocation EL3. An outline planning application for 660 homes has been submitted to North Hertfordshire District Council (NHDC) (ref: 16/02014/1).
- 1.4. Bloor Homes control a substantial tract of land within the area identified in the Local Plan submission version as the Land East of Luton allocation (proposed allocations: EL1 and EL2).
- 1.5. Bloor Homes has submitted an outline planning application (ref. 17/00830/1) to NHDC for the majority of EL1 and EL2 for up to 1,400 new homes, as well as a local centre, primary school and all-through school.
- 1.6. The application documents can be viewed on the Council's website via the following link: <https://pa2.north-herts.gov.uk/online-applications/> .
- 1.7. The Crown Estate and Bloor Homes have actively participated in the preparation of the Local Plan for North Hertfordshire for a number of years. Consistently, the development proposals for a strategic urban extension to the east of Luton have been favourably considered in assessments of how best to accommodate the future development needs of Luton, for which it is accepted cannot be met within Luton's own administrative boundary.
- 1.8. Further information in relation to the deliverability of sites EL1, EL2 and EL3 was provided in the joint SoCG between NHDC, Bloor Homes and The Crown Estate at ED28 and the Matter 10 Hearing Statements (Jan 2018).

2. Matter 22.2 – The Five Year Housing Land Supply

Issue 22.2 (a) Are the Council's calculations correct / accurate?

- 2.1 So far as can be ascertained, the Council's calculations are accurate and they reflect updated delivery trajectories in relation to sites EL1, EL2 and EL3.
- 2.2 The Crown Estate's outline planning application for proposed allocation EL3 was submitted in August 2016. Bloor Homes' planning application, covering the majority of proposed allocations EL1 and EL2, for up to 1,400 new homes was submitted in April 2017.
- 2.3 Significant progress has been made with the applications. As set out at para 1.1.6 of Matter Statement 10 in relation to proposed allocations EL1 and EL2¹, issues raised in the consultation responses have been considered in liaison with NHDC and addressed as appropriate. This applies to both applications. Moreover, discussions on draft planning conditions and section 106 heads of terms, again in respect of both applications, have progressed with NHDC, Hertfordshire County Council and other stakeholders.
- 2.4 In the event that the sites are confirmed as allocations in the Local Plan, the planning applications could be promptly determined and applications for the approval of reserved matters subsequently brought forward to enable housing and infrastructure delivery to commence.
- 2.5 Once the allocations are confirmed, housing delivery would begin well within five years and contribute towards NHDC's five year housing land supply.
- 2.6 Proposed allocations EL1, EL2 and EL3 would continue to deliver new housing through the plan period and NHDC is therefore correct to include both EL1, EL2 and EL3 within its housing trajectory for delivery across each five year housing supply period up to 2031.

¹ Prepared by White Peak Planning on behalf of Bloor Homes.

