

**North Hertfordshire District Council  
Examination of the North Hertfordshire Local Plan 2011 - 2031  
Schedule of Further Matters, Issues and Questions  
December 2020**

**Matter 31 – the main modifications put forward by the Council  
relating to Policy SP9 Design and Sustainability  
and in relation to the strategic housing site policies  
(Policies SP14 to SP19 inclusive)**

*Representation by Picture srl (participant ID 16141) – site GA2*

*January 2021*

**Prepared by E J Keymer FRICS**

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*We think early Master Planning is a most constructive move, indeed East Herts followed the same path on their allocated sites, in particular East of Stevenage,*

*We can confirm that Picture srl, landowners of site GA2, are supportive of this collaborative Master Planning approach.*

*To maintain speed of delivery, we hope that Master Planning can be addressed concurrently with the Planning Application, not consecutively.*

*Later, when addressing the detail, it will be important to maintain site capacity and private amenity space to meet post-Covid demand.*

**Edward Keymer FRICS**  
**15 January 2021**