

## TIMELINE OF THE NEW SETTLEMENT/ NEW GARDEN CITY COMPANY

### INTRODUCTION

Were you aware of a NEW GARDEN CITY COMPANY registered by Cllr David Levett (see below) and new settlement study? Were you aware of a new Settlement study and Company for a new Garden City in North Herts which, if built, would meet NHDC housing needs and any theoretical unmet housing need?

The NHDC Local Plan and all of its library of evidence plus supporting documents is currently being evaluated by HM Planning Inspector Mr Simon Berkeley, on behalf of the Secretary of State. The signatory of the submitted Plan, plus evidence library, is Councillor David Levett - Portfolio Holder for Planning and Enterprise at the Local Authority.

**National Planning Practise Framework 2012 ("NPPF") paragraph 52.** States that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as a new settlement or extensions to existing villages and towns that follow the principles of Garden Cities.

It is of far-reaching material consequence then that a new settlement site, legal corporate entity, Council executive involvement, collaborating Press releases, new settlement conferences, commissioning of new settlement study and Plan preparation are all publically recorded facts, occurring concurrently over a matter of recent years but yet remain omitted from the Plan's evidence base. Cllr David Levett set up a corporation under the Companies Act 2006 on the 26 February 2016 with registration code 10029731. The legal entity was named THE NEW GARDEN CITY COMPANY LIMITED. Such a corporation would if the sole director chose, be capable of and appropriate for acquiring, holding, managing, reclaiming, and disposing of the land and property such as that found in a "new settlement/ New Garden City". Below is a timeline of events referring to new settlement alternatives that were considered the Green Belt sites that now comprise 87 per cent of the total land in the Plan.

Filing was made under the Companies Act 2006 and the company registration code is legally cemented. THE NEW GARDEN CITY COMPANY LIMITED is given the Sic Code: 68209. The corporation vehicle was given the registration code: 10029731.

**Cllr David Levett's Incorporation Statement for THE NEW GARDEN CITY COMPANY LIMITED was made on the 26 February 2016**

**February 2013 - Rush Green - North Hertfordshire Growth Levels and Locations Consultation;** views are sought on various strategic locations and housing targets; in an issues and options type consultation. **NHDC identifies several sites for large new settlements. Rush Green was promoted by NHDC. Consultation document is numbered OLP3 and is in the Local Plan Examination Library.** On page 26 of OLP3 it refers to Rush Green which is described as free standing settlement of a thousand homes - like a new garden settlement.

**29 January 2015 -** Press article about MPs backing a new garden city as alternative option published in Mercury Hitchin Comet headlined: "MPs back new garden city as alternative to council's North Herts housing blueprint" by James Scott. Ashwell is mentioned as a possible site.

URL: <http://www.thecomet.net/news/mps-back-new-garden-city-as-alternative-to-council-s-north-herts-housing-blueprint-1-3936165>

**3 February 2015 -**Cllr David Levett posts online at Baldock Community forum about his commitment to a New Garden City: "*In the meantime, as I have mentioned at several of the public meetings and have been actively promoting, maybe some of the larger sites could via the masterplan for that development adopt a "garden village" approach. I think I may even have mentioned it at the Baldock meeting on 9th January. The idea must have some good points as others have picked up on it and promoted the idea.*" - Councillor David Levett - Portfolio Holder for Planning and Enterprise.

URL: <https://www.saveruralbaldock.co.uk/?p=752>

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**3 February 2015 –** Cllr David Levett personally speaks online at Baldock Community forum about a New Garden City: "*Coming back to the New Garden City idea, the size of any brand new development as currently being championed to be viable and sustainable and provide sufficient payback to fund the required infrastructure would need to be provide homes for a population of around 30,000 people over approx. 15- 20years – which happens to be the almost same number Ebenezer Howard put forward in his concept for a Garden City (32,000 population on 6,000 acres (2428 hectares)).*" - Councillor David Levett - Portfolio Holder for Planning and Enterprise. See below – 2015; Five Years on from the "Drawing Board".

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