

<b>Matter 10/11 – STEVENAGE (GREAT ASHBY, GRAVELEY (INCLUDING NORTH OF STEVENAGE) AND KNEBWORTH</b>		
<b>Action</b>	<b>Date on which Action Completed</b>	<b>Examination Doc Reference No.</b>
<b>NHDC to propose amendment to Policy SP16 to include reference to making provision for a 2FE primary school either on site or nearby</b>	MM065	
<b>NHDC to propose amendments to Policy SP16, SP18 and GA1 to take account of the amendments proposed by Stevenage Borough Council in respect of having regard to the Mobility Strategy and Transport Strategy</b>	MM065, MM075 & MM237	
<b>NHDC to propose amendments to Policy SP18 and GA1 to refer to measures to discourage/manage traffic along Back Lane. NHDC to include reference to consultation with Stevenage Borough Council as to the proposed measures</b>	MM075 & MM237	
<b>NHDC to propose amendments to Policy SP16, SP18 and GA1 to include reference to 'medical' and 'retail' as well as social infrastructure. NHDC to also include reference in supporting text explaining the GP and retail need identified across 3 sites</b>	MM065, MM075 & MM237  Supporting note also enclosed as Appendix M10/11(St)-1	ED147
<b>NHDC to propose amendment to Policy SP18(k) to include 'to respect the residential safeguarding zone' immediately following '...the pylon lines'</b>	MM075	
<b>*NHDC to propose amendments to policies KB1, KB2 and KB4 to include wording from paragraph 13.96 in Appendix A to Matters Statement re. improvements to walking/cycling conditions and that individual and cumulative impacts of developments should be considered</b>	MM285, MM286 and MM288,	
<b>*NHDC to propose amendment to KB2 to include preference/requirement for primary school to be located away from A1(M) to the east side of the site</b>	MM286  Supporting note also enclosed as Appendix M10/11(St)-2	ED147
<b>*NHDC to propose amendment to KB3 to include criterion re. parking to ensure that there is no detrimental impact on the High St</b>	MM287	

\* Action arising from 'carry over' hearing session held Tuesday 27 March 2018

**Appendix M10/11 (St)-1**

**ED147 : Note on GP provision to the north of Stevenage and at Knebworth**

## **North Hertfordshire District Council Local Plan Examination Note to Inspector**

### **GP Provision to the north of Stevenage and at Knebworth**

1. Following the Matter 10/11 hearing sessions relating to Graveley (including the north of Stevenage), Great Ashby and Knebworth, the Council has been asked to propose amendments to the plan and provide additional information in relation to General Practitioner (GP) (doctors) provision in this area of the District.
2. The following action has been specified
  - NHDC to propose amendments to Policy SP16, SP18 and GA1 to include reference to 'medical' and 'retail' as well as social infrastructure. NHDC to also include reference in supporting text explaining the GP and retail need identified across 3 sites (ED96, p.1);
3. In the hearing session for Knebworth, held on 27 March 2018, the Council noted a request from the Inspector to provide clarification on the new GP surgery that has been granted planning permission in the village (Note: This does not appear on the public schedule of actions).

### Amendments to Policy SP16, SP18 and GA1

4. Draft modifications have been submitted for the Inspector's consideration.
5. As set out at the hearing sessions, the sites proposed within North Hertfordshire around the north of Stevenage are expected to generate a cumulative requirement for two GPs<sup>1</sup>. This is broadly split into a need for one GP to the north of Stevenage to address the need generated by Site NS1 (Policy SP16) and one GP to the north-east of Stevenage to address the cumulative need generated by sites GA1 and GA2.
6. However, the Infrastructure Delivery Plan recognises that, in recent years, healthcare provision has moved away from small branch surgeries towards the establishment of larger surgeries, which are often co-located with other services (ED73, p.100).
7. The most appropriate pattern of future provision will also need to take into account existing and future needs and provision within adjoining Stevenage. The most appropriate approach will therefore need to be considered in conjunction with health service providers.
8. To effectively address this issue, both Policy SP16 and Policy SP18 (as proposed to be modified) include requirements for the provision of necessary social and medical

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<sup>1</sup> Note: This refers to two individual GPs rather than two GP practices / premises.

infrastructure. Both of these sites are anticipated to provide a small neighbourhood centre, presenting the opportunity to sustainably co-locate any on-site facilities.

9. Site GA1 is smaller in scale – allocated for an estimated 330 homes – and located in relatively close proximity to site GA2. It is not proposed to require neighbourhood level facilities on GA1. As such, the Council is not proposing a modification to secure a contribution towards GP provision across the north of Stevenage sites.

#### GP Provision in Knebworth

10. Planning permission was granted by the District Council on 6 January 2017, under application reference 16/01369/1, for:

*Erection of Library, Doctors Surgery and Retail Pharmacy and provision of additional parking, revised vehicular and pedestrian access, landscaping and ancillary works following demolition of existing Library (as amended by plans and supporting documents received 7/11/16).*

11. At the hearing session, the Inspector requested confirmation as to whether this permission would provide adequate capacity to serve the proposed housing allocations in and around the village.

12. The Design and Access statement supporting the planning application<sup>2</sup> states:

*The proposed development will provide eleven clinical rooms with a total of 564 sqm of surgery accommodation over two floors which will be able to meet the proposed new housing development in the Knebworth area as well as the natural growth in the local population. GPI have worked closely with NHS England to ensure that the proposed new surgery not only meets the needs of Knebworth but also the surrounding communities now and for the foreseeable future.*

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<sup>2</sup> Knebworth Library Redevelopment Planning, Access and Design Statement, Weston Architects (November 2016)

**Appendix M10/11 (St)-2**

**ED147 : Note on Primary school provision at Site KB2, Knebworth**

## North Hertfordshire District Council Local Plan Examination Note to Inspector

### Primary school provision at site KB2, Knebworth

1. Following the Matter 10/11 hearing sessions relating to Graveley (including the north of Stevenage), Great Ashby and Knebworth, the Council has been asked to propose amendments to the plan relating to the proposed siting of a new primary school with site KB2.
2. This is in response to concerns raised by objectors over the potential proximity of any such school to the A1(M) motorway, particularly in relation to air quality.
3. The Council is proposing a modification to the site specific policy criteria requiring the school to be sited to the south of Gypsy Lane and adjoining the existing village. This is the area at the south-east of the proposed allocation as shown on the policies map.
4. This maximises the distance of any new primary school from the A1(M).
5. Published guidance from Environmental Protection UK and the Institute of Air Quality Management states that local authorities should

*“ [give] careful consideration to the location of developments (e.g. within the development of Site Allocation Policies) where particularly sensitive members of the population are likely to be present e.g. school buildings should generally be sited 100m or more away from busy roads, in areas where pollution concentrations are high.”<sup>1</sup>*
6. There is presently no specific evidence that ‘pollution concentrations are high’ at site KB2 in Knebworth such as to trigger this requirement.
7. Notwithstanding this point, the allocation extends approximately 250m eastwards from the edge of the A1(M) carriageway. If any future school on this site were sited adjoining the existing village edge, it could be located well beyond the 100m buffer advised in the above guidance in any case.
8. The Plan also includes the proposed Policy D4 on air quality which establishes that air pollution assessments may be required to inform decision making.

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<sup>1</sup> Guidance on land-use planning and development control: Planning for air quality, January 2017, pp.14-16  
<http://iaqm.co.uk/guidance/>