

## Examination of the North Hertfordshire Local Plan (2011-2031)

### Examination hearing sessions

#### Statement of North Hertfordshire District Council

##### **Matter 11 – The housing allocations and the settlement boundaries: the Category A villages - Pirton**

***11.54 Though a Category A village, no housing allocations are proposed for Pirton. Why? What is the approach taken here and what is the justification for it?***

1. Around 110 homes have built or granted planning permission in Pirton since 2011. An outline application, for a site on the eastern edge of Pirton off Holwell Road, was granted planning permission in May 2016 (15/01618/1) for 82 dwellings. A reserved matters application for this site was then granted permission in May 2017 for an amended dwelling number of 78. An application for 11 dwellings was granted on July 2014 (12/01795/1) for a site off Pollards Way on the western edge of the village. There is potential for further residential development in Pirton to take place within the settlement boundary.

***11.55 Is the proposed settlement boundary:***

***a) consistent with the methodology for identifying the settlement boundaries?***

***b) appropriate and justified?***

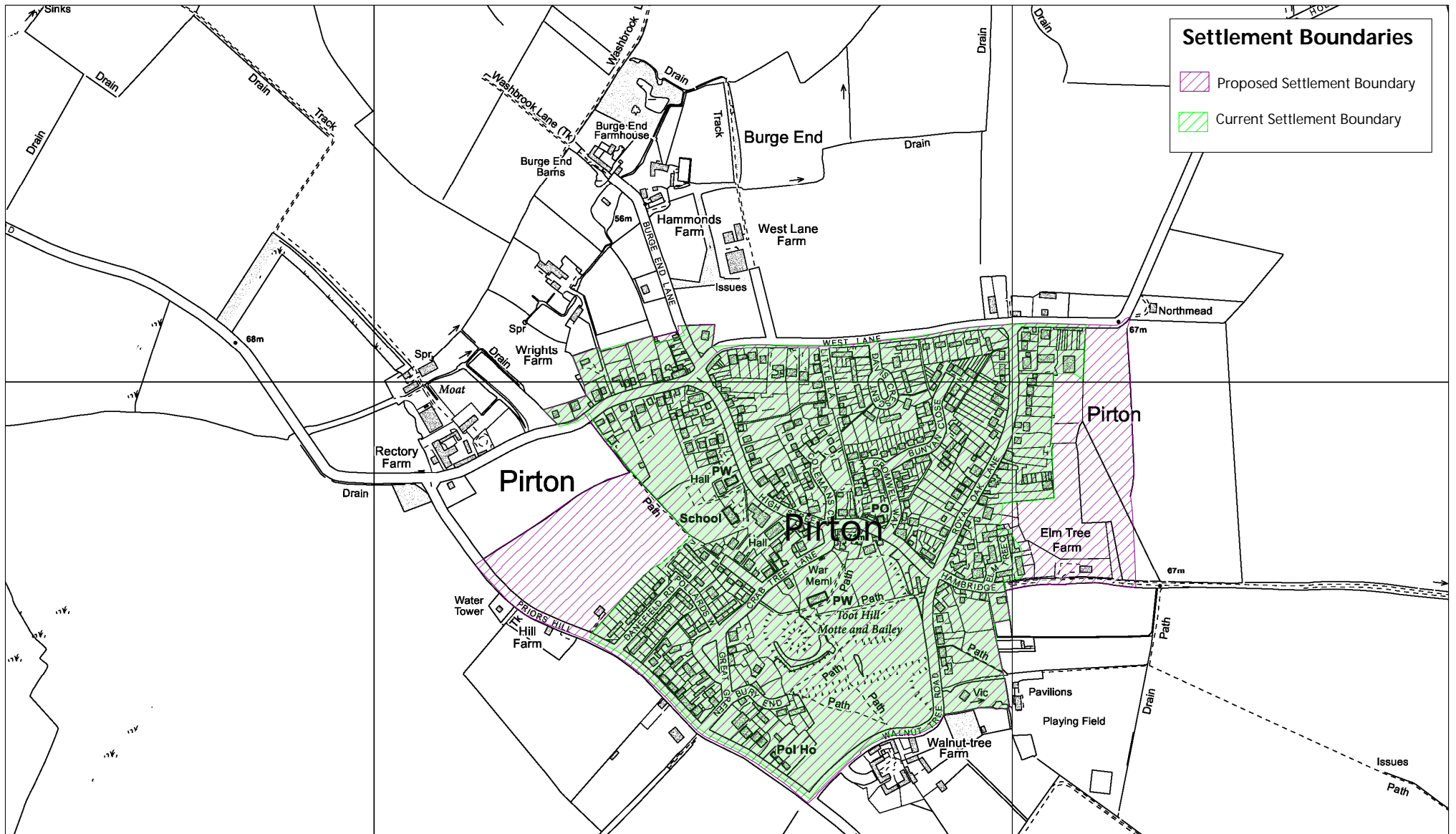
2. The Council's proposed amendment to the supporting text of Policy SP2 (LP3, amendment to paragraph 4.13, p.2) makes clear that settlements are those areas excluded from the prevailing policy designation of the surrounding rural area.
3. Every effort has been made to clearly define the boundary around the settlement using physical features such as roads and watercourses that are readily recognisable and likely to be permanent.
4. The settlement boundary has been drawn to encompass the existing developed extent, the site granted planning permission on the eastern edge of Pirton, and the field on the western edge of Pirton backing onto Danefield Road which includes the site granted permission off Pollards Way. The boundary provides the opportunity for future development within the built core and is justified by consistency with policy SP2 Settlement Hierarchy.
5. A map showing the existing situation and the proposed settlement boundary for Pirton is attached to this Statement as Appendix 1 to aid interpretation.

#### **Appendix 1: Current and proposed settlement extent of Pirton**

Plan overleaf.



Pirton



Scale: 1:8485  
Date: 10:10:17

