

Knebworth Parish Council Comments on Regulation 16 submissions to Knebworth Neighbourhood Plan from Countryside Properties

Inconsistency between Policy KBBE1 (Housing Mix) and other KNP Policies:

Reference to densities needing to “be appropriate” does not mean “must reflect” or “mirroring”. However, “have appropriate regard” would also be acceptable.

Status of the AECOM Design Guide:

No further clarification necessary.

KBBE2 Sustainable buildings & KBEF3 Energy Conservation:

Best practice changes continuously. Agree there is an inconsistency.

References to Emerging Local Plan Policy SP9:

Masterplanning of these sites is essential. The requirement should not be removed from the Neighbourhood Plan in case the emerging Local Plan’s adoption is delayed further.

KBBE6 Site KB1 Land at Deards End & KBBE7 Site KB2 Land off Gipsy Lane:

The point made here is a good one. The requirement could be combined if the sites are developed by the same developer. Potentially, if the developers worked in a synchronised way and the recreation requirement was dealt with over all three sites (KB1, KB2, and KB4) there could be greater benefits for the village. By the same token, the difficulties of developers working together to achieve a single community facility to meet all needs across the expanded village may not be achievable.

KBW3 Recreational Green Spaces:

The word ‘additional’ in the context of this policy relates to additional over and above what currently exists.

KBW5 Allotments:

1.5ha of allotment space is the total required. No site has been identified for allotment space so off-site provision would not be appropriate. The aim is to have at least one or preferably more than one allotment ground to provide for both new and existing residents.

KBT5 Bus Routes:

The aim of this policy is to include a bus route in the Masterplanning of the sites.

Ends.