

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

Many of the comments in this submission have similar content to the comments made by Countryside Properties.

Our comments on the Gladman submission are as follows:

Policy KBBE8 Site KB4 Land East of Knebworth:

First bullet – policies should be clear about essential criteria. Those listed in this policy are all essential and therefore should all be met.

Second bullet – Criterion (b) does not require a link but suggests it as an option. The criterion is to ensure that land is set aside for the school.

Third bullet – The Steering Group have evidence of the need for additional pre-school spaces and the criterion asks for early years facilities i.e., to be able to accommodate a pre-school. It does not require a separate facility.

Fourth bullet – Criterion (e) and (g) could be combined

Fifth bullet – Criterion (f) should remain. The Old Lane is a feature of Knebworth that we would like retained as a natural feature and not made a main thoroughfare.

Policy KBW1 Community Facilities and Services:

We disagree that the impact on local facilities and services will have been considered in any details as part of the Local Plan examination process and this requirement should remain in the Neighbourhood Plan.

Accessibility is not adequately covered in the adopted Local Plan and as the Neighbourhood Plan has been prepared in a vacuum without a current District level policy framework, this requirement should remain in the plan until the emerging Local Plan is adopted with such policies included in it.

KBW3 Recreational Green Spaces:

This policy is included to ensure that on-site provision on large, new sites is achieved.

KBW5 Allotments:

The policy does not conflict with the emerging Local Plan. The emerging Local Plan is not prescriptive about what the recreational/green space provision should comprise.

Policy KBS4 KB4 School Site:

A similar point was made by Countryside, only in more detail. The aim is to ensure that if a school is deemed not needed or that this is not an appropriate location for a school then the land remains green space and is not filled in with residential development.

Policy KBEF2 Environmental Protection:

The rewording of Criterion (a) is acceptable. However, the point about lighting from existing roadways should remain as it protects the occupants of new development from light pollution along existing roadways.

Policy KBEF4 Flooding and Drainage:

This is a small point, but we would like to retain the non-porous surfaces rule.

Policy KBEF5 View and Character Areas:

The use of the word “adverse” in place of “harmful” would be acceptable. However, mitigation of an adverse impact on special views is very difficult to imagine and the policy should not be weakened by such an amendment.

Ends.