



LOCAL PLAN PUBLICATION STAGE REPRESENTATION FORM

North Hertfordshire Proposed Submission Local Plan

Please return this form to North Hertfordshire District Council either by email to : local.plans@north-herts.gov.uk or by post to: Strategic Planning and Projects Group, NHDC, PO Box 480, M33 0DE

The deadline for receipt of representations is **30 November 2016**. Late representations will not be considered.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

**If an agent is appointed, please complete only the Title, Name and organisation boxes below but complete the full contact details the agent in 2.*

Title	<input type="text"/>	<input type="text" value="Miss"/>
First Name	<input type="text" value="Colin"/>	<input type="text" value="Rosanna"/>
Last Name	<input type="text" value="Campbell"/>	<input type="text" value="Metcalfe"/>
Job Title <i>(Where relevant)</i>	<input type="text"/>	<input type="text" value="Senior Planner"/>
Organisation <i>(Where relevant)</i>	<input type="text" value="Hill Residential"/>	<input type="text" value="Savills (UK) Ltd"/>
Address Line 1	<input type="text"/>	<input type="text" value="Unex House"/>
Line 2	<input type="text"/>	<input type="text" value="132-134 Hills Road"/>
Line3	<input type="text"/>	<input type="text" value="Cambridge"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="CB2 8PA"/>
Telephone Number	<input type="text"/>	<input type="text" value="01223 347235"/>
Email Address <i>(Where relevant)</i>	<input type="text"/>	<input type="text" value="rmetcalfe@savills.com"/>

Part B - Please use a separate sheet for each representation

It is recommended that you read the Guidance Notes provided for an explanation of the terms used in this form.

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Site

4. Do you Consider the Local Plan is:

(Please tick as appropriate)

i)	Legally Compliant	Yes	<input type="text"/>	No	<input type="text"/>
ii)	Sound	Yes	<input checked="" type="text" value="x"/>	No	<input type="text"/>

If No, which of the Soundness tests does it fail?

Positively prepared	<input type="text"/>
Justified	<input type="text"/>
Effective	<input type="text"/>
Consistent with National Policy	<input type="text"/>

iii)	Complies with the Duty to co-operate	Yes	<input checked="" type="text" value="x"/>	No	<input type="text"/>
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5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

On behalf of our client, Hill Residential Limited, Savills (UK) Limited have been instructed to respond to general matters raised within the North Hertfordshire Proposed Submission Local Plan including responding to issues in respect of their land interests at Lucas Lane, Hitchin (allocated housing site HT5).

We support the identification of Site HT5 for approximately 16 dwellings and its proposed release from the Green Belt. In support of this response, the following technical documents are enclosed which demonstrate that development of this site is achievable and deliverable in the next 1-5 years:

- Plan of land under Hill’s control
- Access Appraisal (submitted in two parts);
- Preliminary Ecological Appraisal;
- Reptile Survey;



- Tree Survey;
- An Historic Environment Desk Based Assessment;
- Flood Risk and Drainage Assessment;
- Ground Investigation Report; and
- Utilities Statement.

The above reports and other planning and technical matters are discussed in greater detail below. Our client is also promoting the omission site "Land adjacent to Site HT5" (please note our representation in objection to HT5 for further details). As this site is proposed as an extension to Site HT5, the above reports cover both site areas and thus assume what is in effect a greater amount of development than may otherwise come forward.

Principle of development

Hitchin is appropriately identified as a settlement at the top of the settlement hierarchy (Policy SP2: Settlement Hierarchy) and a principle location for new development. The settlement is encircled by Green Belt and whilst a small number of sites within the existing settlement boundary have been identified it is entirely appropriate that sustainable sites should be released from the Green Belt on the edge of the settlement for housing to help the District meet its housing needs.

Site HT5 forms part of Green Belt Parcel H/r25 which is proposed for release from the Green Belt. As discussed in our submitted representation to Policy SP5, it is our view that the parcel makes a limited contribution to the Green Belt and thus is an appropriate location for residential development. This is a position supported in the North Hertfordshire Green Belt Review (2016).

Located on the western periphery of the main town of Hitchin, the site is located in a highly sustainable location in close proximity to key local services and facilities.

Highways and access

An Access Appraisal has been submitted in support of this response which demonstrates that access can be achieved into the site.

Vehicular access into the site can be achieved through a modification to the southern end of Lucas Lane where it meets Grays Lane. By forming a junction with Grays Lane, the first 30 metres of Lucas Lane may be upgraded to facilitate two-way vehicle movements. Lucas Lane, a designated Byway, is within the control of our client.

The site is well connected to the existing pedestrian and cycle network and is linked to Hitchin town centre and railway station by well lit 2 metres wide footways. A Bridleway runs to the south of the site providing access to the countryside to the west. The closest bus stop to the site is located approximately 550 metres (8 minute walk) east of the site. Buses from this stop run to the Primary School, Hitchin Railway Station and the town centre. Wider connections to key employment, leisure and retail centres are also available.

The nearest Primary School is located approximately 0.4 miles from the site (7 minute walk). With regards to secondary schools, Hitchin Boys' School is located 0.7 miles from the site (13



minute walk) and Hitchin Girls' Secondary School is located 1.2 miles from the site (25 minute walk).

Hitchin Railway Station is located approximately 2.5km east of the site which connects the settlement with key destinations including London King's Cross, Cambridge, Stevenage and Letchworth Garden City.

Whilst the bus stop and train station are both over the Council's preferred distances (400m and 800m respectively) both are still considered to be within easy walking and cycling distance along pedestrian friendly roads.

The preliminary design for the access, as shown in the Access Appraisal, ensures the movement of refuse vehicles entering and exiting the site.

Ecology and Trees

A Preliminary Ecological Appraisal and Reptile Survey have been submitted in support of this representation. The Reptile Survey found that reptiles are likely to be absent from the site although a Common Toad was sighted. Recommendations are provided within the reports to safeguard any common toads potentially found on the site during the construction phase. There are no ecological reasons why the site will not be able to come forward.

An Arboricultural Impact Assessment has been submitted in support of this response. This confirms that no trees are subject to Tree Preservation Orders on the site. The majority of the trees on the site will be retained. The Tree Report notes that the majority of the works required will be to trees of low landscape significance and can be adequately mitigated as part of the overall landscaping of the site.

Heritage and Archaeology

The site is not within the vicinity of any listed buildings and it is not considered that residential development of the site will have any impact on the town's Conservation Area.

The Historic Environment Desk-Based Assessment undertaken has established that the site has a moderate potential for pre-historic, Anglo-Saxon, medieval and post medieval activity and a moderate-high potential for Iron Age and Roman activity. Subject to planning, it is anticipated that a programme of archaeological fieldwork is carried out prior to the commencement of development in order to assess any surviving archaeological resource.

Flood Risk, Drainage and Utilities

The site is located in Flood Zone 1.

Surface water from the development can be managed through a combination of soakaways, rainwater harvesting, permeable paving with attenuation and infiltration properties, swales and surface attenuation.

Foul water from the site will be discharged into an existing foul sewer under agreement with the adopting authority, Anglian Water. A pre-development enquiry search has revealed that there is sufficient capacity within the existing public foul sewers to be able to accommodate the predicted



residential development flows.

A Utilities and Services Report has been prepared which confirms there is a range of existing utility and service infrastructure within the vicinity of the development site. Along Grays Lane and Lucas Lane there are existing power lines and a pressure gas main meaning there is an opportunity to connect to the local supply network and provide domestic gas connections. Local clean water infrastructure within the vicinity of the site provides the ability for the site to be connected to the mains water network. The report also confirms that assets and opportunities have been identified to ensure that the site can be covered in terms of telecommunications connections. The findings of this report conclude that the proposed development has the potential to connect to the required range of domestic utilities and services.

Ground Conditions

A Ground Investigation Report has been submitted in support of this response. The report does not suggest any reason for the site not being able to come forward for development.

In summary and based on the above, Site HT5 is considered a sound allocation. Our client would like to work closely with the Council and would welcome further discussions with planning officers in due course to ensure the delivery of the site promoted.

(Continue on a separate sheet if necessary)

6. Please set out what modification (s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. *(NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination).* You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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(Continue on a separate sheet if necessary)

Please note your representation should cover concisely all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To enable a full discussion and investigation of the matters at hand.

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Do you wish to be notified when the Local Plan is submitted?

Yes, I do wish to be notified

No, I do not wish to be notified

10. Signature:



Date:

30/11/2016
