



**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](mailto: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"/>	Miss
First Name	Colin	Rosanna
Last Name	Campbell	Metcalfe
Job Title <i>(Where relevant)</i>	<input type="text"/>	Senior Planner
Organisation <i>(Where relevant)</i>	Hill Residential	Savills (UK) Ltd
Address Line 1	<input type="text"/>	Unex House
Line 2	<input type="text"/>	132-134 Hills Road
Line3	<input type="text"/>	Cambridge
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	CB2 8PA
Telephone Number	<input type="text"/>	01223 347235
Email Address <i>(Where relevant)</i>	<input type="text"/>	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 and omission site "Land adjacent to Site HT5").

We support the identification of the revised Green Belt boundary to the west of Hitchin and the removal of Parcel H/r25. As noted in the North Hertfordshire Green Belt Review (July 2016) this parcel does not make a significant contribution to Green Belt purposes – the study concludes the contribution is *moderate*, however, in our view this parcel's contribution would more accurately described as *limited*. The site scores 7 in the points ranking – no sites is the District score lower. Within the Review the site is described as being located outside the settlement boundary with adjoining existing development on two sides. There is no impact on the historic elements of Hitchin and its position in the south west of the town means that it will not contribute towards the

# NORTH HERTFORDSHIRE DISTRICT COUNCIL



coalescence of towns.

Development in North Hertfordshire and in the District's key settlements has in the past been tightly controlled by the Green Belt which we recognise plays an important role in protecting the countryside and the individual identity of the District's towns and villages. However, as acknowledged at paragraph 4.62 of the Proposed Submission Plan, releasing appropriate sites from the Green Belt should help to support economic growth and play an important role in meeting the local need for new homes including much needed affordable housing.

Parcel H/r25 is well contained by existing residential development and infrastructure to the north and east. The downwards topography of the land from its western boundary and dense mature hedgerow are considered to form a robust and defensible boundary.

Policy SP5 confirms that the Council has undertaken a comprehensive review of the Green Belt to enable the identification of strategic development locations, enable local development around the towns in the District and also enable the definition of Green Belt boundaries for villages which were previously "washed over".

Whilst we have concerns about the limited provision of new housing proposed, we support the fact that the Council has undertaken a review of the Green Belt and we consider that exceptional circumstances exist to justify the release of land from the Green Belt to meet housing needs where it is shown that land is not contributing significantly to Green Belt purposes.

In this respect, we consider this policy to be sound.

*(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.


*(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:

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**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:

*R. Metcalf*

Date:

30/11/2016