



REED PARISH COUNCIL

Ref: 26/00276/FP – Erection of 21 dwellings with associated works, Land Opposite The Silver Ball, Reed (allocated site RD1 in the North Hertfordshire Local Plan)

Reed Parish Council, as statutory consultee, **DOES NOT OBJECT** to this application. However, the Parish Council asks that the following observations, including those raised during the recent Parish Council meeting, are given careful consideration, by Officers and Members as the application is determined.

1. OBSERVATIONS ON THE CURRENT PROPOSAL

Highway access

Concern was expressed regarding the position of the most westerly access road, particularly its proximity to the A10 junction and to existing accesses on Blacksmiths Lane. In the course of this discussion some residents questioned whether two entrances are necessary, whilst others saw merit in two. The Parish Council therefore asks that **Hertfordshire Highways examine carefully the positioning and safety implications of the western access.**

Drainage and surface water management

Residents also raised concerns regarding drainage and surface water management, particularly in light of issues experienced locally which caused considerable disruption last year. The Parish Council therefore asks that **the proposed drainage arrangements are carefully assessed to ensure they are sufficient to accommodate the additional development and local conditions.**

The Parish Council welcomes the proposed landscaping buffer to the north of the site adjacent to the public footpath and considers it important that this feature is retained to maintain separation from the land beyond.

2. FACTORS INFORMING THE PARISH COUNCIL'S DECISION NOT TO OBJECT

In determining its position, the Parish Council took into account the following considerations:

- The site is allocated for development (site RD1) within the adopted North Hertfordshire Local Plan and lies within the Reed settlement boundary.
- The proposal provides a mix of housing types, including affordable housing and a predominance of 3-bedroom units throughout the site. The Parish Council believes this may helpfully broaden the demographic mix within the village.

- No objections to the principle of development on this allocated site were communicated to the Parish Council by residents. This is in contrast to the response from villagers and the Parish Council to recent applications for developments outside the Reed SP2 settlement boundary, contrary to the Local Plan

The Parish Council recognises that development of this scale inevitably places some pressure on sustainability in a small rural village. However, given the site's allocation in the Local Plan and the proposed housing mix, the Parish Council considers that - subject to appropriate mitigation and Section 106 contributions - the development can be accommodated.

3. FUTURE CONSIDERATION FOR DEVELOPMENT IN REED

The Parish Council also wishes it to be noted that, when this site is built out, Reed will have experienced a **27%** increase in housing since the beginning of the current Local Plan period (2011). This stems from development of this site, the Kilns site and ongoing infill development within the settlement boundary.

This represents a significant and proportionate level of growth for a village of Reed's size and reflects the level of development foreseen for a Category A village within the settlement hierarchy of the adopted Local Plan.

The Parish Council considers that this level of growth demonstrates Reed's strong contribution towards meeting the District's housing needs through plan-led development on allocated and infill sites.

Accordingly, the Parish Council believes that the scale of growth already delivered and committed in Reed should be given appropriate weight when considering future proposals for development outside the settlement boundary, and during the forthcoming review of the Local Plan.