

FURTHER NOTE

Points for clarification

1. Following a review of the Policies and the representations already received, I have a number of further questions for both the Parish Councils and NHDC to provide appropriate answers. These responses will enable me to advise on modifications to the Neighbourhood Plan so as to ensure that it meets the Basic Conditions.

Policy BN H1 Affordable Housing

2. The District Council questions the source of the figures quoted in paragraph 4.1.1 of the Neighbourhood Plan and the area to which they refer.
3. Please could the Parish Councils identify the source of the figures quoted, namely the estimate percentage increase in size of the Barkway, the number of completed dwellings since 2011 and the number of unimplemented planning permissions. Please could the Parish Councils also comment on the percentage increase in dwellings. I note that the Census 2021 provides information on the number of households (rather than dwellings) and is available for each parish.

Policy BN H6 – Infill Development

4. This Policy supports ‘small scale infill’ development within the ‘built -up area’ of the village. I note the Local Plan uses the term ‘built core’ in the Policy. Please could the Parish Councils confirm the reference to which village to this Policy applies; what is meant by small scale infill development proposals; and for consistency whether the built area should refer to ‘core area.’

Policy BN H5 Framework for BK3

5. The District Council, in its representations, states that a number of matters are currently 'unimplementable' as policy as the relevant matters have already been secured through the outline permission for BK3 (reference 18/01502/OP) and associated legal agreement and conditions. The District Council states that ‘the policy needs to be clearer around what the NP can influence through any detailed/ reserved matters consent related to the current application versus what it would like to achieve in the event that for whatever reason, the current permission lapses and the process is restarted. We are happy to provide to provide further assistance on this if required.’

6. It would be helpful if the District Council could set out the elements of the policy that are, in their view, unimplementable or have been superseded by the planning permission.

Policy BN NE1 Local Green Spaces

7. The District Council has commented that Local Green Space 2 – Field west of Rushing Wells adjacent to Gas Lane) is an extensive tract of land. Do the Parish Councils have a view on this and to provide any further comment on how the site is valued by the community.

Policy BN NE4 Important Views

8. The summary assessment of Important Views notes that an appeal was dismissed on appeal for 15 dwellings on Duke's Field. The reasons for refusal included 'unsustainability and damage to the view.' Please could the Parish Councils or the District Council provide me with a link to, or a copy of, that appeal decision.

Policy BN NE2 Rive Quinn Protection

9. The supporting text to this Policy makes reference to a submission by the Environment Agency to another Neighbourhood Plan which has provided guidance on a 10 metre safeguarding boundary around the river. This advice has been included in this Neighbourhood Plan and applied to the River Quinn tributaries. Please can the Parish Councils confirm whether the Environment Agency has been engaged in discussions in extending their advice to this Neighbourhood Plan and provide a copy of that advice to me?

Policy BN HA2 Non Designated Heritage Assets

10. An owner of a non-designated heritage asset at Ashgrove seeks to remove the asset, and any reference to it, from the NP. Does the Parish Council have a view on this issue?
11. I note the list of proposed non designated heritage assets in the Policy, the information contained with Appendix G and the extent to which it is argued that each assets forms part of the fabric and heritage of the neighbourhood area. Please could the Parish Council further comment on the 'Tally Ho' public house as a non-designated heritage asset specifically addressing its age, rarity, architectural, archaeological, or historic interest or its landmark status.

Schools and Education – paragraphs 1.9.5 and 4.6.1

12. Hertfordshire County Council has suggested the information on the number and availability of pupil spaces at the school is inaccurate. The County Council has provided detailed information on the current number of pupils at the school, and the increased capacity proposed and estimates that the school has capacity to absorb new pupils anticipated from the planned housing developments. Do the Parish Council or District Council have a view on this comment from the County Council?

I would be grateful for responses as soon as possible.

Edward F Cousins

Radcliffe Chambers

14th November 2024