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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 15TH SEPTEMBER, 2022

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No Item

7. **21/02957/FP LAND ON THE SOUTH WEST SIDE OF, BARKWAY ROAD, ROYSTON, HERTFORDSHIRE** (Pages 3 - 4)

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of ten dwellings (2 x 2-bed, 2 x 3-bed, 4 x 4-bed and 2 x 5-bed) with ancillary works including alterations to existing vehicular access, new access road, parking and landscaping

Enclosed is an addendum to the report.

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Addendum to Agenda Item 7 – Land on the south west side of Barkway Road, Royston Planning ref. 21/02957/1

On 8 September 2022, the Council received the Inspector's Final Report on the Examination of the North Hertfordshire Local Plan 2011 – 2031. Receipt of the Inspector's Report marks the end of the examination.

The Inspector's Report concludes that subject to a number of main modifications, set out in the Appendix to the report, the North Hertfordshire Local Plan 2011 – 2031 is sound, legally compliant and capable of adoption.

The Inspector's Report can be viewed on the Council's website.

This means that very significant weight can be given to relevant policies in the North Hertfordshire Local Plan 2011-2031 (Emerging Local Plan) when determining planning applications.

Please find highlighted below some of the paragraphs pertinent to the above application.

- Paragraphs 58-69 refer to the housing requirement identified for meeting North Hertfordshire's housing need.
- Paragraphs 124 to 133 refer to the settlement hierarchy including a category for development in towns of which Royston is included in this category.
- Paragraphs 164 to 496 cover Issue 4: Whether the proposed housing allocations are justified, effective, consistent with national policy and positively prepared.
- Paragraphs 453 – 456 refer specifically to Royston .

The application site is identified in the NHDC Submission Local Plan 2011 – 2031 (ELP) as an allocated housing site under Policy RY11 and the Emerging Local Plan proposes the whole site be removed from the Rural Area beyond the Green Belt for development and incorporated within the settlement boundary of Royston. Paragraph 455 refers specifically to the above site and reads as follows:

455: "The Council has granted planning permission for Sites RY7 and RY10 and for part of Site RY11. Consequently, there is nothing to prevent the development of them, and I consider them to be deliverable."

Paragraph 496 concludes on Issue 4 of the Inspectors Report ('Whether the proposed housing allocations are justified, effective, consistent with national policy and positively prepared') and reads as follows:

496: "Considering the above, with the main modifications put forward by the Council and as discussed above, I conclude that the proposed housing allocations are justified, effective, consistent with national policy and positively prepared."

A verbal update on this matter will be provided at the committee meeting, as part of the officer's presentation.