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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 17TH JULY, 2025

SUPPLEMENTARY AGENDA

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

Agenda No	Item
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| 6. | <u>23/01552/OP Land South Of, Watton Road, Knebworth, Hertfordshire</u>
(Pages 3 - 4) |
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REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline planning permission for up to 200 dwellings (including affordable housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters reserved except for means of access.

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Addendum Report and Written Update 17 July Meeting

Agenda Item 6 - 24/02333/FP – Land south of Watton Road, Knebworth, Hertfordshire

1. Parish Council Representations

- 1.1 In Section 3 of the report, summaries of the representation letters from Knebworth Parish Council, Datchworth Parish Council and Woolmer Green Parish Council have erroneously been omitted. Summaries are provided below:

Knebworth Parish Council – objects to the application on the following grounds:

- Additional cumulative traffic impact on the village and increased risks to pedestrian safety for users of the primary school.
- Inadequate survey data in the Transport Assessment.
- Inadequate Framework Travel Plan not properly modelled.
- Concerns around traffic impact upon Watton Road B197 junction from the new development and concerns around impact upon Watton Road itself as a result of the closure of Swangleys Lane.
- Concerns around additional demands on the village infrastructure e.g. doctors' surgery, dentist, primary school.

- 1.2 The issues raised by Knebworth Parish Council are addressed in the report. Regarding the impact upon infrastructure, the doctor's surgery in Knebworth, as indicated in the report at 3.23 no comments have been received from the NHS. Contributions have been sought and agreed by the applicant of £2,973,523 (index linked) towards primary education.

- 1.3 Knebworth Neighbourhood Plan policies are listed at 2.8 of the report and the relevant issues raised by these policies have been addressed in the report. Policy KBBE8 – Site KB4 East of Knebworth addresses the application site, which confirms that development should:
- a. Be developed at densities that respect local character and Knebworth's Garden Village context;
 - b. Seek to improve pedestrian access and safety along Watton Road and Swangleys Lane; and
 - c. Provide a green buffer to open fields.

These matters have been addressed in the submission and considered in the report, and it is confirmed that Officers consider that the proposal complied with this policy and the Knebworth Neighbourhood Plan as a whole.

Datchworth Parish Council – objects to the application on the following grounds:

- Concerns around the closure of Swangleys Lane meaning vehicular access for new residents to/from the application site can only be achieved from the northern end of the site via Watton Road or to the east of the site on the section of Swangleys Lane to/from Datchworth.
- Lack of information and analysis within the Transport Assessment particularly in relation to trip rates, traffic generation and road network

capacity of the additional volume of traffic which will be forced to use Swangleys Lane and all connecting roads through the village of Datchworth and beyond.

- Residents of Datchworth will no longer have access to Knebworth Post Office, the pharmacy and library on St. Martins Road due to the proposed closure of Swangleys Lane.

Woolmer Green Parish Council has made the following comments:

- Concerns around the lack of local infrastructure, particularly the unsuitability of local road to cope with increased volumes of traffic.
- Concerns around the closure of Swangleys Lane forcing traffic to use other unsuitable surrounding roads, such as New Road in Woolmer Green.
- Lack of school spaces in Knebworth and Datchworth for new families that will move into the new development site.
- Concerns around how existing medical services such as the Knebworth doctor surgery will cope with increased demand from Knebworth and Woolmer Green residents.

In all cases, should members wish to see the full responses, they are available to view on the Council's website.

2. Herts Growth and Infrastructure Unit

Paragraph 5.16.5 of the report states that the Herts Growth and Infrastructure Unit have provided an updated consultation response with revised financial contribution figures. A copy of the response is attached to Appendix 3. The applicant has since confirmed they agree to the revised figures within the latest response (Appendix 3). Therefore, these revised figures form part of the agreed Heads of Terms.

3. Errors identified within the committee report since its publication

- In Table 3, the 'North Herts Council Monitoring Fee' is incorrectly stated as 2% when it should state 2.5%.
- On recommended conditions 21 and 23, these incorrectly refer to the FRA documents prepared by Lees Roxborough and should instead refer to the Flood Risk Assessment & Outline Drainage Strategy document prepared by Enzygo SHF.1132.269.HY.R.003.A (dated December 2024) and the LLFA Rebuttal document prepared by Enzygo REF SHF.1132.267.HY.LT.001.A (dated 20 February 2025).
- On recommended condition 30, this incorrectly refers to NPPF 2021 and should refer to NPPF 2024.