

**OVERVIEW and SCRUTINY  
19 SEPTEMBER 2017**

**\*PART 1 – PUBLIC DOCUMENT**

**AGENDA ITEM No.**

**10**

**TITLE OF INFORMATION NOTE: NEW SETTLEMENT**

INFORMATION NOTE OF THE HEAD OF DEVELOPMENT & BUILDING CONTROL

EXECUTIVE MEMBER: COUNCILLOR DAVID LEVETT

**1. SUMMARY**

- 1.1 The purpose of this Information Note is to update the Overview and Scrutiny Committee with regard work on the Council's aspiration for a new settlement.

**2. STEPS TO DATE**

- 2.1 Full Council on 12<sup>th</sup> February 2015 passed a resolution requiring officers to explore the potential for a new settlement within the District to address long term housing needs for the future.
- 2.2 Officer meetings were then held with the Department of Communities and Local Government (DCLG) and the Homes and Communities Agency (HCA) leading to the securing of a grant to enable an initial piece of work to be undertaken through the HCA's Advisory Team for Large Applications (ATLAS).
- 2.3 ATLAS commissioned Mott MacDonald in January 2016 to undertake a desk-based assessment considering the potential of a new settlement with the District. The report entitled *North Hertfordshire New Settlement Study* reviewed the broader issues in respect of new settlements, including different settlement typologies and delivery vehicles. No judgements or recommendations as to the new settlement were presented but the report did recognise that the planning of a new settlement will represent a complex and lengthy process which is likely to take a number of years.
- 2.4 Full Council on 11<sup>th</sup> February 2016 approved as part of the Council's revenue investment proposals an on-going budget of £30,000 each year to enable the formulation of the Council's aims and ambitions with regard a new settlement.

**3. INFORMATION TO NOTE**

- 3.1 The ATLAS report recognised that the new settlement process will require a considerable amount of time and resources and will require the direct involvement of a broad range of stakeholders including infrastructure providers. The provision of a new settlement within the District therefore represents one potential option for providing for significant housing need over the longer term, any substantial contribution being for future Local Plan periods.

3.2 The North Hertfordshire New Settlement Study was published on the Council's website and also forms part of the evidence base for the submission Local Plan 2011-2031 as approved by Full Council on 11<sup>th</sup> April 2016. The submission Local Plan 2011-2031 references the Council's aspirations with regard to a new settlement in:

- Policy SP8: Housing  
*Over the plan period 2011-2031, housing growth will be supported across the district.*  
*We will:*
  - e. *Seek to provide long-term certainty by:*
    - i. *working with the Government and other relevant agencies to identify new settlement options with North Hertfordshire that can provide additional housing options in the period after 2026;*

#### **4. NEXT STEPS**

4.1 Following submission of the Local Plan to the Secretary of State (SoS) in June 2017 officers have undertaken further work on the new settlement and are currently looking to prepare a paper around the high-level estimates of future housing requirements for the District over the long-term to 2051.

4.2 This will seek to include consideration of factors which may produce a range of requirements for the above, potentially including (but not necessarily limited to):

- a. Published long-range, national-level population projections;
- b. Published subnational population and household projections which extend beyond the time horizon of the current local plan;
- c. 'Rolling forward' methodological assumptions in existing assessments of objectively assessed housing needs for the current local plan;
- d. Alternate scenarios influencing population and / or household formation such as Brexit or a major financial recession;
- e. The proposed introduction of a standardised methodology for the calculation of local plan housing targets as referenced in the Housing white Paper to be introduced from March 2018.

4.3 Further topic papers are also proposed, currently envisaged being around possible delivery models, viability and infrastructure.

4.4 Council officers are also maintaining contact with officers of the DCLG and the HCA and submitting grant applications for additional funding when available.

#### **5. APPENDICES**

5.1 None.

#### **6. CONTACT OFFICERS**

6.1 Ian Fullstone, Head of Development and Building Control  
01462 474480 [ian.fullstone@north-herts.gov.uk](mailto:ian.fullstone@north-herts.gov.uk)

#### **7. BACKGROUND PAPERS**

7.1 North Hertfordshire New Settlement Study:  
<https://www.north-herts.gov.uk/files/hou6-north-hertfordshire-new-settlement-study.pdf>

7.2 Local Plan Examination Library  
<https://www.north-herts.gov.uk/planning/planning-policy/local-plan/local-plan-examination/examination-library>