

North Herts. Local Plan Comments and Objections Guide

As you are aware NHDC have now published the Local Plan they wish to have considered.

Comments must be received by Wednesday 30th November.

There are four elements that can be considered with respect to the local plan. In the opinion of Barkway Parish Council, the Local Plan has been *Positively Prepared, Justified and Effective*.

The Local Plan must also be *Consistent with National Policy*: Your Parish Council believes that the proposed Local Plan contravenes both National Planning Policy as well as NHDC's own policies, and will be objecting in part to the local Plan.

The most contentious part, for Barkway, is the area known as BK3, to support some 140 new houses. These, in addition to 33 new homes, agreed in principle, on nearby plots BK 1&2.

We believe that this many new houses clustered at the north of the village are disproportionate to the size of Barkway, which numbered 329 houses in 2011, will pose a strain on our infrastructure and be unsustainable. It will detract from the historic linear character of the village. Due to a lack of local amenities each adult will need a car. The development will also be separated from the rest of the village without clear access to it, which could lead to low integration of the residents within the rest of the community NHDC have always excluded BK3 from proposed land allocation plans as it did not meet the minimum criteria or have sufficient amenities to promote sustainable development. The criteria have not changed, nor have the amenities within the village.

To challenge BK3 it is necessary to highlight how NHDC is breaching national and local policies. Please feel free to use any of the points below in your arguments. You must quote planning policies where appropriate. You should NOT simply copy directly from this document or your comments may have less impact.

If you wish to object or support the local plan you can do so in writing before 30 November to:

- Email: local.plans@north-herts.gov.uk
- Post: Strategic Planning and Projects Group, North Hertfordshire District Council, PO Box 480, M33 0DE.
- Online: <http://www.northherts.gov.uk/home/planning/planning-policy/local-plan/proposed-submission-local-plan-2011-2031> The site above will also give you link to the local plan and other resource material.

The NPPF is the key document to guide all planning nationally and has a presumption in favour of Sustainable Development.

It is an easy to read document, and we would encourage you to do so.

You may download a copy here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The Parish Council believes that the following are grounds for objection to the local plan BK3 contravenes the main presumption of the National Planning Policy Framework (NPPF).

Sustainable transport

A local plan should have sustainable transport plans which include measures to reduce the use of private cars by replacing them with public transport or low carbon alternatives. There are no plans to improve local public transport links, this will increase the use of private cars to access local amenities in Barley, Buntingford and Royston. It will not discourage use of private transport to access schools and will affect public bridleways and footpaths, and does not recognise the needs for access to existing amenities by those of impaired movement. As no jobs are being created, persons will be required to rely on private transport to commute to work outside the village.

Contravention: NPPF30 NPPF34, NPPF35, NOOF 38 and NPPF95 as well as NDHC Policy SP 6 – sustainable transport. And their sustainability objective 2c as well as NHDC policy 29.

Local Amenities

Barkway has limited amenities, a pub, a school, hairdressers, petrol station and car service stations. The current local school is able to accommodate 50, 5 to 9 year olds. Currently it has 28 pupils. The additional houses on BK 1&2 plus other infill homes will help keep the school viable.

Under NPPF policies Local plans should take into account local Amenities and access to them.

The BK3 proposal does not promote sustainable communities that enhance or maintain our rural community, and does not ensure a sufficient supply of school places above primary level.

Contraventions NPPF 38, 55 and 72.

Impacts on character and appearance of surrounding areas and conserving and enhancing the natural environment

The road known as the 'joint', leading into Barkway and ridgeline running along the top of the Field known as BK3 is part of the East Anglian Heights, known locally as the Chiltern Ridge. NHDC have stated the need to protect this, and have constantly strived to protect the historic linear character of the village. BK3 will detract from this in a massive way *This contravenes their own statements and NPPF 11 and NPPF 11.*

Core Planning Principles

NHDC have thus far rejected the Barkway and Nuthampstead emerging Neighbourhood plan. *A contravention to NPPF para 17.*

Economic Growth

BK3 will not create employment, or support economic growth. It may even have a negative impact on Newsells Stud Farm which currently employs some 30 people. *Contravention to NPPF para 28.*

NHDC Policy 7 Selected Villages beyond the Green Belt

NHDC will normally permit development proposals if the site lies within the main area of the village; and the proposal would maintain or enhance the character or visual quality of the village. NHDC are seeking to extend the permitted development boundary of the village to include BK3 without prior consultation.

For further information of clarification, do not hesitate to contact a Parish Councillor. Email addresses are available on www.barkway-village.co.uk