



MATTER 3/1147875 SUPPLEMENTARY

MATTERS STATEMENT

Site: Borough of Broxbourne
Local Plan Examination

For: Countryside Properties PLC
(Representor ID 1147875)

Project Ref: 17086

Date: 16 October 2018

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Matter 3: Housing Development Needs & Land Supply

Issue 3.4C: Local Plan sites currently in the Green Belt

SQ28A. How many dwellings on local plan sites that are currently in the Green Belt are likely to be completed by 31 March 2033?

SQ29A. How many dwellings on local plan sites that are currently in the Green Belt are likely to be completed by 31 March 2023?

Introduction

This statement has been prepared on behalf of Countryside Properties PLC in relation to the supplemental questions issued following the close of Matter 3 Hearing Sessions into the Broxbourne Local Plan 2018-2033.

Countryside Properties PLC have an interest in several sites within the Borough of Broxbourne and are keen to promote and delivery high quality residential developments within the area.

This response should be read in conjunction with earlier Matters Statements submitted by ourselves.

Matter 3: Response.

We support the Local Planning Authority in the identification of their housing need and their pragmatic approach to the allocation of sites and the release of Green Belt sites where it is deemed appropriate.

Lengthy discussions have occurred with the Local Planning Authority in respect of site GO5, in particular the Former Fairmead and Rosemead Nurseries, over which Countryside have an option.

The discussions have revolved around the quantum of development that can be accommodated on the site, which is significantly higher than that stated in the emerging policy.

The Local Planning Authority imposed a Tree Preservation Order on the site as very early discussions commenced, resulting in low grade trees being unnecessarily protected and hindering development.

Discussions have been frustrated as a result of the trees, with advice being provided indicating that low grade trees could be removed and replaced with more suitable new specimens, then contradictory advice suggesting that trees should be retained.

It is considered that a suitable layout, demonstrating 58 dwellings can be accommodated, has been formulated and submitted to the Local Planning Authority in draft. A copy of this layout plan is attached for reference.

The level of detail being sought by the Local Planning Authority at this stage, to support an uplift in numbers is considered to be excessive. We have endeavoured to work with the Local Planning Authority to agree a higher number for inclusion within the emerging policy, but they have refused to negotiate a 'middle ground' on this point, without a final layout plan being agreed. It is considered that this approach is unreasonable and will result in sites not coming forward due to viability concerns associated with exceptionally low density aspirations of the Local Planning Authority.

Countryside will continue to seek to deliver a scheme of circa 58 dwellings, thus making the best use of the site and maximising the number of dwellings that can be delivered in a timely manner.

We are about to submit a planning application for 58 dwellings and consider the proposal is acceptable in Development Management terms.

Countryside can therefore confidently advise that they can deliver all 58 dwellings by 2023, with a current forecast site completion being Q2 2022.

Main Modification

We would respectfully request that the Inspector seeks to amend the housing figures within policy GO5 to enable circa 55 dwellings to be delivered, thus enabling the fine detailing associated with the site delivery to be, rightly, left to the Development Management process.

Conclusions

There is general support for the Broxbourne Local Plan 2018 – 2033, however, it is considered that the housing land allocations are overly prescriptive in housing density terms that will result in low density developments across the Borough, contrary to the Draft National Planning Policy Framework.

More importantly, the approach taken to site capacity will in turn increase the risk to the Borough in achieving their 5 year land supply in future years.

Countryside are committed to delivering 58 dwellings on the Former Fairmead and Rosemead Nurseries by no later than 2023.