

PLANNING SITUATION

- The site is currently within the Green Belt, but the emerging Local Plan proposes that the settlement boundary and Green Belt boundary are realigned. Once the Local Plan has been adopted the site would lie within the settlement boundary and outside of the Green Belt. It is anticipated that the Local Plan will be adopted early in 2022.
- A request for pre-application advice has been submitted to North Hertfordshire District Council. NHDC confirmed the above policy position and that they do not have a 5 year housing land supply. The advice also highlighted the need to consider the site's location partly within the Conservation Area and close to listed buildings and the non-designated heritage asset of Graveley House.
- A section 106 agreement would be required to mitigate any impacts on infrastructure which would arise from the development. The pre-application advice suggested that financial contributions would be requested towards primary, secondary, special educational needs and disabilities education, libraries, and the youth service.
- The emerging Local Plan sets out to ensure an appropriate mix of housing that developments should aim to provide: 60% larger (3+ bed) and 40% smaller (1 or 2 bed). The proposals are broadly in accordance with this.
- The s106 agreement would also secure affordable housing at a rate of 40%.
- As NHDC cannot demonstrate a 5 year housing land supply, the National Planning Policy Framework (NPPF) states planning permission for housing developments should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

HERITAGE

The site is partly within the Graveley Conservation Area.

Graveley House, adjacent to the site, is a 19th Century
non-designated heritage asset. There are also listed buildings
within the vicinity of the site.

This is a sensitive location and great care has been taken over the design of the access, buildings and spaces to preserve the special interest of this part of the Conservation Area and enhance its character and appearance.

PROPOSED LAYOUT



Schedule of proposed accommodation:

26 dwellings 16 market and 10 affordable 1 x one bed flat
2 x two bed flats

8 x two bed houses
9 x three bed houses
6 x four bed houses











DEVELOPMENT PROPOSALS

The next steps are to prepare a full planning application for submission to North Hertfordshire District Council.

The planning application will include details on all matters, site layout, appearance of houses, landscaping, access arrangements etc.



INTENTION FOR GRAVELEY

The development at Graveley aims to complement the existing community, remaining sympathetic with the local environment.

This will be achieved through:

- Use of materials that are in keeping with the existing characteristics of the village, such as timber boarding, high quality red brick and render
- A mix of dwelling types to encourage a balanced and diverse community
- Placing sustainability at the heart of the development
- Ensuring the design and layout of the proposals enhance the character and appearance of the Conservation Area and protect other heritage assets
- Retaining and reinforcing existing boundary planting and designing the scheme to enable trees of quality to be retained

ACCESS & PARKING

- Vehicle access would be via a new, single access point from High Street which would replace the existing one
- Parking will all be within the development and mainly on the plots of the new homes
- Dedicated parking for visitors will be provided
- Electric vehicle charging points will be provided for all homes
- A connection to the wider rights of way network located to the west of the site is proposed to provide existing and future residents improved access to public rights of way













