

## Online Response

<https://north-herts.jdi-consult.net/localplan/>

PLEASE NOTE: You only need to register / login if you wish to make representations.

If you haven't got an account you can [register now](#).

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Email address:  Password:

## Local Plan 2011-2031 Proposed Submission Draft

Please note: To read the document please click on one of the links in the table below. If you know which item you wish to comment on, you can get direct access to the online form for submitting your responses without having to read the online version of the document

### Section One - Introduction and Context

### Section Two - Spatial Strategy and Strategic Policies

#### 4 Strategic Policies

#### 5 Economy & Town Centre

#### 6 Countryside and Green Belt

#### 7 Transport

\* Policy T1: Assessment of transport matters

\* Policy T2: Parking

#### 8 Housing Strategy

#### 10 Healthy Communities

#### 11 Natural Environment

#### 12 Historic Environment

#### 13 Communities

#### Knebworth

\* KB1 Land at Deards End

\* KB2 Land off Gypsy Lane

\* KB3 Chas Lowe site, London Road

\* KB4 Land east of Knebworth

### Section Five - Implementation Monitoring and Review

#### 14 Delivery

#### Appendices

Previous consultations, frequently asked questions, representation forms and guidance notes can be found at:

<http://www.north-herts.gov.uk/home/planning/planning-policy/local-plan/proposed-submission-local-plan-2011-2031>

## **KNEBWORTH PARISH COUNCIL**

### **NORTH HERTFORDSHIRE LOCAL PLAN CONSULTATION**

**This leaflet is a reminder about the North Hertfordshire Local Plan which is out for consultation until 11.59pm on Wednesday 30<sup>th</sup> November 2016**

**Should you wish to respond to the District Council, a summary of the main issues is set out below:**

#### ***Knebworth (Paragraphs 13.183 — 13.202 of the Local Plan)***

- **Lack of a strategy for Knebworth means the plan is not effective**
  - no connection between housing, cumulative development and infrastructure needed to support the growth sustainably
- **Amount of housing**
  - increase of 663 dwellings in Knebworth 2011–2031 (31%)
  - not justified when Stevenage West land is reserved (3,100 homes)
  - extra impact of Woolmer Green plans (150 homes) not considered
- **Green Belt removal from around Knebworth**
  - contrary to Government policy, the significant contribution it makes to protecting the space between towns in the district and maintaining the separate identity of Knebworth as a village
- **Highways and transport impacts**
  - impact on B197, congestion on local roads and bridges
- **No consideration of local economy**
  - no proposals for jobs creation, no commercial allocation
  - impact of reallocation for housing in village centre
- **Drainage issues**
  - major capacity issue at Rye Meads Sewage Treatment Works
- **Impact on countryside and landscape**
  - loss of countryside and open landscape setting
- **Conservation and heritage issues**
  - impact on the two village Conservation Areas

**Site KB1: Land at Deards End**

- **Green Belt**  
— removal of Green Belt buffer to west of village
- **Impact of A1(M)**  
— noise and pollution from A1(M)
- **Deards End Lane and Railway Bridge**  
— traffic congestion on narrow Deards End Lane and on narrow railway bridge unsuitable for heavy traffic
- **Effects on Conservation Area**  
— damage to character of Deards End Conservation Area
- **Potential harm to habitats and species**  
— impact on wildlife sites and Knebworth Woods site of special scientific interest

**Site KB2: Land off Gypsy Lane**

- **Green Belt**  
— removal of Green Belt buffer between Gypsy Lane and A1(M)
- **Impact of A1(M)**  
— noise and pollution from A1(M)  
— proposed primary school site adjacent to A1(M)
- **Gun Lane Railway Bridge**  
— narrow bridge unsuitable for additional traffic
- **Effect on Conservation Area**  
— damage to character of Stockens Green Conservation Area
- **Drainage issues**  
— surface water flooding from A1(M)

**Site KB3: Chas Lowe Site**

- **Removal of employment site, no mixed use proposed**  
— key commercial site in the centre of the village
- **Surface water drainage**  
— localised flooding issues

**Site KB4: Land East of Knebworth (ID278)**

- **Green Belt**  
— danger of coalescence between Knebworth and the edge of Stevenage
- **Landscape**  
— impact on open landscape
- **Agricultural Land**  
— loss of productive agricultural land
- **Impact of traffic on local roads**  
— lack of capacity on Watton Road and Swangley's Lane
- **Drainage issues**  
— surface water flooding problems

**These are the main points relating to Knebworth, which will be at the heart of the Parish Council's response. You can comment, however, on any part of the Local Plan.**

**HOW YOU CAN RESPOND:**

You can comment:

on-line at [www.north-herts.gov.uk/localplan](http://www.north-herts.gov.uk/localplan)

email to [localplans@north-herts.gov.uk](mailto:localplans@north-herts.gov.uk)

Replies by letter are also acceptable to:

Strategic Planning and Projects Group, North Herts District Council,  
PO Box 480, M33 0DE

**Remember: the consultation closes at  
11.59pm on 30<sup>th</sup> November 2016**

**YOUR VIEWS COUNT !**