



North Hertfordshire Local Plan 2011 - 2031

Background Papers

Preferred Options - Consultation

November 2014

Site Selection Matrix

This study is one of several evidence studies which have been prepared. It needs to be read in conjunction with all other studies, which have all been taken into account in preparing the Local Plan Preferred Options paper. Collectively these studies have informed the site selection process. An overview of the conclusions can be found in the Site Selection Matrix. All studies are available to view at: www.north-herts.gov.uk/localplan

New Ref	Old Ref	Site	Place	Type	Summary of evidence and reasoning	Conclusion
OF1 (part)	O/r01	see OF1	Offley	now incorporated into larger site	Planning permission granted after 1 Apr 2014.	Allocate site.
n/a	O/o1	Land north of Luton Road	Offley	Open space	Completed.	No allocation required.
PT1	64	Land east of Priors Hill	Pirton	Housing	Adjoins conservation area and Chilterns AONB. Listed buildings and scheduled ancient monument at Rectory Farm on opposite side of lane. Southern area relatively contained on plateau next to existing suburban development. Northern area on sloping ground would affect setting of conservation area and listed buildings. Propose to allocate just southern part.	Allocate site.
PT2	214	Holwell Turn, West Lane	Pirton	Housing	Development would provide opportunity to improve road layout at this bend. No other meaningful constraints to development here. Previous application on this site dismissed on appeal due to lack of financial contributions towards infrastructure rather than any technical reason. Pedestrian access to village not considered a critical issue, but nevertheless landowner encouraged to consider opportunities for improving pedestrian access into village as means of improving scheme. Village boundary amended to bring farm track to south into village as well - Council will encourage formalising use of this track and Hambridge Way as alternative pedestrian route into village as part of this scheme.	Allocate site.
n/a	NH95	Land north of West Lane and Holwell Road	Pirton	Gypsy and Traveller	Site considered under the East of England Plan's redistributive policy. Most up to date evidence does not indicate significant additional need in North Hertfordshire. Considered better to meet need through modest expansion of existing site at Codicote than create new site.	Do not allocate.
PR1	215	Land off Templars Lane	Preston	Housing	Listed building to north. Access via new development at Templars Lane. Surrounded by development on three sides.	Allocate site.