



Deliverability Statement

LHe1 Little Heath



On behalf of:
King & Co

Representor ID:
863963

In respect of:
Welwyn and Hatfield Local Plan

Date:
September 2018

Reference:
MA/KING & CO/002-2/R004m

APPENDICES

APX01	Masterplan Layout
APX02	Transport Paper
APX03	Proposed Drainage Plan

1.0 Introduction

- 1.1 This Deliverability Statement has been submitted by ATP on behalf of King & Co. to respond to a request made by Welwyn Hatfield Borough Council ('WHBC') officers for more information relating to the deliverability of LHe1, Land at Little Heath. This Statement shows there is a credible opportunity to deliver circa 35 new dwellings over the Local Plan period.
- 1.2 For the purpose of clarity, there is no legal impediment or development constraint that would prevent commencement immediately and completion within the first 5 years of the Plan period. Please see attached a draft site masterplan, which is enclosed at *Appendix 1*.
- 1.3 In addition to the above, King & Co. is working with a single landowner with an option agreement to purchase the land for residential development that can be exercised instantaneously. Having actively engaged with WHBC Registered Providers ('RPs') to deliver affordable housing, the promoters are confident that a delivery mechanism is in place to meet policy requirements. This is notwithstanding the following technical features of the site:
- King and Co is working with the single landowner with an option to purchase the land for residential development that can be exercised immediately;
 - The promotion includes affordable housing to meet Local Plan targets;
 - Feasibility work shows that the access solution meets design standards and that traffic effects on the local network will be limited;
 - The site is in Flood Zone 1 and therefore represents very low risk;
 - Feasibility work in terms of drainage demonstrates that it can incorporate SuDS;
 - The foul water drainage to serve this development has already been constructed;
 - Feasibility work in terms of ecology demonstrates that there is no evidence of any material biodiversity constraint in terms of the site's use for housing; and
 - The proposed boundary treatments and parkland will contribute positively.
- 1.4 At the point of drafting this Statement, the Council have not produced any substantive response to the LUC Green Belt Report (2018), which advises some aspects of this Statement. We respectfully reserve the right to add to these comments as and when the Council do make any further comments.

2.0 Deliverability

Location

- 2.1 Whilst the site is currently outside the development limit, it is immediately adjacent to it. LUC's report identifies Parcel P80B and confirmed that its contribution to the Green Belt purposes is limited and that the harm arising from its release from Green Belt (i.e. by being allocated for housing and forming part of the settlement) is rated as "low". It is implicit that the LUC report supports a conclusion that this Lhe1 should be released from the Green Belt.
- 2.2 The subject site is immediately contiguous with built form at Little Heath and is comprised of a field bisected by a road, albeit that the field has not been in agricultural use for an extended period. The road also serves the three recently completed dwellings at Osborne Park.



- 2.3 Given the scenario that the Local Plan will adopt its draft allocations reinforced by the recommendations of the LUC report then the subject site will be allocated for residential use. The site is accessible and is located in close proximity to other residential development and amenities including sports pitches and play areas.

Ownership and Control

- 2.4 The site is under one ownership and is free from legal impediment. The principle of the use of the land for residential purposes is agreed with the landowner and the representor has an

option agreement to deliver residential use and this can be executed immediately. The land is therefore available now, with no associated legal impediment to delivery of housing in the first five years of the Plan period.

Housing Mix

- 2.5 The feasibility work undertaken shows a range of housing types to meet market requirements, inclusive of affordable units. In terms of the housing mix, the promoter is likely to take forward the development directly and is resourced to take this forward upon planning consent being secured. Completion is achievable within the first 5 years of the Plan period.
- 2.6 It is confirmed that the representor is actively engaged with a range of RPs (including Metropolitan Housing), which undergirds the opportunity to readily deliver upon local affordable housing requirements.

Transport

- 2.7 The promoter has commissioned feasibility highways analysis showing that vehicular access to the LHe1 site can be achieved using the existing access which meet relevant design standards. Please see attached a transport paper which shows that the site has been robustly assessed and is enclosed at *Appendix 2*.
- 2.8 Any potential impact associated with this relatively minor increase in local traffic movements is expected to be relatively modest and not detrimental to the existing operation of the local highway network.

Flood Risk and Drainage

- 2.9 The site is located entirely within Flood Zone 1 and therefore represents very low flood risk. The promoter is committed to implementing SuDS both as an engineering solution but also to add to the landscape approach to any future development.
- 2.10 In respect of foul water drainage, the promoter has demonstrated its capability through the approval and implementation of a new connection to the existing main drain to serve new dwellings at this LHe1 site and those three dwellings already completed at Osborne Park. As such, the foul drainage system necessary for the scheme has already been completed. Please see attached a plan which identifies existing drainage in the area and the proposed location of new drainage which has been prepared and is enclosed at *Appendix 3*.



Biodiversity

The promoter has commissioned feasibility work in terms of ecology which includes desktop surveys. There is no evidence of any material biodiversity constraint in terms of the site's use for housing. The boundary treatments will represent net measurable gain in terms of biodiversity as encouraged expressly by the revised NPPF.

Other Matters

- 2.11 The promoter has commissioned feasibility advice in terms of ground conditions and this demonstrates that there are no in principle issues which would impede its allocation and use for residential purposes.

3.0 Conclusion

- 3.1 We trust that these representations are clear, and that the deliverability criteria is sufficiently set against the National Planning Policy Framework. We would be delighted to provide additional information in this respect or enter dialogue as may be thought useful and appropriate.
- 3.2 King and Co is looking to promote land through dialogue with local stakeholders, with the ambition of delivering new homes directly (rather than it being sold onto and then delivered by volume developers) that genuinely provide the new homes in a quality environment that meet local needs.
- 3.3 We would thus set out for completeness that King and Co would be pleased to adopt their preferred approach which is consultative and seeking to provide design solutions which have a stronger emphasis in their locality (though local engagement and attention to local design cues) than is the case for some regional practices. We would be delighted to work with the Council to shape these proposals, and there is an inherent flexibility to adjust them in terms of both scale and approach to best reflect ambitions to deliver new homes in the early part of the Plan period.
- 3.4 We confirm that the development can commence upon planning consent being secured, and that it is feasible for the development to be completed within the first five years of the emerging Plan period.