

### INTRODUCTION

Further to previous submissions, we provide this information to clarify the opportunity at this site immediately to the west of the properties on Blackhorse Lane. The land is immediately available. Our submission has requested that the site be identified within the “Envelope for Appropriate Infilling”. The site is immediately adjacent to the existing village envelope and is "not in the middle of the Green Belt".

### CONTEXT

It is clear that Hertsmere has directed resource to deliver affordable housing, but the 29% delivery is below the wider requirements of the Local Plan. It is perhaps unsurprising that the gap between incomes and housing prices is rising and is now the highest in Hertfordshire.

Policy SP5 provides a rural exceptions policies for sites located such as this which would deliver up to 10 dwellings. Whilst this site is larger, it provides an immediate and more significant opportunity to deliver affordable housing and arrest this issue.

### THE OPPORTUNITY

The site is immediately adjacent to the settlement boundary and represents a strong and obvious opportunity for appropriate infilling. The feasibility layout

provided clarifies that a well-considered scheme providing family housing can deliver 23 units on this plot, all with the benefit of in-curtilage parking and on-site provision for play area and affordable housing. In terms of design, at this stage it would be anticipated that there would be reference to the vernacular.

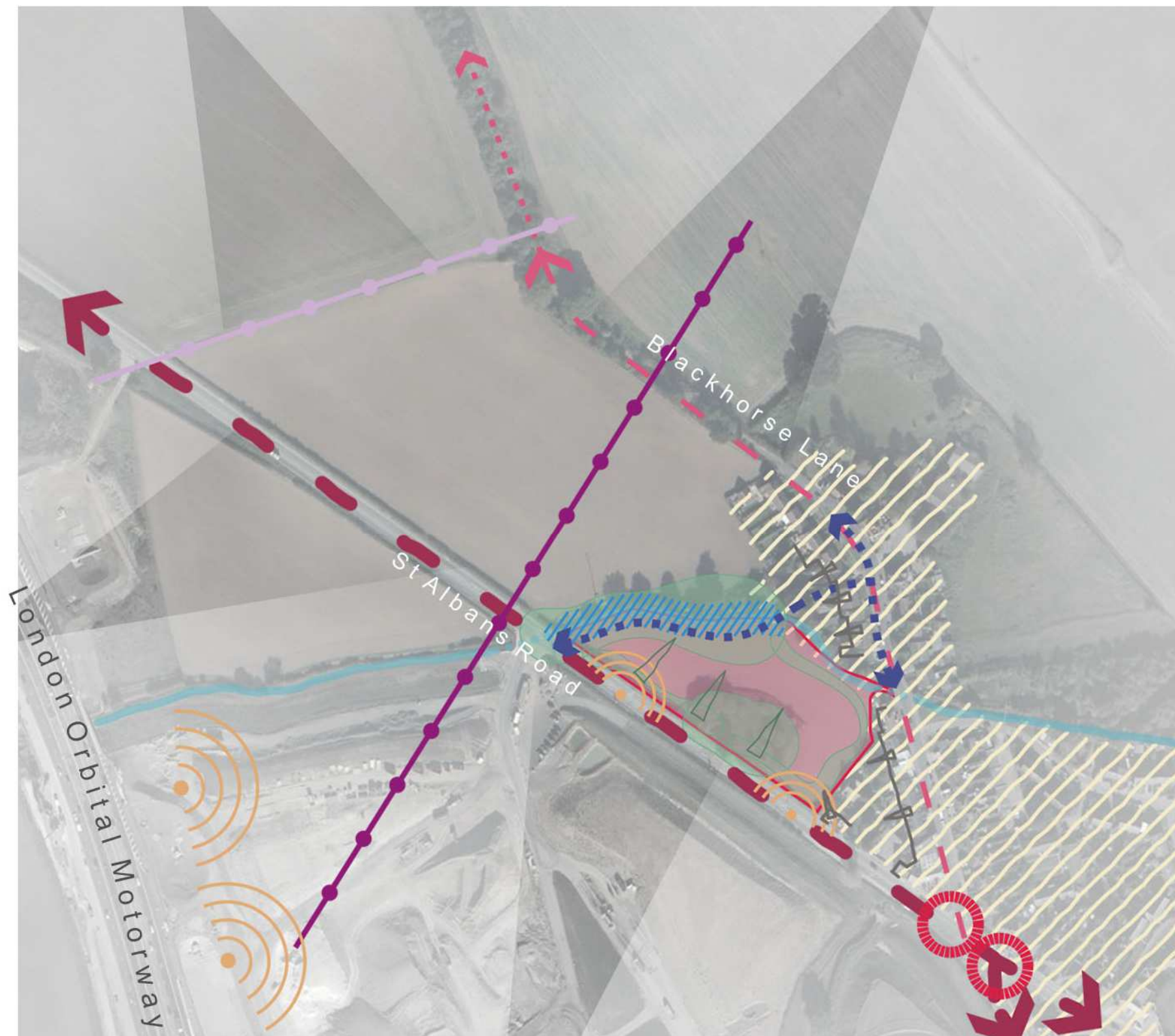
It would be intended that a new vehicular access be provided to the A556 and pedestrian access to both Blackhorse Lane and to connect with the adopted footpath network. The site is inclusive of a watercourse and a footpath, which we would positively incorporate into the design approach.

The early delivery of affordable housing is a crucial matter for Hertsmere, and we are committed to delivering this as an affordable-led scheme which can be delivered immediately upon planning consent. In practice, this means that we are targeting affordable provision at 50%, in excess of the targets adopted in the very recent Affordable Housing SPD. The representor has a commitment from Metropolitan Housing to deliver an affordable-led scheme on this site.














This is an appropriate and sustainable location for housing adjacent to the village. It can realise a scheme which relates well to the urban grain and contributes to the supply of affordable family housing. Given the pressing need for affordable housing it is important to cement the opportunity to plan for delivery through the allocations process and then forward through the application route.

### SUMMARY OF KEY POINTS:

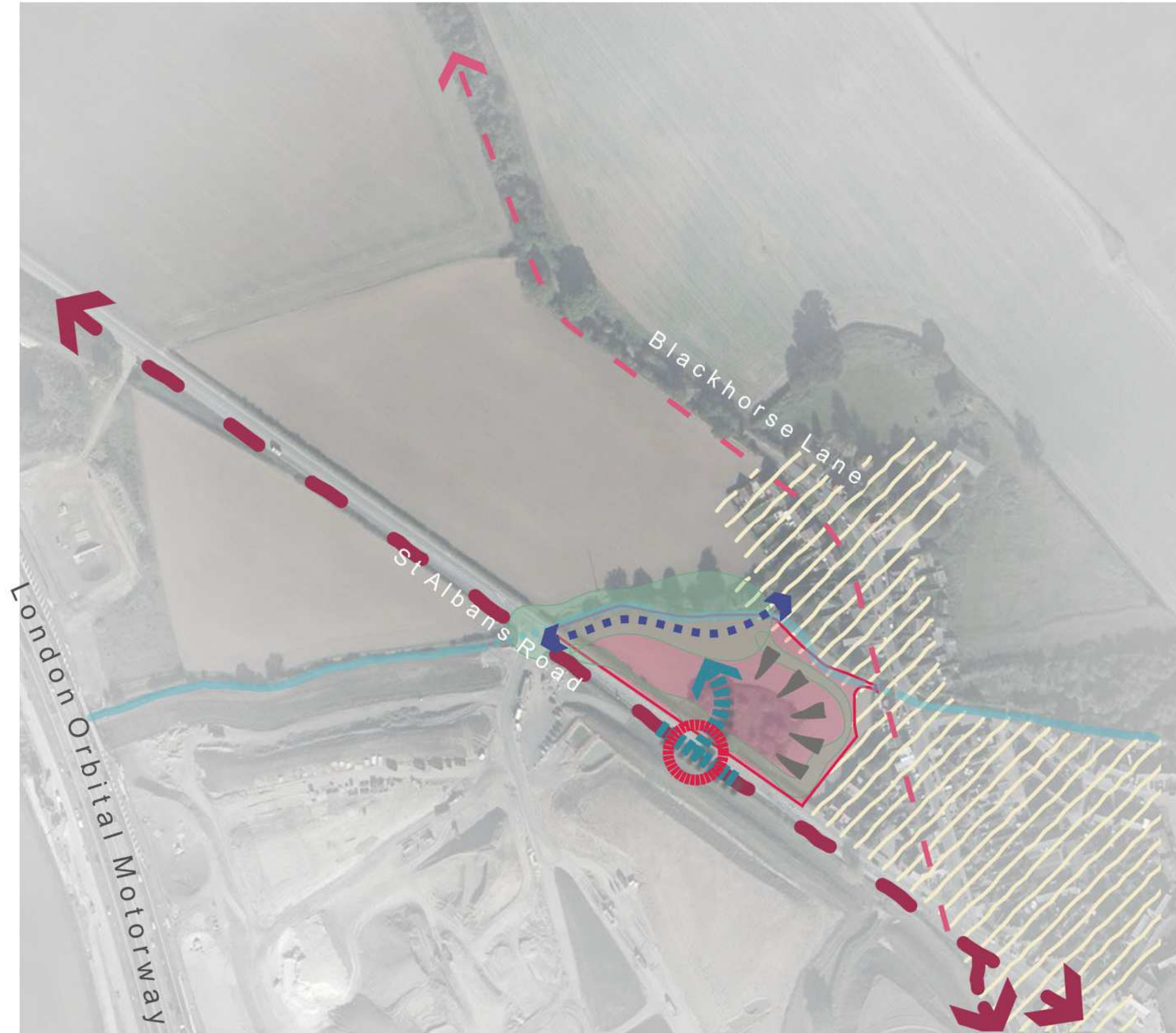
- 50% affordable housing with operator support
- On-site play areas that would be publicly accessible;
- Highway improvements;
- Positive incorporation of watercourse and footpath; and
- Immediately available.








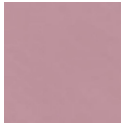



## KEY

- |   |   |   |  |
|---|---|---|--|
|    | 12m 'no build' zone                             |    | Road narrows to single track with banking and hedges either side |
|    | Busy single carriageway with high speed traffic |    | Significant existing landscaping                                 |
|    | Existing residential area                       |    | Site levels fall gently  |
|    | Existing road junction                          |    | Overlooking of site from higher ground                           |
|   | Mains gas line                                  |   | Stream crosses site in a ditch                                   |
|  | Noise pollution                                 |  | Telegraph poles & line   |
|  | Public right of way                             |   |  |





## KEY

-  Built form and frontages of new dwellings to be focused into the site to prevent the overlooking of existing properties surrounding the site.
-  Existing residential area
-  Significant existing landscape
-  Potential site access
-  Primary Road B556 (St Albans Road)
-  Potential developable area
-  Potential vehicular connection
-  Public right of way
-  Secondary Road (Black Horse Lane)