

Comparison of SP2 site against the site in Whitwell which have been rejected and removed removed from the Local Plan

The tables below show very clearly that SP2 compares unfavourably in terms of NHDC sustainability appraisal to other sites previously considered for inclusion in the Local Plan and REJECTED. Most notably SP2 has high surface water flooding, and is the only site in a sensitive water source protection zone (SPZ1). Development of this site therefore breaches the requirements of the EU Water Framework Directive. The current sewage system is unable to accommodate the site and an elaborate system of pumps is required to deal with foul water. In addition flood mitigation strategies rely on pumps to reallocate the flood and run off water. This renders the site UNSUSTAINABLE and conflicting with Government low carbon policies. It is also extraordinarily land-hungry, with only 7 dwellings per hectare.

In particular the site SP1 was rejected on the basis of a decision taken by the NHDC Planning Committee to reject a planning application for the site, based on impact on the countryside and views from historic pathways. Reasons which are directly applicable to the unsuitability of SP2.

In conclusion, the allocation of site SP2 is not justified when considered against the reasonable alternatives, based on proportionate evidence.

Allocation SP2 should be removed from the text and proposals map.

NHDC Evidence

Sustainability Appraisal

Negative assessment

Neutral assessment

Positive assessment

	SP2	WH/r02	Hoo	Rose	SP1
1 Achieve sustainable levels of prosperity and economic growth	0	0	0	0	0
2(a) Minimise the development of greenfield land and other land with high environmental and amenity Value?	-3	0	-3	-3	-3
2(b) Provide access to green spaces	3	-3	3	3	3
2 (c) Deliver more sustainable location patterns and reduce the use of motor Vehicles	-3	-3	-3	-3	-3
3(a) Protect and enhance biodiversity	0	0	1.5	0	0
3(b) Protect and enhance landscapes	-3	-3	-1.5	0	-3
3(c) Conserve and where appropriate, enhance the historic environment	-3	0	-3	0	0
3(d) Reduce pollution from any source	-3	0	-3	-3	0
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	-3	3	-3	0	0
5(a) Share benefits of prosperity fairly	0	3	0	3	3
5(b) Increase access to decent and affordable housing	3	3	3	3	3
5(c) Improve conditions and services that engender good health and reduce health inequalities	-3	-1	-1	-1	-1
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	0	0
7 Promote sustainable urban living	-3	0	-3	0	0
	-18	2	-12	-11	-10
Decision	Allocate	Non-preferred	Non-preferred	Non-preferred	Non-preferred

Strategic Housing Land Availability Assessment

APPENDIX 3					
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SHLAA ref	116	348	349	WH/r1	WH/r2
Pref. Options	n/a	n/a	n/a	SP1	n/a
Address	The Estate Yard, Hoo Park	Land between Horn Hill and Bendish Lane	Rose Farm	Land south of, High Street	Land south of, High Street
APPENSIX 3					
Agriculture	3	3	3	3	3
AQMA	No	No	No	No	No
AONB	No	No	No	No	No
Archeology	No	No	No	No	No
Common / CROW	No	No	No	No	No
Cons Area	No	Adjacent	No	Adjacent	Adjacent
Contaminated	No	No	No	No	No
Flood - river EA	No	No	2 (part)	No	No
Flood - surface	Low (part)	High (part)	High(part)	Low(part)	No
Green Belt	No	No	No	No	No
Habitats	Adjacent	No	Adjacent	No	No
Listed	No	No	Yes	Setting	No
Local Nature Reserve	No	No	No	No	No
PROW	Adjacent	Adjacent	Adjacent	Yes	Adjacent
Reg. P&G	Yes	No	No	No	No
SAM	No	No	No	No	No
SPZ	3	1	3	3	3
SSSI	No	No	No	No	No
Wild	No	No	Adjacent	No	No
APPENDIX 4					
Suitable	No	Yes	No	Yes	Yes
Summary	Plot containing	Undeveloped agricultural land to	Farm and surrounds bounded by	Undeveloped land to rear of	Undeveloped agricultural land to

Reasons	agricultural buildings associated with Hoo Farm. Detached from nearby settlements and would result in development with no access to facilities or services. Currently covered by rural restraint policy. Local Plan will not inset / exclude plots of this nature from the prevailing policy designation in the surrounding area.	west of Whitwell. Site partially bounded on two sides by residential development. Remaining boundaries well established. Site slopes relatively steeply down from rear of properties on Horn Hill and topography and relationship with surrounding uses will need to be carefully considered. Potential to take access from site frontage on Bendish Lane. Site is currently in area of rural restraint and would require amendment to village boundary.	adjoining roads and Mimram River. Frontage to Codicote Road which provides opportunity for access. However, to east of B651, Whitwell contained to south of Codicote Road and question desirability of breaching this boundary. Land to the west - which might allow for better integration of this site with the village - has not been promoted and development here in isolation would appear detached.	Whitwell High Street. Bounded on two sides by existing village with well established planting on remaining two sides. Need to ensure access arrangements that are sensitive to adjoining. Conservation Area and listed buildings. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly to take account of issues.	south of Whitwell. Site well bounded on three sides but no demarcation of southern edge on the ground. Requires access and this could probably only be satisfactorily delivered through any development of site 158. Currently in area of rural restraint and would require amendment to village boundary. Dwelling estimate reduced slightly for consistency with adjoining land.
Available	Yes	Yes	Yes	Yes	Yes
Achievable	-	Yes	-	Yes	Yes
Refined Area	0	6	0	2.2	3.3
Dwellings	0	41	0	40	60

