

# 5 PLANNING POLICY

## National Planning Policy Framework (NPPF)

The revised NPPF was published in July 2018 (i.e. following the approval of the 15 dwelling scheme on the site) and requires the effective and optimal use of land for development, recognising its scarcity, and the Government's direction to "significantly boost the supply" of new homes. The NPPF also provides that land with planning permission should be able to be developed without unnecessary delay.

In particular, the NPPF confirms that:

- Decisions should support the development of under-utilised land to meet the identified need for housing where land supply is constrained and where sites could be used more effectively;
- Decisions should support development that makes efficient use of land, taking into account the need for housing and availability of land; and
- Avoid homes being built at low densities where there is an anticipated shortage of land to meet housing requirements.

The NPPF recognises that small and medium sized sites, such as our site, make an important contribution to meeting housing requirements as these can be built out relatively quickly.

This revised proposal complies with the revised NPPF in so far that it makes a more effective use of a site which has previously been confirmed to be suitable for residential development (see Board 4).

## East Herts District Plan 2018

The East Herts District Plan was adopted in October 2018. It identifies Standon and Puckeridge as a 'Group 1 Village', which the Plan acknowledges as being the most sustainable villages in the District.

The District Plan confirms, at Policy VILL1, that Group 1 Villages, including Standon and Puckeridge, will need to accommodate at least a 10% increase in housing stock between April 2017 – March 2033. Table 10.1 of the plan (reproduced below) confirms that 10% growth between 2017 – 2033 would amount to 'at least' 146 new dwellings.

Village Name	Number of Households	10% Growth 2017 - 2033
Standon & Puckeridge	1,456	146

Policy DPS3 also confirms a requirement for a 'windfall' housing allowance (defined by the NPPF as, "sites not specifically identified in the development plan", of a total of 1,125 dwellings between 2017 – 2033, at an annual average of 75 dwellings.

The site is included within the Strategic Land Availability Assessment as site reference '35/037 Land North of Stortford Road, Standon', which considers that the capacity of the site is up to 30 dwellings (note that the developer only intends to develop 23 dwellings on the site, and therefore below the indicative capacity identified).