

Letchworth Garden City

Responses to issues raised

- **Issue: “[Existing Greenway] will still be called ‘the greenway’ but will not be green except a couple of feet either side! Slap bang between two housing estates.”**

Question: Will a large portion of the existing Greenway be lost and will the character be lost?

Answer:

No, the integrity of the existing Greenway will be maintained for current and future generations. The Greenway will be retained and we will be looking at creating a linear park approach in the areas close to the development. We have also produced an alternative extension to the Greenway to the north of the Grange, which will be in addition to the existing route and retain access to the countryside.

The landscape strategy for the new development will be strongly influenced by Garden City Design Principles. We will retain as much of the established hedgerow and existing trees as possible, together with new hedge planting and over 2,000 new trees. This includes the retention of existing woodland which will be reinforced to strengthen the Green Belt boundary.

- **Issue: If the Government built the number of houses to fit the number of new households the Office of National Statistics says we are likely to need, that should mean about 4,000 fewer houses in the North Hertfordshire Local Plan.**

Question: Why are the ONS housing figures different to the North Herts District Council figures?

Answer: Household projections are just one of many data sets used to assess housing need. The Office for National Statistics housing projections extrapolate past trends of household formation to predict future growth. Consequently, issues such as the drop-in household formation among young adults, the impact of future government or local policies, changing economic circumstances or other influential factors on household growth, are not taken in to account. The household projections indicate how the area would grow if there were no change to existing policies, rather than express what is needed in the local area.

To get a more accurate picture of the exact needs within our town, the Foundation has also undertaken its own research and housing needs survey. The findings demonstrated that additional housing is required to support the local economy and provide needed housing. This includes a substantial local housing requirement, highlighted by the large number of hidden and concealed households and existing residents moving out of Letchworth as they cannot gain access to housing.



- *Concealed or hidden households are where two or more adult generations live within the same property.
- **Issue: The proposed sites are a profit-making scheme for the Foundation**

Question: Is the Heritage Foundation doing this for profit?

Answer: The Foundation is a not-for-profit organisation. We are the only garden city of our size in the world that retains the original 'value capture' model, which means the money we generate goes back into the town.

For example, in 2018 we invested more than £450,000 in community grants, £120,000 on our families and young people's project and hundreds of thousands of pounds in running our venues, which include Broadway Cinema, Theatre and Gallery and Standalone Farm.

The Foundation believes that housing is needed for the long term future of the town and its residents.

We are also committed to contributing to the housing required in the North Herts District Council's Local Plan. This housing provision in the Plan has been examined in detail as part of the Local Plan process and at the Public Examination in front of the government Inspector.

We will only progress the development if it is included in the Local Plan following the extensive statutory process.

- **Issue: There will be no provision for healthcare**

Question: Are health care facilities part of the Foundation's plans for growth?

Answer: The Council's policy for site LG1 includes the provision for improved healthcare facilities, which the Foundation supports. As our proposals continue to progress, we look forward to discussing how our plans can support the local healthcare services with the NHS and other local providers.

- **Issue: There will be no one to maintain allotments once the development is complete?**

Question: Will the Foundation be responsible for the maintenance of the new development?

Answer: The Foundation will ensure the new development is maintained to a high standard.

This will include the provision of allotments which are an important feature in the overall vision. This is reflected in the entries submitted to our design competition.

For the LG3 site, the existing adjoining allotments will not be affected by the development.

