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Section / parish.....	Page
Introduction.....	4
Ashwell.....	6
Baldock.....	15
Barkway.....	22
Barley.....	30
Breachwood Green.....	see King's Walden
Clothall.....	35
Codicote.....	37
Gosmore.....	see St Ippolyts
Graveley.....	42
Great Wymondley.....	see Wymondley
Hitchin.....	46
Ickleford.....	52
Kimpton.....	55
King's Walden.....	61
Knebworth.....	65
Letchworth Garden City.....	73
Little Wymondley.....	see Wymondley
Lilley.....	77
Nuthampstead.....	79
Pirton.....	81
Preston.....	83
Peter's Green.....	see Kimpton
Reed.....	91
Royston.....	104
Sandon.....	107
St Ippolyts.....	111
St Paul's Walden.....	140
Therfield.....	142
Todds Green.....	see Wymondley
Whitwell.....	see St Paul's Walden
Wymondley.....	146

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What is this consultation about?

The District Council has a responsibility to identify sufficient land to meet needs and targets for different types of land use, including housing, industry and community facilities. This is done in a document called Land Allocations, part of our Local Development Framework (LDF). The targets themselves are identified in or derived from the East of England Plan (May 2008), which was prepared by the East of England Regional Assembly and published by the Secretary of State for Communities and Local Government.

In January 2008, we published a consultation document entitled 'Land Allocations Issues & Options Paper'. That document contained a range of 159 sites which could be used to meet the district's needs and targets. That consultation both asked for views on the sites it contained and asked whether there were any other sites that should be considered.

We received over 6,000 representations to that consultation, and thank you to everyone who took the time to comment. Amongst those representations were a further 125 sites suggested for consideration. Many of these have been promoted by or on behalf of the landowners, although in some cases sites have been suggested by interested local people rather than the landowner.

This gives us a list of 284 sites which could be used to meet our needs and targets from the East of England Plan. However, we need the public's views on these 125 new sites, which is the purpose of this consultation.

The Council has not formally considered these sites yet and does not make any comment at this stage on the suitability of any of the sites for development. It will only be in a position to do so once we have obtained the public's views from this consultation. It must be stressed that this document does not deal with any sites that are within the Stevenage & North Herts Action Plan (SNAP) area for the growth of Stevenage, nor is it concerned with any proposals east of Luton.

Sustainability appraisal

Sustainability appraisal is an integral part of the plan-making process. We have, therefore, carried out a sustainability appraisal and strategic environmental assessment of the 125 sites presented here. This is a separate report, but you will find summaries of its findings alongside each site.

How to comment

This document is arranged by civil parish (treating Hitchin and Baldock as parishes). In each section, you will find a brief overview of the newly promoted sites in that parish, and a summary map of the parish showing the sites we are now seeking your views on (in red) and the sites for which we have already obtained public feedback (in grey).

There then follows more detailed information about each site including a location plan, photographs and the promoter's intentions for the site.

At this stage, we will not accept further comments on the sites we have already consulted upon. Nor will we accept representations suggesting yet more pieces of land. We will not be considering for allocation any land which has not already been brought to our attention. Any further sites will therefore only be considered when the Land Allocations document is being reviewed. This generally occurs every five to ten years.

Comments can be made online at www.north-herts.gov.uk by e-mail at ldfconsultations@north-herts.gov.uk

or by post to:
LDF Team,
North Hertfordshire District Council,
Council Offices,
Gernon Road,
Letchworth Garden City,
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The closing date for comment is **Monday 14th September 2009.**



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