

5.0 Other / mixed uses

- 5.1 As well as the sites which are discussed in the other chapters of this document, there are 34 other sites, which are either proposed for a mix of uses or for a specific use which does not fit into one of the other chapter heading. These are therefore presented here.
- 5.2 As the only thing these sites have in common is their lack of commonality, there is little to say in way of introduction to this section. However, some of the sites can be loosely grouped as deriving from the following sources:
- Town centre strategies;
 - Re-use of redundant school land; and
 - Sites for new community facilities (including schools, playing fields and allotments)

Green Belt review

- 5.3 Another type of policy designation which needs to be included in the final version of the Land Allocations document is the precise definition of green belt boundaries. In the main, we are not proposing the alteration of green belt boundaries. However, there are some sites included within this document which would require an amendment to the green belt in order to proceed. Therefore, for those sites this document is effectively not only asking people's views on the principle of development there, it is also asking about the principle of removing these sites from the green belt. Likewise, where the Core Strategy proposes boundaries for villages in Core Policy C, these are also to be removed from the green belt.
- 5.4 As well as the possible removal of sites from the green belt, the final version of the Land Allocations document will need to allocate a new area of green belt. Currently, the district has two green belts
- the Metropolitan (London) Green Belt, which extends up the A1 corridor to surround Hitchin, Letchworth Garden City, Baldock and Stevenage; and
 - the South Bedfordshire (Luton) Green Belt, which runs along the western boundary of the district from Kimpton to Hexton.
- 5.5 To compensate for the loss of green belt land at Stevenage and possibly Luton, the latest draft East of England Plan (and the Hertfordshire County Structure Plan 1998 before it) proposes adding to the green belt the area between these green belts south of the A505 Offley bypass, effectively making the whole south-western part of the district green belt.
- 5.6 This document therefore proposes that apart from the defined areas of the identified villages from Core Policy C of the draft Core Strategy, the green belt should be extended to cover the non-green belt area south of the A505 Offley bypass. This would surround the villages of Offley, Preston and Whitwell with green belt.

Question 10:

Do you have any comments on the proposed addition to the green belt of the area south of the A505 Offley bypass?

Other uses not included

- 5.7 There may well be other uses for which sites may be promoted. For example, the Council is aware that there is a high level of demand for allotments in Hitchin, but has been unable to identify an appropriate site or the funding necessary to enable the acquisition of a site. If this changes as the Land Allocations document progresses, we may include such a site at the next available stage of preparation. Another type of use which is not included but may need to be added at a later stage is cemeteries. Whilst the new Wilbury Hills Cemetery meets needs for that part of the district, other areas may need additional cemetery provision within the plan period.

Question 11:

Are there any other uses not covered in this document for which you believe provision should be made?

Question 12:

Do you have any information about the sites in this chapter which may help determine which sites are allocated?

Question 13:

Are there any other sites which are likely to come forward for development within the plan period to 2021 that you would like to see included?

List of Other / mixed use sites – plans and details for each follow:

- B/o1: Land east of Clothall Road, Baldock
B/o2: Walls Field, Clothall Road, Baldock
- BK/o1: Land at Royston Road, Barkway
- H/m01: Paynes Park, Hitchin
H/m02: Churchgate and surrounding area, Hitchin
H/m03: Post Office and adjoining shops, Hermitage Road, Hitchin
H/o1: Land off Bearton Green, Hitchin
H/o2: Allotments, Gaping Lane, Hitchin
- KB/m1: Builders' Yard (Chas Lowe), London Road, Knebworth
- L/m1: Library and Museum site, Gernon Road, Letchworth Garden City
L/m2: Land at The Wynd, Letchworth Garden City
L/o1: Former Grammar School, Broadway, Letchworth Garden City
L/o2: Lannock School, Whiteway, Letchworth Garden City
L/o3: Westbury School, West View, Letchworth Garden City
L/o4: Playing Field, High Avenue, Letchworth Garden City
L/o5: Transport interchange, Station Place, Letchworth Garden City
L/o6: Land west of Highfield, Letchworth Garden City
L/o7: Land off Croft Lane, Letchworth Garden City
L/s1: Garden Square Shopping Centre, Leys Avenue, Letchworth Garden City
L/s2: Arena Parade, Letchworth Garden City
- O/o1: Land north of Luton Road, Offley
- R/m1: Land south of Corn Exchange, Royston
R/m2: Civic Centre, Melbourn Street, Royston
R/m3: Angel Pavement, Royston
R/o1: Land west of Jarman Way, Royston
R/o2: Royston Hospital, London Road, Royston
- SI/b1: West of High Street, Gosmore, St Ippolyts

