



NORTH HERTFORDSHIRE DISTRICT COUNCIL
NORTH HERTFORDSHIRE DISTRICT LOCAL PLAN No2 WITH ALTERATIONS

SUPPLEMENTARY PLANNING GUIDANCE No10
NIGHTINGALE ROAD, HITCHIN – RAILWAY LAND – HS2

SUPPLEMENTARY GUIDANCE

On 25th November 1997 the Council adopted the following Supplementary Planning Guidance (Policy Committee Minute 529(a)(ii)). This will be used for interpreting the land use allocation of land located at Nightingale Road, Hitchin (HS2) in the North Hertfordshire District Local Plan No2 with Alterations.

It is no longer essential that the land allocated HS2 on the North Hertfordshire District Local Plan No2 with Alterations be reserved to meet a need for the provision of bulky goods retailing floorspace. The emerging Structure Plan seeks to meet the County's housing needs in a sustainable way and to maximise the potential for doing so through urban regeneration. In the light of these changed circumstances, the preferred land use for the development of the Nightingale Road land is for residential purposes. This development should be carried out in accordance with a comprehensive plan for the area in which the principles of sustainable development are demonstrated.

Background Information

- 1 During the course of the preparation of the District Local Plan No2, the Council decided that it was necessary to allocate specific areas for the location of bulky goods retail warehouses and the deposit draft included two locations, one in Letchworth and one in Hitchin adjoining the Wilbury Way employment area. At that time the Nightingale Road land was identified for railway purposes.

- 2 Objections were lodged in relation to the land off Wilbury Way and to the Goods Yard and these were considered by the Inspector. The outcome was that the Council modified the Plan to delete the Wilbury Way allocation in favour of a retail one on Nightingale Road.
- 3 Since that time (1992) some of the land has remained in operational use and there has been no proposal for a comprehensive bulky goods retail development. In addition, the area of land at Jubilee Road, Letchworth has been developed for bulky goods warehousing to the extent that the buildings and commitments now take up the 100,000 sq. ft. envisaged to be needed in the District for that type of retailing.
- 4 At the previous meeting of the Environment Committee, consideration was given to the emerging Structure Plan Policies concerning urban regeneration and those of the Government to make provision for additional housing in a sustainable manner. Now that the Council has adopted its Supplementary Guidance on regeneration, it is appropriate to consider adopting a more specific policy for the Nightingale Road land; an issue raised by the Hitchin Area Committee at its meeting on 24 September in relation to application ref: 97/0300/1
- 5 Apart from the above policy considerations, it is important to note that through the Planning and Development Action Group, the potential for this land to be used for housing purposes has been discussed and there is a consensus view that this should be dealt with formally in the Local Plan.
- 6 In the light of changed Government advice, the volume of retail warehouse space committed since the Local Plan was adopted and the emerging Structure Plan advice, it is appropriate to adopt for development control purposes, the following policy for the Nightingale Road land:

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