

North Hertfordshire District Local Plan N^o2 with Alterations

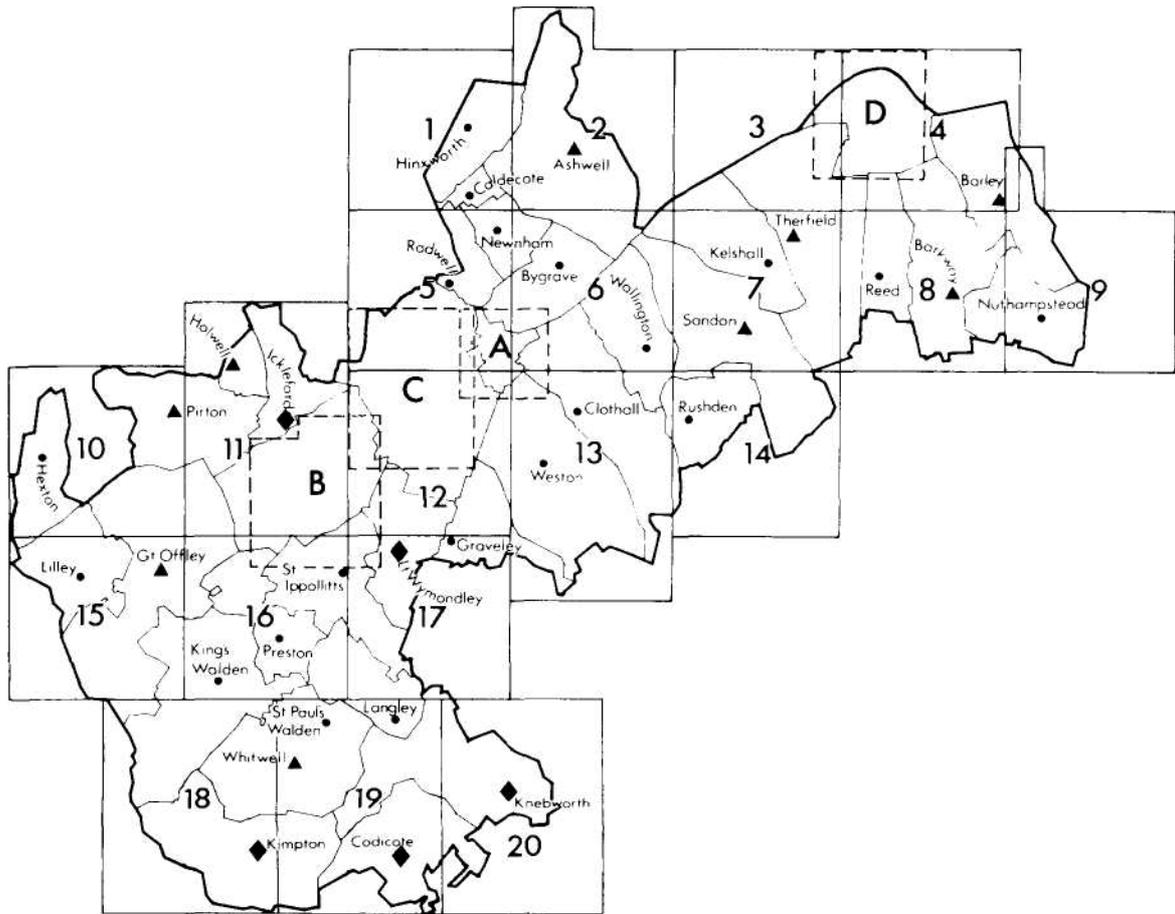
**Written
Statement
April 1996**



NORTH HERTFORDSHIRE DISTRICT COUNCIL

This North Hertfordshire District Local Plan No.2 with Alterations was:

- (i) placed on deposit on 23rd March 1994;**
- (ii) considered at a Public Local Inquiry between January 1995 and February 1995; and**
- (iii) adopted with modifications on 23rd April 1996.**



Proposals Maps

- Sheets 1 - 20 at 1:10,000 Scale
- Sheets A - Baldock Town Composites at 1:10,000 Scale and Town Centre Insets
- B - Hitchin
- C - Letchworth at 1:2500 Scale
- D - Royston
- Sheets E - Excluded Villages (◆) at 1:5,000 Scale
- Sheet F - Selected Villages (π) at 1:5,000 Scale

PREFACE

The District Council wishes to retain and improve the quality of North Hertfordshire's environment, to provide for the area's development, to promote improved social, community and leisure services for local communities, and to require the highest possible standards in services and design. As part of this approach, this Local Plan for North Hertfordshire has the following purposes:

- (a) to develop the policies and general proposals of the Hertfordshire Structure Plan and to relate them to precise areas of land;
- (b) to provide a detailed basis for development control;
- (c) to provide a detailed basis for co-ordinating the development and other use of land, and to give a context for providing services and environmental changes; and
- (d) to bring local and detailed planning issues before the public.

What is the Local Plan?

The Local Plan is made up of two legally required parts: (a) this **Written Statement**, and (b) the set of **Proposals Maps** showing where the policies and proposals will be applied in North Hertfordshire. The Written Statement must be used in conjunction with the Proposals Map which are designed to allow cross-referencing. In addition, the Written Statement has been laid out to help the public and others identify the policies and proposals relevant to their particular interest, as follows:

1. INTRODUCTION

Town and Country Planning; North Hertfordshire District Local Plan No 2; Regional and County Planning Guidance; Reviewing and Monitoring this Local Plan.

2. ENVIRONMENTAL POLICIES

These must be looked at to see if a development proposal is within the area of one or more of these policies.

3. DEVELOPMENT POLICIES

These indicate the Council's attitude to different land uses and development proposals.

4. STANDARDS AND GUIDELINES

These guide development to ensure that it is attractive and efficient in order to improve the District's environment.

5. AREA POLICIES AND PROPOSALS

These are detailed and relate to specific areas and proposals within Baldock, Hitchin, Letchworth and Royston and each of the 33 Parishes.

APPENDICES give lists 1. of changes to the Green Belt (from the Local Plan 1984); and of certain land use areas and sites; 2. Leisure and Open Spaces; 3. Public Utilities, Social and Community Facilities; 4. Transportation Land Uses; and 5. Roads.

CONTENTS

PART 1 INTRODUCTION		Page
1.5	North Hertfordshire District Local Plan No.2	1
1.11	Regional and County Planning Guidance	2
1.16	Future Plans and Policies for North Hertfordshire.....	2
 PART 2 ENVIRONMENTAL POLICIES		
2.1	Pattern and Character of North Hertfordshire	5
2.5	Green Belt	5
2.13	Settlements within the Green Belt	6
2.14	North East Stevenage	7
2.15	Excluded Villages	7
2.16	Rural Areas beyond the Green Belt	7
2.18	Selected Villages beyond the Green Belt.....	8
2.19	Development in Towns	8
2.20	Royston's Development Limits	8
2.22	Special Restraint Areas	9
2.23	Chilterns Area of Outstanding Natural Beauty.....	9
2.24	Landscape Conservation, Improvement and Creation	9
2.26	Countryside Areas	10
2.30	Nature Conservation	11
2.33	Archaeology.....	12
2.37	Listed Buildings	12
2.38	Historic Parks and Gardens	13
2.39	Conservation Areas	13
2.42	Landscape and Open Space Patterns in Towns.....	14
2.46	Urban Environment.....	14
2.48	Aircraft Noise	15
 PART 3 DEVELOPMENT POLICIES		
3.4	Agricultural and Forestry Land	17
3.7	Re-use of Rural Buildings	17
3.9	Housing Proposals	18
3.14	Hostels, Multi-occupied Buildings and Dwelling Conversions to Flats.....	19
3.16	Flats over Commercial Property.....	19
3.18	House Extensions.....	19
3.20	Rural Housing Need.....	20
3.21	Affordable Housing for Urban Local Needs	21
3.24	Replacement or Extension of Dwellings in the Countryside.....	22
3.25	Extension of Institutional Establishments in the Countryside	22
3.26	Agricultural Workers' Dwellings.....	22
3.27	Temporary Agricultural Worker's Home	23
3.28	Relatives and Staff Accommodation	23
3.29	Caravans and Mobile Homes	23
3.31	Loss of Dwellings	23
3.32	Employment Provision	24
3.37	Manufacturing Uses.....	24
3.38	Warehouse and Distribution Uses	24
3.39	Business Uses	24
3.40	Petrol Filling Stations	25
	Leisure Uses	25
3.41	Golf Facilities	26
	Tourism	26
3.42	Hotels	26
3.45	Shopping	27
3.49	Shopping Areas in Town Centres.....	28
3.52	Other Areas in Town Centres	28
3.53	Shopfronts and Advertisements	29
3.54	General Aviation	29
3.55	Telecommunications Apparatus.....	29

CONTENTS (Continued)

PART 4	GUIDELINES AND STANDARDS FOR DEVELOPMENT PROPOSALS	
4.2	Development Control	31
4.3	Flooding	31
4.4	Development Effects and Planning Gain.....	31
4.6	Access for People	31
4.7	Noise from Railways.....	32
4.8	Noise from Roads.....	32
4.9	Car Parking Standards.....	34
4.10	Residential Guidelines and Standards	34
4.12	Letchworth Garden City Design Principles.....	37
PART 5	AREA POLICIES AND PROPOSALS	
5.1	Explanation	43
5.2	Baldock	45
5.2.1	Policies and Proposals relevant to Baldock.....	46
5.2.2	Baldock Town Centre	52
5.2.3	Baldock Town Centre Environmental Areas and Proposals.....	53
5.3	Hitchin	55
5.3.1	Policies and Proposals relevant to Hitchin.....	56
5.3.2	Hitchin Town Centre.....	62
5.3.3	Hitchin Town Centre Environmental Areas and Proposals.....	64
5.4	Letchworth	69
5.4.1	Policies and Proposals relevant to Letchworth	70
5.4.2	Letchworth Town Centre.....	77
5.4.3	Letchworth Town Centre Environmental Areas and Proposals.....	77
5.5	Royston	81
5.5.1	Policies and Proposals relevant to Royston.....	82
5.5.2	Royston Town Centre.....	87
5.5.3	Royston Town Centre Environmental Areas and Proposals	88
5.6	Parishes in North Hertfordshire: Ashwell Barkway, Barley, Bygrave, Caldecote, Clothall, Codicote, Graveley, Hexton, Hinxworth, Holwell, Ickleford, Kelshall, Kings Walden, Knebworth, Langley, Lilley, Newnham, Nuthampstead, Offley, Pirton, Preston, Radwell, Reed, Rushden, St Ippolyts, St Pauls Walden, Sandon, Therfield, Wallington, Weston, Wymondley.....	95
5.7	Countryside Priorities (see Proposals Maps for Areas).....	120
APPENDICES	(Existing facilities with proposals)	
A1	Changes to Green Belt Boundaries	127
A2	Leisure and Open Space	129
A3	Public Utilities, Social and Community Facilities	131
A4	Transport Land Uses	137
A5	Transport Routes.....	139
GLOSSARY		144

INDEX OF POLICIES

POLICY	ENVIRONMENTAL POLICIES	Page
1	Pattern and Character of North Hertfordshire.....	5
2	Green Belt.....	5
3	Settlements within the Green Belt	6
4	North East Stevenage	7
5	Excluded Villages.....	7
6	Rural Areas beyond the Green Belt.....	7
7	Selected Villages beyond the Green Belt.....	8
8	Development in Towns	8
9	Royston's Development Limits	8
10	Special Restraint Areas	9
11	Chilterns Area of Outstanding Natural Beauty.....	9
12	Landscape Conservation, Improvement and Creation	9
13	Countryside Areas	10
14	Nature Conservation	11
15	Ancient Monuments.....	11
16	Areas of Archaeological Significance and other Archaeological Areas.....	11
17	Removal of Permitted Development Rights for Archaeological and Wildlife Sites.....	12
18	Listed Buildings	12
19	Historic Parks and Gardens	13
20	Conservation Areas	13
21	Landscape and Open Space Patterns in Towns.....	13
22	Urban Environment	14
23	Aircraft Noise	15
DEVELOPMENT POLICIES		
24	Agricultural and Forestry Land	17
25	Re-use of Rural Buildings.....	17
26	Housing Proposals	18
27	Hostels, Multi-occupied Buildings and Dwelling Conversions to Flats	19
27A	Flats over Commercial Property.....	19
28	House Extensions	19
29	Rural Housing Needs	20
29A	Affordable Housing for Urban Local Needs	21
30	Replacement or Extension of Dwellings in Countryside	22
30A	Extension of Institutional Establishments in the Countryside.....	22
31	Agricultural Workers' Dwellings.....	22
32	Temporary Agricultural Worker's Home	23
33	Relatives and Staff Accommodation	23
34	Caravan and Mobile Homes	23
35	Loss of Dwellings	23
36	Employment Provision	24
37	Business Uses (B1 Use Class)	24
38	Petrol Filling Stations	25
39	Leisure Uses	25
39A	Golf Facilities.....	25
40	Tourism.....	26
41	Hotels.....	26
42	Shopping	26
43	Shopping Areas in Town Centres.....	27
44	Other Areas in Town Centres	28
45	Shopfronts	28
46	Advertisements	29
47	General Aviation	29
48	Telecommunications Apparatus.....	29
	(Former Policy 49 now incorporated in Policy 48)	

INDEX OF POLICIES (Continued)

GUIDELINES AND STANDARDS FOR DEVELOPMENT PROPOSALS

50	Flooding	31
51	Development Effects and Planning Gain	31
52	Access for People.....	31
53	Noise from Railways	32
54	Noise from Roads	32
55	Car Parking Standards	32
56	Operational Parking Requirements	34
57	Residential Guidelines and Standards.....	34
58	Letchworth Garden City Design Principles	37

PART 5 AREA POLICIES AND PROPOSALS

BALDOCK	45
HITCHIN	55
LETCHWORTH	69
ROYSTON	81
PARISHES OF NORTH HERTFORDSHIRE.....	95
COUNTRYSIDE PRIORITIES	120

PART 1 : INTRODUCTION

1.1 Town and Country Planning, by preparing Structure and Local Plans* and making development control decisions on planning applications, makes a significant impact upon the physical environment in our towns, villages and countryside. This Local Plan for North Hertfordshire gives a framework for guiding and controlling changes within the area, and it seeks improvements within the environment and to the appearance of existing buildings, private and public open spaces and rural areas.

1.2 Improvements to the present environment are desirable but may happen quickly or slowly depending upon whether opportunities for change occur now or sometime in the future. The building of new environments through development provides the greatest opportunity to create attractive places for people in which to live, work, learn, shop or play. Much needs to be done to make the best use of land and natural resources and so balance conservation and development for the well-being of people. However, Town and Country Planning is only one of Government's many ways of affecting people's living environments. Thus, not all the answers to environmental problems can be found through the planning system.

1.3 Town and Country Planning is concerned mainly with land use issues and the development process, and so influences the location and design of new development. In recent years, the Government has reduced the controls on land uses in order to lessen the burden of bureaucracy upon business and help stimulate enterprise and economic growth. Nevertheless, the Government has clearly indicated its commitment to the planning system and emphasised the need for District Councils to have statutory Local Plans, up-to-date and relevant to their areas. The Secretary of State for the Environment has said that such plans will be extremely important if he has to decide upon a local issue; a view supported by recent legislation.

1.4 The Secretary of State for the Environment has overall responsibility for the Town and Country Planning system in England and Wales. Thus, his guidance influences decisions on: individual planning applications, particularly at appeal; regional policy guidance; and solutions to local policy conflicts. The Government, in the White Paper: The Future of Development Plans** (1988) set out changes to the plan making system. Some changes will require legislation but others are described in Planning Policy Guidance:* Regional Planning Guidance: Structure Plans, and Development Plans and Regional Planning (PPG 12, February 1992).

North Hertfordshire District Local Plan No.2

1.5 This is the second Local Plan* for North Hertfordshire and will guide changes to land uses and the environment now and to the beginning of the next century. Since North Hertfordshire District Council adopted the first Local Plan in March 1984, many aspects of life have altered. That Plan's preparation had begun in the late 1970s when the economy's growth was uncertain but the national downturn had yet to be felt significantly within the South East. At its worst in 1987, unemployment reached 10.2% of the people in the District who could work.

1.6 Since then, the Government has taken firm measures to return the national economy to growth, reduce inflation and encourage free enterprise. Until recently, new conditions of relative prosperity and high demands for housing and investment opportunities existed. With them came pressures for development and on the use of open spaces, the countryside and the character of the District's historic towns and villages. Recent changes in the economy make the future less certain. Although the pressures did not appear to have lessened by 1989, the last three years have seen reduced investment commitments in the District.

1.7 North Hertfordshire District Council tries to provide an up-to-date context for making planning decisions. Since 1984, and prior to the adoption of the District Local Plan No.2, the Council had approved 12 "Proposed Alterations" to the Local Plan, including those arising out of major studies, each involving public consultation: to define the Green Belt east of Luton; and to examine its villages in detail. The Council has contributed to and taken account of changes to the Structure Plan* for Hertfordshire, has been involved with the promotion of the local economy, and is pushing ahead with ideas and schemes to bring life back into town centres and encourage improvements to the environments of town and country.

1.8 This review of the Local Plan provides the opportunity for a comprehensive look at all aspects of the policies to be applied when making development control decisions and giving guidance for environmental changes. The Plan has been prepared in the light of the then current (1993) Central Government policies and guidance, including that for the South East Region, and the "Hertfordshire County Structure Plan Review incorporating Approved Alterations 1991" approved by the Secretary of State for the Environment on 23rd June 1992, which became operative on 14th July 1992.

* Terms defined in the Glossary P. 144

Part 1 Introduction

1.9 The context of this Local Plan has changed. This is because of the Government's proposals on Development Plans, and the preparation of new regional guidance. The County Structure Plan 1986 Review related to a period that did not extend beyond 1996. This has now been rolled forward to 2001 in the County Structure Plan Review incorporating Alterations 1991 that were approved with modifications by the Secretary of State for the Environment on 23rd June 1992.

1.10 This Local Plan is for the whole of North Hertfordshire and for the period up to 2001, although it will be reviewed before then for an additional 10 years.

Regional and County Planning Guidance

1.11 The Secretary of State for the Environment has, in recent years, issued guidance in letters to SERPLAN (a conference of local authorities for London and South East Regional Planning). Three letters are relevant and contained within Planning Policy Guidance: Regional Guidance for the South East (PPG 9, January 1988).

1.12 In his letter of 19th June 1986 to SERPLAN, the Secretary of State endorses three major strategic objectives for the Region's development:

- (a) fostering economic growth;
- (b) revitalising the older urban areas; and
- (c) accommodating new development while conserving the countryside.

In his view, "the challenge for the future is to find ways of accommodating economic growth and development in ways that conserve resources and protect the environment". Furthermore, "it will rarely be appropriate to designate very large areas for new development. It should be possible to cater for much of this requirement by a more incremental process which is well related to the pattern of the settlement, communications and economic activity throughout the region and which does not completely change the character of existing towns and villages".

1.13 New assumptions for making population and housing projections have been published, and guidance on the dwelling provision for each County has been agreed by SERPLAN and the Secretary of State. A new strategy is currently (1990) being developed by SERPLAN with the following main themes: conservation of the environment and enhancement of the quality of life; maintenance of economic buoyancy; important roles of London; changes in the way the region is evolving; importance of harmonising land use planning with other policies (transport, housing, agriculture and pollution control); and relationships between the SE Region and adjacent regions, in the UK and Europe.

1.14 North Hertfordshire is one of ten districts in Hertfordshire, for which the County Council has the duty of giving broad strategic guidance on land use planning in the county. This Local Plan is based on the Structure Plan Review* incorporating Approved Alterations 1991, and so it takes account of the policies for protecting the environment and making provision for the development needs of the County and the District.

1.15 In providing reasons for the policies and proposals in this Local Plan, the relevant issues in that approved Structure Plan* will be mentioned.

Future Plans and Policies for North Hertfordshire

1.16 Changes in the environment, new development and new activities are among the many aspects which mean that a Local Plan needs to be reviewed. Work by SERPLAN and the County Council will shortly indicate what planning issues need to be studied for the years beyond 2001. The Council is committed, in its next review of the Local Plan, to include a Transport Section identifying the relationship between the use of land and transport, and the need to reduce the demand for travel, particularly by car. The context of North Hertfordshire in relation to both present and future road and rail transport corridors makes it important that these issues are considered. Issues such as the environment and achieving sustainability are also a priority for further consideration in the next review of the Local Plan.

1.17 There are various proposals for major roads that will affect the District during the period to 2001, but currently lack the necessary detail for inclusion in the Plan in precise land use terms. These include the Baldock Bypass (for which the County Council have applied for planning permission for an eastern route), and the Department of Transport's proposals for the widening of the A1 (M), and so 50 firm routes have yet to be decided.

1.18 The District Council in this Plan has set directions about the amounts and quality of development which are expected in the next few years. The policies and proposals will be examined from time to time by collecting information and assessing whether the aims of the policies are being achieved. This may happen annually or less often. The Council is committed to such reviews or 'monitoring', which can lead to proposed Alterations to the Local Plan if appropriate.

1.19 Monitoring of housing and employment will be regularly undertaken to provide up-to-date information on changes and development and likely future opportunities. The housing information will enable population estimates to be made. From this work, other studies of shopping, leisure and transport will benefit.

1.20 Basic information of existing land uses, including employment in different activities, is essential if assessments of the future are to be considered reliable. Surveys of specific uses will be carried out on a less regular basis, depending upon the issue and the need for that information. In particular, this would include changes in: businesses/industrial firms, shops, residential homes/hostels, car parking, leisure facilities, and wildlife and archaeological sites.

1.21 The Council is currently committed to improving its role in town centres and in leisure provision. For town centres, a programme of work has already been outlined and details are being prepared. Certain schemes have been taking place from 1990/91 onwards, in Hitchin, Royston and Letchworth. This Local Plan provides a structure for the work programme and specific action.

1.22 Identifying the need for different leisure pursuits depends on understanding the expectations of local people. The Council will continue its work on producing a Leisure Strategy as well as pursuing specific projects. The Local Plan provides a framework for the land use aspects of leisure provision.

1.23 Environmental issues are part of making land use planning decisions. At the same time, many opportunities arise when information, advice, new attitudes, adjusted work programmes or minimal amounts of cash can result in environmental improvements. This Local Plan sets several environmental aims and could provide part of an Environmental Strategy. However, further discussion will be necessary with other agencies and voluntary groups, both in the towns and countryside.

1.24 Other aspects of work relating to the Local Plan which need further study are: car parking standards because of higher car ownership and new land use types (e.g. hi-tech, and elderly persons' accommodation); traffic on existing roads, the effects of road proposals and the need to reduce the environmental impact in residential and town centre areas; possible growth in air traffic and airport expansion; and specific projects concerning sites with development possibilities (e.g. British Rail land, Hitchin; Russell/Ransom town centre land, Hitchin; cemetery and crematorium provision, Letchworth).

1.25 In conclusion, monitoring and further work are essential if the aims of this Local Plan are to be carried through as well as to respond to change. The Council will consider the need for reviewing the Local Plan in the light of the scale and extent of the changes in strategic guidance and of change in North Hertfordshire's environment.

Part 1
Introduction

PART 2 : ENVIRONMENTAL POLICIES

Policy 1 - Pattern and Character of North Hertfordshire

In North Hertfordshire, the Council will seek to restrain development pressures, maintain the existing pattern of settlements and countryside, and enhance the character of existing land uses in urban and rural areas. Thus, planning permission will normally be given only when development proposals (which include changes of use of buildings or land) meet these aims and (i) show the highest standards of layout and design, and (ii) positively enhance the character and environment of the local area.

(Structure Plan Policies 47 and 48).

21 The District Council intends to maintain the pattern and character of North Hertfordshire's settlements and countryside. This is in line with the County Council's view and the regional guidance which does not identify the District for growth. In making provision for development, the Secretary of State has suggested that "the aim must be to accommodate it in ways that enhance, rather than detract from, the quality of the environment" (PPG9 q.v. para 1.11). The District Council agrees with the Secretary of State and also will seek to enhance the environment within the towns, villages, and countryside of North Hertfordshire.

22 The District is in the northern part of Hertfordshire, covering 145 square miles in a broad band of country following the chalk escarpment of the Chiltern Hills, from the Bedfordshire boundary at Luton in the south-west to the Cambridgeshire and Essex boundaries around Royston in the north-east.

23 North Hertfordshire has a particularly rich heritage of good quality agricultural land, beautiful countryside, villages, and a wealth of historic buildings, archaeological sites and wildlife areas. In the countryside, the many settlements each have their own special character worthy of protection. This is recognised in the 40 Conservation Areas and in the District's 2,500 plus listed buildings.

24 Within this mainly rural District, each of the four towns has its own special character:

Baldock	One of five towns in Hertfordshire listed by the Council for British Archaeology as being of national importance. The town centre is a Conservation Area.
Hitchin	Also listed as being of national importance by the Council for British Archaeology. It has a wealth of listed buildings in its mediaeval street plan and the town centre is a Conservation Area.
Letchworth	The World's First Garden City dates from 1903 with a unique environment of mainly low density residential areas with high quality architecture, tree-lined streets and separate industrial areas. A large part of the town is a Conservation Area.
Royston	Similar to Hitchin and Baldock, the town contains many important listed buildings. The town centre is a Conservation Area recognised as being of regional importance.

Policy 2 - Green Belt

In the Green Belt, as shown on the Proposals Map, the Council will aim to keep the uses of land open in character. Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact.

(Structure Plan Policy 1)

25 "A Green Belt is an area of land, near to and sometimes surrounding a town, which is kept open by permanent and severe restriction on building" (The Green Belts, DoE, 1988). Government advice in circulars and Planning Policy Guidance: Green Belts (PPG2, January 1988), gives five purposes of Green Belts:

- to check the unrestricted sprawl of large built-up areas;
- to safeguard the surrounding countryside from further encroachment;
- to prevent neighbouring towns from merging into one another;
- to preserve the special character of historic towns; and
- to assist in urban regeneration.

Part 2

Environmental Policies

2.6 The major communications in the District are in a north-south direction, based on the main radials from London: the A1(M), the A10 trunk road, and the Kings Cross - York - Edinburgh railway with its Cambridge branch line from Hitchin via Royston. Across the District, the A505 is the main east-west regional traffic route in the area. It links the four towns, passing through each, except Royston, which it bypasses on its northern edge.

2.7 The influences of London as a work place, the buoyant economic centres adjoining the District, the high degree of accessibility to and the attractive character of North Hertfordshire as a place to live and work have brought pressures for development, which continue now. These pressures, particularly from London and Luton, are recognised by the Secretary of State and the Structure Plan contains a policy for Green Belts (i) along the A1 corridor, encompassing Baldock, Hitchin and Letchworth, and (ii) east of Luton.

2.8 The general area of the Green Belt east of Luton was defined in the Alterations to the Structure Plan approved in 1984. The District Council carefully looked at the factors which would define the outer boundary; not only identifying physical features but also the roles of settlements in the area around Luton. On examination, Kimpton village was linked with Luton as a workplace and its size and shape were such that development opportunities were confined to the current village area. The Council concluded, with strong public support, that Kimpton should be surrounded by the Green Belt but be an 'excluded village' itself.

2.9 In defining the boundaries of the Green Belt in this Local Plan, the Council has taken account of the long-term development needs of the settlements within it and of the District as a whole. The Council now considers that the boundaries around the towns cannot be altered any further without contradicting the purposes of the Green Belt. Indeed, this Plan is proposing very few changes to the boundaries first defined in 1981 and in the previous Local Plan.

2.10 For Green Belts, the Government has made clear that there is "a general presumption against inappropriate development within them" (PPG2, January 1988). The Council supports this view, as well as Structure Plan Policy 51, which does not permit development in settlements within the Green Belt. The Council views the threat in the Green Belt of many quite small developments together as equal to fewer but larger individual proposals. Thus, each change will be resisted if several added together would be harmful to the Green Belt aims or its character in the long term.

2.11 The Council accepts that some change will be necessary, possibly for social, economic, environmental or functional reasons. For example, the continued use of historic or attractive agricultural buildings is often worthwhile and supported by the Government (PPG2 q.v. para 2.10), or the public utilities (responsible for gas, electricity, water etc) need to develop their facilities. In certain instances, recreational uses can be introduced; for guidance on leisure, tourism and hotels see Policies 39, 40 and 41 respectively. Such changes should not harm the aims of the Green Belt, and in any event seek to improve the environment.

2.12 National and structure plan policies identify appropriate uses in the Green Belt. These are set out in full in the Structure Plan Policy 1. Thus, except within Green Belt settlements and in very special circumstances, the purposes listed are "that required for mineral extraction, agriculture, small scale facilities for participatory sport and recreation, or other uses appropriate to a rural area; or the use for hospitals or similar institutional purposes of existing large residential buildings situated in extensive grounds, provided (a) the buildings are not suitable for continued residential use, and (b) the proposed use is not such as to lead to a demand for large extensions or for additional buildings in the grounds." Therefore, Local Plan Policy 2 applies in addition to the Structure Plan Policy 1, and relates to other policies in this Plan, in particular for the re-use of rural buildings, and extensions and replacements to dwellings (Policies 25 and 30).

Policy 3 - Settlements within the Green Belt

In settlements within the Green Belt, the Council will not normally permit development proposals, except for:

- (i) that strictly necessary for the housing and employment needs of agriculture, forestry, leisure and local services in the rural areas that cannot practicably be met outside the Green Belt; or***
- (ii) the local facilities and services needs of the settlement in which the development is proposed; or***
- (iii) the meeting of an identified rural housing need in compliance with Policy 29; or***
- (iv) a single dwelling on a small plot located within the built core of the settlement, which will not result in the outward expansion of the settlement or have any other adverse impact on the local environment or other policy aims within the Green Belt.***

(Structure Plan Policy 51).

2.13 Many settlements are in the general area of the Green Belt. The towns and larger villages, however, are where the Council intends much of future development to occur. Apart from Royston, which lies in the rural area beyond the Green Belt they are excluded from the Green Belt which lies in between. Here, the Council will resist proposals which have the effect individually and cumulatively, of eroding the Green Belt. However, the Council recognises that from time to time exceptional circumstances exist which justify a need for development in the Green Belt. Such need only arises if it cannot be met elsewhere in adjoining rural areas, villages or towns.

Policy 4 - North East Stevenage

North East of Stevenage, the Council will permit the development of a new neighbourhood area including housing (to meet needs arising from Stevenage), and other appropriate land uses, in accordance with an agreed land use Master Plan. The development should relate well to the surrounding countryside and re-enforce a revised Green Belt boundary as shown on the Proposals Map.

(Structure Plan Policies 53 and 58)

2.14 The Structure Plan identifies North East Stevenage as a place where the inner Green Belt boundary should be altered. The Proposals Map defines the detailed area within North Hertfordshire which is excluded from the Green Belt. Some of this area is part of a planning application for a new neighbourhood development (known as Wellfield Park), which is expected to assure a comprehensive understanding of how the whole area will be developed. Thus, individual proposals should include not only housing generally, affordable housing, community and service uses and facilities, appropriate areas of open space and patterns of landscape but also develop relationships with adjoining areas. Major tree and shrub planting is essential to increase the landscaping of the area in order to reduce the impact upon views from the surrounding countryside and to re-enforce the long term defensible urban edge.

Policy 5 - Excluded Villages

Within the excluded villages of Codicote, Ickleford, Kimpton, Knebworth and Little Wymondley, the Council will normally permit development for housing, employment, service and community facilities only if the development proposed is compatible with the maintenance and enhancement of village character, and the maintenance of Green Belt boundaries as shown on the Proposals Map.

2.15 The general area of the Green Belt surrounds three of the major towns (Baldock, Hitchin and Letchworth) and many villages and hamlets. The largest villages are Codicote, Ickleford, Kimpton, Knebworth and Little Wymondley which are already mostly built-up. Thus, development within the confines of these villages is possible without affecting their overall character or Green Belt objectives. Taking into account also the shops and services in these villages, the Council has 'excluded' most of their village areas from the Green Belt. Thus, some development is expected within the defined boundaries and if suitable for the village environment.

(Structure Plan Policy 50)

Policy 6 - Rural Areas beyond the Green Belt

In Rural Areas beyond the Green Belt, the Council will maintain the existing countryside and villages, and their character. Except in Selected Villages (Policy 7), a development proposal will normally be allowed only if:

- (i) it is strictly necessary for the needs of agriculture, forestry or any proven need for local community services, provided that:**
 - (a) the need cannot practicably be met within a town, excluded village or selected village, and**
 - (b) the proposal positively improves the rural environment; or**
- (ii) it would meet an identified rural housing need, in compliance with Policy 29; or**
- (iii) it is a single dwelling on a small plot located within the built core of the settlement which will not result in outward expansion of the settlement or have any other adverse impact on the local environment or other policy aims within the Rural Areas; or**
- (iv) it involves a change to the rural economy in terms of Policy 24 or Policy 25.**

2.16 Large parts of North Hertfordshire lie outside or beyond the Green Belt areas surrounding London and Luton. However, these rural areas are not considered areas for development opportunities but rather countryside with small settlements which should be protected in its own right.

Part 2

Environmental Policies

2.17 Specific support for this view was expressed when the Green Belt east of Luton was proposed in the earlier Structure Plan Alterations (approved in 1984). In response to concern about the area between this proposed Green Belt area and that along the A1, the advice to the Secretary of State was that generally development should not be allowed. Also, when approving the Structure Plan 1986 Review, the letter sent on behalf of the Secretary of State stated: "It is not (his) intention that any area in Hertfordshire not designated Green Belt should be regarded automatically as open to development." (Secretary of State's letter approving Structure Plan Review, May 1988). Thus, restraint on development in the rural areas is recognised as appropriate and conforms with the policies of the surrounding authorities. However, the Council accepts that, as within the Green Belt, changes are likely to provide local community facilities or, if appropriate, recreational facilities. In such cases, the Council will seek to safeguard and enhance the environment.

Policy 7 - Selected Villages beyond the Green Belt

In Selected Villages within the Rural Area beyond the Green Belt, the Council will normally permit development proposals if:

- (i) the site lies within the main area of the village as shown on the Insets of the Proposals Map; and***
- (ii) the proposal is in line with the Policy Aims for Visual Character Areas (as set out in Part 5 under the relevant Parish), or involves retaining and improving an existing building which contributes to the character or visual quality of the village; and***
- (iii) the proposal would maintain or enhance the character or visual quality of the village or the surrounding area; within a Conservation Area, the positive preservation or enhancement of its character* will be expected (Policy 20).***

The 'Selected Villages' are: Ashwell, Barkway, Barley, Great Offley, Holwell, Pirton, Sandon (Church End), Therfield and Whitwell. Outside the defined areas of Selected Villages, the Council will not normally grant planning permission for development proposals unless the exceptions of Policy 6 apply.

(Structure Plan Policy 52)

2.18 Within the rural areas of North Hertfordshire beyond the Green Belt, the villages and hamlets lie within countryside still predominantly farmed. The scatter of settlements is such that limited growth will not destroy the pattern of settlements, although their individual characters need special care. A limited number of opportunities for building do exist in these villages based on physical and service facility considerations; a view spelt out by the Secretary of State when approving the number of dwellings for the District in the Structure Plan Review in 1988.

Policy 8 - Development in Towns

Within the towns of Baldock, Hitchin, Letchworth, and Royston, and at North East Stevenage (Policy 4), the Council will normally permit proposals to meet the majority of the development needs of the District if the aims of other relevant policies are met.

(Structure Plan Policies 48 and 49)

2.19 As part of the Council's aim to maintain the present pattern of towns and villages in North Hertfordshire, most of the new development up until 1996 will take place in the towns of Baldock, Hitchin, Letchworth and Royston and at North East Stevenage. This will protect the rural character of the larger part of North Hertfordshire and will encourage the re-use of urban land to avoid neglect and dereliction. New development and investment are important ways of recycling urban land, and assisting urban regeneration and renewal. This accords with Structure Plan Policy 48 which also refers to the need for schemes to have regard to adjacent land uses and improving efficiency in the use of land rather than to perpetuating the existing or previous use.

Policy 9 - Royston's Development Limits

Around Royston, the Council will refuse development proposals outside the development limits boundary shown on the Proposals Map, unless they are acceptable in Rural Areas beyond the Green Belt (Policy 6). Within the boundary, development proposals may be permitted if:

- (i) the land is a Proposal Site or involves redevelopment; and***
- (ii) landscaping related to the nature and character of Royston's landscape setting is proposed in line with the landscaping guidance shown on the Proposals Map. There will be a preference for the planting of indigenous species.***

2.20 Royston lies beyond the Green Belt in the eastern part of North Hertfordshire. Moreover, as one of the four towns it performs a role as a centre for some development. However, the Council considers the town's growth should be carefully controlled in terms of (i) the needs within North Hertfordshire, (ii) the pressures for development within and at the edge of the town, and in surrounding villages to the south and in Cambridgeshire, and (iii) the special character of Royston's setting and centre.

2.21 The northern edge of Royston lies beside open and flat countryside stretching into Cambridgeshire with the western and eastern edges flanked by the folds of the chalk scarp slopes. Some of this countryside, mainly between the bypass and the built-up area, was transferred in April 1989 from South Cambridgeshire to North Hertfordshire. Since then, this Council has developed its land use and landscape policies for the area. The Council has considered the District's development needs and this area's future landscape as part of this Local Plan, with Supplementary Planning Guidance 'Land North of Royston' being available.

Policy 10 - Special Restraint Areas

In Special Restraint Areas, the Council will refuse development proposals for buildings or any uses, unless they are temporary or not likely to prevent a more permanent use in the future.

2.22 In this Local Plan, the Council seeks to maintain the pattern of existing land uses in North Hertfordshire and provide sufficient land to meet its development requirements up to 1996. The ways in which these will be met are shown in Parts 3 and 5. After drawing the long term boundaries to the Green Belt around the towns and excluded villages, one area at Baldock and another at Kimpton do not contribute to the aims of the Green Belt. These are 'Special Restraint Areas' and will not be available for development unless a specific need is demonstrated before 1996 or as part of a review of the Local Plan.

Policy 11 - Chilterns Area of Outstanding Natural Beauty

In the Chilterns Area of Outstanding Natural Beauty, the Council will conserve and enhance the natural beauty of the Area, when any development is permitted, by ensuring it is carefully sited and is of high quality design. In addition, account will be taken of the effect on farming and woodland land uses, and wildlife conservation interests. Access to the countryside for quiet enjoyment will be improved as far as possible; any provision for other leisure activities must be compatible with existing land uses and landscape conservation.

(Structure Plan Policy 2).

2.23 The landscape between Hitchin, Lilley and Hexton which follows the escarpment of the Chiltern Hills is important nationally. About 2000 hectares of land within North Hertfordshire fall within the Chilterns Area of Outstanding Natural Beauty,* designated in 1964. The Countryside Commission is responsible for proposing new or changes to Areas of Outstanding Natural Beauty (AONB), the primary purpose of which is to conserve natural beauty whilst taking account of recreation opportunities and the other existing land uses. A recent review of the boundary to the Chilterns AONB was approved by the Secretary of State in 1990. The Council supports recent efforts to conserve and enhance the AONB, in particular the revised 'Policy for Woodlands'. The Structure Plan Policy 2 fully explains the expectations for change in the AONB whereby agricultural and forestry practices and mineral extraction (needed in the national or regional interest) allow for the preservation of the Area's beauty. Any building, communications, or leisure development should not lower this nationally important landscape quality.

Policy 12 - Landscape Conservation, Improvement and Creation

In North Hertfordshire, the Council will protect the landscape by not normally granting planning permission for development proposals:

- (i) generally, which do not fit into the landscape because of their siting, design, materials, colour, or lack of new landscaping; and***
- (ii) in Landscape Conservation Areas* (LC1, LC2 and LC3 on the Proposals Map), which do not positively enhance the landscape taking into account the factors in (i) above.***

The Council will expect proposals in rural areas to add to the character* of North Hertfordshire's landscapes.

(Structure Plan Policy 6).

Part 2

Environmental Policies

2.24 Much of the landscape of North Hertfordshire is unspoilt and very attractive. This landscape is mainly the workplace of farmers, and provides an essential framework for an important and varied wildlife with woodlands, watercourses, hedges and trees. Archaeological remains are abundant. Pressure from people to use the countryside for recreation is increasing and is usually greatest around the urban areas. Here also is where many landscapes have suffered because of tree or hedge losses, poor management or non-agricultural land uses. The areas where the need is to create new landscapes, described as Landscape Development Areas in Policy 13 - are certain Countryside Areas which are defined on the Proposals Map and in Section 5.7 - Countryside Priorities.

2.25 Whilst changes in the countryside are inevitable, they are also desirable in the search for alternative land uses to agriculture and in the protection of qualities of this part of the English landscape. The District Council seeks to enhance those landscape qualities at every opportunity, and in particular when development is acceptable. The District contains three particular areas of sub-regional landscape value, which are broadly identified in the Structure Plan:

- LC1.** In the west, the Chilterns escarpment between Luton and Hitchin, and the dip slope southwards to Lilley Bottom, Whitwell, Langley and Old Knebworth.
- LC2.** East of Baldock, the chalk uplands to Royston and Barley and, on the dip slope to the south, the upper parts of the Beane Valley around Rushden and Weston extending to Wallington and of the Quin Valley around Reed, Barkway and Nuthampstead.
- LC3.** South of Kimpton, part of the Lea Valley area.

Policy 13 - Countryside Areas

In each Countryside Area, the Council will conserve and enhance the natural environment by supporting the Hertfordshire and Barnet Countryside Management Service and other public and voluntary agencies, and by encouraging changes and, if acceptable in the countryside, by permitting development proposals only if the following aims are met according to the priorities set for each area in Part 5 of this Plan:

- (i) to increase hedgerows, shelterbelts, broadleaved woodlands and other trees, using only native broadleaved* tree and shrub species and prepare management plans whenever possible for existing tree features;***
- (ii) to conserve and increase wildlife habitats:***
 - (a) generally;***
 - (b) river, marsh and wetland habitats, and especially ponds;***
 - (c) unimproved grassland,* particularly chalkland;***
 - (d) coppice woodland;****
- (iii) to protect archaeological remains;***
- (iv) to improve the landscape in Landscape Development Areas as shown on the Proposals Map (viz. Countryside Areas 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27) and elsewhere (viz. Countryside Areas 11, 12, 14, 31, 43 and 45);***
- (v) to prevent urban fringe problems; and***
- (vi) to provide improved access to the countryside for informal countryside recreation without loss to the area's landscape and wildlife value.***

Also, the Council will encourage improvements by individuals and private, public or voluntary bodies and will undertake and promote schemes as resources permit.

(Structure Plan Policies 7, 13 and 15)

2.26 The countryside is an important part of North Hertfordshire, and many pressures now exist which could harm agriculture, forestry, nature conservation, landscape, archaeology and recreation. The Government at present does not give food production as high a priority as in the past 40 years but is concerned to diversify the rural economy as well as continuing to protect the countryside for its own sake. The priority remains, however, to retain land for agriculture and forestry use and, in particular, to protect high quality land (Policy 24).

2.27 The Council recognises the need to have a balance between different interests, and the importance of a framework to give priorities when making decisions about development proposals, land use changes or environmental improvements. North Hertfordshire's countryside has been divided into forty-six Countryside Areas, and each examined to give priority to one or more of the following: (i) trees, hedges and woods; (ii) nature conservation; (iii) archaeology; (iv) landscape; (v) urban fringe problems, and (vi) recreation opportunities.

2.28 The Structure Plan identifies Landscape Development Areas*, where the County Council judges new landscapes need to be created within large parts of the County. At the local level, however, the District Council has examined these Areas and considers that this 'Countryside Areas' policy is more appropriate to achieve landscape and other countryside objectives. Thus, the aims of Landscape Development Areas are applied within the relevant Countryside Areas, as shown on the Proposals Map.

2.29 The Council is aware that many different groups and individuals are involved in the countryside's stewardship. Indeed, it supports the County Council's Countryside Management Service, the Environmental Records Centre, the County Heritage Site project and the ranger for Therfield Heath. So, this policy applies generally to the countryside as a framework for resolving conflicts and as a basis for improving the rural natural environment, including the identification of Landscape Development Areas. Whilst creating new habitats is welcomed, the restoration of many areas would make a greater and more rapid contribution in ecological and visual terms. Other policies deal with archaeology and nature conservation and protect individual sites of value. (Policies 14, 15, 16 and 17).

Policy 14 - Nature Conservation

For Local Nature Reserves, Sites of Special Scientific Interest, Nature Reserves of the Hertfordshire and Middlesex Wildlife Trust, and sites of local Wildlife Significance, the Council will preserve their wildlife importance by not normally granting planning permission for development proposals in these sites, or which may harm their value, and will seek their continued management for nature conservation.

For sites of Wildlife Value, the Council will not normally grant planning permission for development proposals which do not take account of and encourage the potential nature conservation value of the site.

Elsewhere, or when a development proposal is acceptable, the Council will expect development proposals to take account of, and where possible, to show improvements to the nature conservation value of the site and its surroundings. In addition, the Council may require the preparation and implementation of a management scheme to maintain or enhance the site's nature conservation value

(Structure Plan Policy 11)

2.30 Even a casual observer in North Hertfordshire cannot fail to notice the variety of wildlife, the richness of which should be conserved. The Countryside provides the greatest resource and nature conservation aims are most important in specific Countryside Areas (see Policy 13).

2.31 The rarer plants and animals and more interesting habitats may be protected as Sites of Special Scientific Interest identified by the Nature Conservancy Council or as nature reserves owned or managed by the Hertfordshire and Middlesex Wildlife Trust. The District Council also recognises that some sites of very great regional or local importance may not be protected other than by local policies and effort. The most important are defined as of Wildlife Significance, the others as of Wildlife Value.

2.32 Opportunities for nature conservation occur in towns as well as the countryside. The Council considers nature conservation should be promoted in a proper framework, appropriate sites protected from damage and all efforts made to enhance the wildlife resource.

Policy 15 - Ancient Monuments

For Ancient Monuments, the Council will seek to conserve and enhance them by normally refusing planning permission for any development that would adversely affect such sites or their setting.

(Structure Plan Policy 56).

Policy 16 - Areas of Archaeological Significance and other Archaeological Areas

For Archaeological Areas, the Council may require a preliminary evaluation of any potential archaeological remains before deciding to permit or to refuse development proposals. For Areas of Archaeological Significance, a preliminary evaluation will be required as part of the application for development proposals which could disturb any possible archaeological remains. To assess the archaeological value of specific sites, the Council will seek expert advice.

If the site is judged to be nationally important, and the remains should be left undisturbed, the Council will normally refuse development proposals which adversely affect the site or its setting.

On other sites, the Council may permit development proposals with conditions and/or a formal or informal agreement, depending on the archaeological value, to provide:

- (i) an excavation before development; and/or*
- (ii) facilities and an agreed period of time for access to the site for an investigation and/or for 'observation' of the groundworks as development progresses by someone appointed by the Council; and/or*
- (iii) other measures as necessary; and/or*
- (iv) a contribution from the developer towards the funding of any relevant investigation.*

(Structure Plan Policy 14)

2.33 Historic remains, early settlements and a pattern of ancient routes and Roman roads give the District a particularly rich heritage of known and suspected archaeological areas. Some of the most important sites are scheduled as Ancient Monuments* by the Secretary of State for the Environment. These are defined as of National Importance and require his consent for works under the Ancient Monuments and Archaeological Areas Act 1979.

2.34 Development proposals are potential threats to all early remains. Therefore, the need is to preserve the most important sites and to make as accurate and comprehensive a record as possible of other areas before the remains are destroyed. In this way, the most significant are kept for the benefit of present and future generations while the records of the other areas help build an understanding of the past.

2.35 Recent efforts have brought together developer and archaeological interests, and a Code of Practice (revised 1988) has been published. A further initiative, in common with many other parts of the country, has been a welcome increase in archaeological investigations in the County. The Council commends these initiatives but wishes to clearly indicate its level of concern about specific areas in North Hertfordshire.

Policy 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites

In an identified wildlife or archaeological site (Policies 14, 15, and 16), the Council may, in exceptional circumstances, permit development but may control subsequent permitted development which could harm its value.

2.36 If the Council intends to grant planning permission on land which has some archaeological or wildlife interest, future occupiers may exercise their rights of permitted development which does not need planning permission. If the Council considers changes under those rights could destroy or devalue the interest, then this will need protecting by the removal of those rights by a condition on the original planning permission.

Policy 18 - Listed Buildings

For Listed Buildings*, the Council will apply a strong presumption in favour of preservation. Therefore, consent* will be refused for the demolition of any listed building or structure unless a strong case can be made and justified.

Any conversion, alteration or extension should preserve the character, historic fabric and setting of the building and ensure its continued use and maintenance. Also, the use of traditional materials and craft skills will be expected in order to retain the character of a Listed Building.

New shop fronts and advertisements will be resisted unless the building's character or setting is maintained or improved and the aims of Policies 45 and 46 are met.

(Structure Plan Policy 56)

2.37 Many of the Council's powers in respect of listed buildings are constraining and hence appear negative. However the conservation of historic buildings is a positive process and the Council will assist this with supplementary planning guidance and technical advice as appropriate. When listed buildings are neglected and at risk, the Council will be prepared, where necessary, to use its powers under Sections 47,48 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure the buildings' proper repair and preservation. However the Council is very aware of the high cost of materials and craftsmanship involved in maintaining and repairing the character and fabric of older buildings. Therefore, there are a number of separate schemes for grant aid operating in North Hertfordshire to help owners of historic buildings. The main ones are:

- (i) local authority grants to listed buildings under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990;

- (ii) joint funding from the District Council, Hertfordshire Building Preservation Trust and English Heritage for a specified grouping of historic buildings in selected major Conservation Areas. One of the Town Schemes* runs in Royston, and another in Hitchin continues until 1995;
- (iii) English Heritage grants to nationally outstanding buildings, usually Grade I or II star, under the Historic Buildings and Ancient Monuments Act 1953 as amended by the National Heritage Act 1983; and
- (iv) English Heritage grants to selected historic buildings making an important contribution to the character of a Conservation Area.

Money may also be available under the terms of the Housing Acts.

Policy 19 - Historic Parks and Gardens

For Historic Parks and Gardens the Council will refuse development proposals which destroy or result in a loss of their value.

2.38 English Heritage has recently prepared lists of nationally important Historic Parks and Gardens, of which some are in North Hertfordshire. At present these are not protected by law, but their design and existence is important historically and in amenity terms and they form part of the national heritage. The Council seeks to retain the original designs of these gardens or parks through encouragement as well as control over development.

Policy 20 - Conservation Areas

In Conservation Areas*, the Council will only permit proposals which will maintain or enhance their character and will refuse:

- (i) ***the demolition of buildings, walls and structures which are important to the visual quality and historic integrity of the Conservation Area, the loss of which would adversely affect its character;***
- (ii) ***any development proposal which does not respect and reflect the visual quality of the area because of its design, materials, colour, form, and scale;***
- (iii) ***the felling or removal of, or unsympathetic work on, trees which contribute to the visual quality of the area;***
- (iv) ***the display of advertisements which are unsympathetic and would not meet the aims of Policy 46; and***
- (v) ***the erection of overhead lines where they would be obtrusive.***

2.39 To preserve the character of whole areas of towns and villages rather than individual buildings, the District Council has the duty to define Conservation Areas. New development is not necessarily unacceptable but the Council will apply a 'conservation' approach so that development is in sympathy with the character of the area and positively enhances the environment.

2.40 Conservation Areas have "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." (s.69, Planning (Listed Buildings and Conservation Areas) Act 1990). They may be centred on listed buildings, pleasant groups of other buildings, open spaces, trees, an historic street pattern, a village green or features of historic or archaeological interest. As a result, within Conservation Areas, there are tighter controls over permitted development rights, advertisements, demolition of unlisted buildings, and work to or felling of trees.

2.41 To properly consider proposals for new buildings in a Conservation Area, the Council will often ask for details to be submitted. These would normally include plans and elevations, together with those of adjacent buildings at the same scale, and samples of materials for proposed buildings. If significant changes to a building are proposed, the drawings should show it as existing and as proposed. The Council will advertise in the local press any proposal which it considers will affect the character of the Conservation Area. Thus, public views will be considered before a decision on the application is made.

Policy 21 - Landscape and Open Space Patterns in Towns

In towns, the Council will maintain a general pattern of landscape features, and of public and private open spaces, as shown on the Proposals Map:

- (i) ***by normally refusing development proposals which would have a significantly detrimental effect on the character, form, extent and structure of the pattern;***
- (ii) ***if development is acceptable in these terms, by requiring the character, form and layout of the development proposals to retain and/or reinforce the pattern through appropriate landscape and open space provision and quality of design;***

- (iii) by managing appropriate land for open spaces;*
- (iv) by encouraging their positive use and management for formal and informal recreation, for amenity and nature conservation; and*
- (v) by undertaking and encouraging small scale environmental improvements where they will reinforce the pattern of landscape features and open spaces. In addition, the Council will seek to reinforce the pattern in areas for consolidation of open space and landscape pattern as shown on the Proposals Map.*

(Structure Plan Policy 48).

2.42 The Council's approach is to concentrate most of the future development in the towns but also to conserve and enhance the quality of the environment of all settlements. Re-cycling urban land will be encouraged to maintain the viability and best use of urban land. However, this and the protection of the open countryside around towns should not lead to the loss of a town's character in terms of its landscape structure.

2.43 The Council considers that it is important to ensure that the towns remain pleasant places in which to live and to visit. Furthermore, the arrangement of open spaces and particular landscape features contribute to a town's identity and character. To achieve the necessary protection, general patterns of landscape and open space features in the towns have been defined. In this way, any harmful effects upon the essential elements of the pattern might be refused without unduly inhibiting the strategic aim of concentrating developing in urban areas.

2.44 For the purpose of defining the Landscape and Open Space Patterns, the following factors were examined:

- (i) characteristics of existing housing areas, taking account of their age and predominant types;
- (ii) important urban areas of interest in terms of history, design and views, and of problems;
- (iii) road network and its relationship with areas of the town (residential, employment, town centre etc.); and
- (iv) landscape - natural features and man made aspects including trees, verges, water features, gardens, amenity areas, and public or private open spaces.

These are long term features of the urban landscape where people live and work. Moreover, the areas of space should meet the needs of local people's recreation in terms of size and convenience.

2.45 The Council considers that it is important to retain and improve the character of urban areas by maintaining a pattern of open space and existing landscape features. Some areas need major schemes, others could be improved by residents or when new development is proposed. This does not mean that development or the loss of other open spaces or landscape features is acceptable as they are often important locally. The introduction of new additional links to this pattern will be pursued through development proposals, voluntary and private sponsorship and through Council programmes (depending upon finance). Some elements may be achieved through Policy 22 - Urban Environment.

Policy 22 - Urban Environment

In the urban environments of towns and excluded villages, the Council will maintain the existing character and seek environmental improvements:

- (i) as part of any development proposal and at any other opportunity; and*
- (ii) according to priorities for Residential, Employment, Town Centre and other areas, including open space, as set out for each area in Part 5.*

The Council will encourage and promote environmental improvement schemes by individuals and public, private or voluntary bodies.

2.46 Within North Hertfordshire's built-up-areas, the opportunities for change are many. In terms of possible development, sites are not always identified a long way ahead. However, the principle of development is usually acceptable. The Council is also seeking to encourage environmental improvements within town centres, industrial and employment areas and close to people's homes. Much of the initiative may come from local people and businesses, so the Council wishes to provide a framework so that all decisions which affect the environment can be guided to take into account the priorities for areas defined by their primary land use or within town centres. The Council identifies town centres as unique and complex environments which require careful but positive efforts for their improvements. Thus, urban environmental improvements will range from large scale schemes for traffic management, or better pedestrian routes and areas, to modest improvements in sign-posting, tree planting or litter clearance. In certain cases, specific proposals may involve the Council in major expenditure. In others, opportunities may reasonably arise when development is proposed.

2.47 The priorities are set out in Part 5 under the different land uses and the town centre for each town. Some features and improvements are mainly local in their significance but others are also important in relation to Policy 21 - Landscape and Open Space Pattern in Towns. These relate to the priorities marked with an asterisk (*) in Part 5.

Policy 23 - Aircraft Noise

In areas defined as seriously affected by aircraft noise, the Council will permit development only if the following criteria are met:

	LEVEL OF AIRCRAFT NOISE TO WHICH SITE IS OR IS EXPECTED TO BE EXPOSED		
	60 NNI and above	50 - 59 NNI	35 - 49 NNI
Dwellings	Refuse	No major new developments. Permit infilling only with appropriate sound-insulation.	
Schools	Refuse	Most undesirable. When, exceptionally it is necessary to give permission, e.g. for a replacement school, sound insulation should be required to a standard consistent with Government guidelines.	Undesirable. Sound insulation to be required to a standard consistent with Government guidelines.
Hospitals	Refuse	Undesirable	Each case to be considered on its merits.
		Appropriate sound insulation to be required	
Offices	Undesirable	Permit	Permit but advise insulation of Conference Rooms depending upon position, aspect etc.
	Full insulation to be required		
Factories Warehouses, etc.	Permit (It will be for the occupier to take necessary precautions in particular parts of the factory depending on the processes and occupancy expected).		
Hotels	Permit with insulation		Permit
Note: where an area, for development is crossed by a NNI, the site should be treated as lying wholly within the highest NNI which affects the site			

2.48 Aircraft from Luton or Stansted Airports fly over North Hertfordshire when landing or taking off. The impact from aircraft noise is presently assessed by a Noise and Number Index (NNI)* which takes account of the noise and numbers of types of aircraft. In addition, there has been a number of social surveys over the years at Heathrow into public reaction to aircraft noise, particularly in relation to sleep disturbance; the results may well relate to other communities near other large airports. The Council knows that the NNI method has technical deficiencies but accepts that Circular 10/73 remains current Government advice. The method and criteria will be kept under review.

2.49 The NNI method allows 'footprints' to be drawn of areas subjected to noise levels considered to cause a nuisance to people. These are shown on the Proposals Map.

Part 3
Development Policies

PART 3 : DEVELOPMENT POLICIES

3.1 Concern to protect and enhance the environment must be balanced with the need to make provision for new development. North Hertfordshire's amount of development is guided by the currently approved Structure Plan Review incorporating Alterations 1991 and present regional guidance. This Structure Plan caters for the housing needs of the whole of Hertfordshire, assuming no overall in-migration.

3.2 Within North Hertfordshire, development for housing to 2001 is based upon an estimate of opportunities in 1990. From the expected 8000 dwellings, in the period 1986 - 2001 (Structure Plan Policy 60), the need for employment land may be derived and a population level calculated. In turn, these figures are the basis for the requirement for business floorspace. 1981 - 96, at 42,000 square metres (Structure Plan Policy 65).

3.3 Broadly, the location of this development, and any social or community development to accompany it, is guided by Structure Plan policies. These and environmental features are expressed in detail in Part 2 of this Local Plan. The following gives more detailed guidance for development proposals in general and in specific terms, based upon information at 31st March 1993.

Policy 24 - Agricultural and Forestry Land

On land in the countryside used, or capable of use, for agriculture or forestry, the Council will permit development proposals acceptable in rural areas if:

- (i) the land involved is not classified as Grade 1, 2 or 3A* by the Ministry of Agriculture, Fisheries and Food unless an exceptional case can be proven that no other suitable site exists;***
- (ii) the rural character of the area is retained or enhanced having regard to the current Government advice and grant schemes for agriculture, forestry and nature conservation and to the Hertfordshire Woodland Strategy;***
- (iii) the aims of landscape, archaeology, and nature conservation are met (Policies 11,12,13, 14, 15, 16 and 17); and***
- (iv) the highway network can cope with any additional traffic.***
(Structure Plan Policies 3 and 15)

3.4 The environment created by the predominant land uses of agriculture and forestry is the basis of North Hertfordshire's attractive countryside. Just 10 years ago, the need was to maintain and expand UK food production. At present, by contrast, there are substantial surpluses of the main agricultural products in western countries. The Government now wishes to foster the diversification of the rural economy so as to open up wider and more varied employment opportunities.

3.5 As a result, farmers and landowners are examining other ways of earning income from their land and assets. Yet, there needs to be a continued balance between urban and rural land use, in particular to protect the countryside for its own sake. Also, land is a national resource for the long term and should be protected from irreversible development. Thus the priority is to retain the best agricultural land.

3.6 The Council does not wish to inhibit new rural enterprises and supports the need for diversification of the rural economy. This does not mean that urban uses should spread into the countryside; in fact the policies for the Green Belt (Policy 2) and Rural Areas beyond the Green Belt (Policy 6) still apply. Instead, alternative activities must fit into the rural setting, enhancing it where possible, and must avoid the permanent loss of high quality land as a natural resource. In doing so, proposals should have regard to the diverse needs of landscape conservation, archaeology, nature conservation and recreation.

Policy 25 - Re-use of Rural Buildings

- (i) The re-use of rural buildings for commercial, industrial, or recreational purposes will be permitted provided that:***
 - (a) the form, bulk and general design of the building are in keeping with its surroundings;***
 - (b) the building has not become so derelict that it could be brought back into use only by complete or substantial reconstruction;***
 - (c) the new use will not have an adverse effect on the environment or on highway safety,***
- (ii) The re-use of rural buildings for residential purposes will be permitted provided that:***
 - (a) there will be no adverse effect on the local rural economy;***
 - (b) the building will not require extensive alteration, rebuilding and/or extension;***
 - (c) the use of the building and its curtilage will not harm the character of the countryside, or have an adverse effect on highway safety.***

Part 3

Development Policies

- (iii) The re-use of buildings in the Green Belt which are of permanent and substantial construction will be permitted where the above criteria are met and provided that the new use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.***

3.7 Since man started managing the countryside, a variety of buildings have been constructed to meet the needs of agriculture and the rural population. Many of those which still survive are of considerable age and have special architectural or historic interest which makes them worthy of "listing". Proposals to convert these rural buildings will be considered by the Council in the light of Policy 18. Whilst the Council accepts that new uses for such buildings may often be the key to their preservation, it will seek such uses which retain their architectural and historic features and do not damage their fabric. Additionally buildings should be in sound condition and capable of conversion without extensive rebuilding (a structural survey would normally be expected to establish this).

3.8 Changes to rural social life and in particular to the practices and needs of farming sometimes result in buildings like these being no longer suitable for their past uses. They are worth keeping and owners often look for another economic use either through re-use or conversion. The Council sees these situations as an opportunity for diversifying the rural economy, and will support suitable new uses. The re-use of buildings for leisure activities in preference to new development is a particular example. This refers mainly to buildings previously in agricultural use but others, such as chapels, may also be involved. Whilst the policy relates to the rural areas within and beyond the Green Belt, the Council's general aim is still to restrain development and so, if new uses are permitted, any further expansion may be restricted. Conversion from a residential use may be acceptable provided that it meets the aims of Policy 25 and does not involve the total loss of dwelling. Permitted development rights may be restricted where appropriate to retain the character of a building and its surroundings. As part of the development control process consideration will be given to the adequacy of rural roads in providing satisfactory access.

Policy 26 - Housing Proposals

Provision is made for about 8000 dwellings between 1986 and 2001. For housing proposals, the Council will accord with strategic guidance by permitting development:

- (i) on sites listed in Part 5 and shown on the Proposals Map;***
- (ii) on sites within Residential Areas and elsewhere, if the proposal is acceptable in that location within the environment and character of the existing area; and***
- (iii) involving conversions or changes of use, if acceptable for that building and in land use and environmental terms.***

Development proposals which involve the loss of land from existing employment use, and allocated for that purpose to meet the District's employment needs, will generally be refused. Developers of large housing sites in urban areas must have regard to the provisions of Policy 29A concerning affordable housing.

(Structure Plan Policy 60)

3.9 In 1992 the Secretary of State approved the County Structure Plan Review incorporating Alterations 1991 and estimated the capacity for additional dwellings in North Hertfordshire between 1986 and 2001 as 8000. The Structure Plan contains a strategic policy that a significant number should be built at North East Stevenage (Policy 4). Planning permission has now been granted for approximately 1300 dwellings at Wellfield Park (NES1) within North Hertfordshire District, and the alignment of the Green Belt in this area allows for approximately 500 dwellings at NES2, (with a further 300 dwellings in Stevenage Borough). Of these, some 1200 dwellings are expected to be completed by 2001. The expectation is that the balance will be from (i) sites already developed since 1986 (ii) sites under construction, (iii) sites with detailed or outline planning permission and shown in the District Local Plan No.2 (iv) windfall sites previously not known about but available and acceptable in land use terms, and (v) small sites and other changes (including conversions and changes of use) to buildings which can reasonably be expected. The Council consistently carries out its duties in terms of keeping under review the supply of housing land. Monitoring of residential development potential throughout the District takes place quarterly and a housing monitoring report is produced annually. Both of these items are made available upon request.

3.10 The Council considers that sufficient land is being provided to meet the strategic requirements of the Structure Plan and the Secretary of State. At 31st March 1993, commitments in North Hertfordshire amounted to 1777 dwellings. In addition there were 774 estimated dwellings identified on the proposal sites, included in Part 5 of this Plan, and likely to be developed during the plan period to 2001. These sites without planning permission were distributed as follows:

Baldock	79
Hitchin	265
Letchworth	71
Royston	217
Excluded Villages	142

The full potential for housing in North Hertfordshire, at 31st March 1993, is as follows for the period 1986 to 2001:

Net increase in housing (1/4/86 - 31/3/93)	3894
Dwellings under construction	318
Dwellings with planning permission	1459
Estimate of proposals sites without permission likely to be developed before 2001	774
Policy 4 - North East Stevenage	1200
Windfall Allowance	900
Other Changes	160
Total	8705

Approximately 600 dwellings can be expected to be provided at North East Stevenage post 2001.

3.11 In this Local Plan, the Council has carefully examined its strategic role and the need to draw long term boundaries to the Green Belt. A limited number of sites has been found and judged not to contribute to the open countryside between towns and nearby settlements.

3.12 The Council considers these sites should be a husbanded resource for development in the future. As such, they are treated in this Plan as 'Special Restraint Areas' (Policy 10). In defining the long-term limits for settlements surrounded by the Green Belt, the Council's view is that no more sites exist for further expansion. So, some development capacity for housing, employment and other uses exist in 'Special Restraint Areas' for after 1996. However, future Local Plans may have to meet development needs other than by urban expansion.

3.13 Within the towns, the Council supports making the best use of urban land but not at the expense of destroying their general character. Change is necessary and so the Council believes that development should be an opportunity to create attractive new environments and improve the older ones for people.

Policy 27 - Hostels, Multi-occupied Buildings and Dwelling Conversions to Flats

For hostels, multi-occupied buildings and conversions of individual dwellings to two or more flats, the Council will only permit development proposals if:

- (i) this is acceptable in environmental (e.g. design of extensions) and amenity (e.g. provision of outdoor garden/drying areas or relationship to neighbouring properties) terms; and***
- (ii) off-street parking meets the required standard (Policy 55).***

3.14 Many older parts of North Hertfordshire's towns have large houses in mature landscape areas. These have an 'established' character which could easily be destroyed, not necessarily by the conversion of one dwelling but of several. The overall result can be a loss of landscaping as private gardens are sub divided or extra parking provided, or as on-street car parking increases to an undesirable level for traffic safety and amenity reasons.

3.15 Environmental problems also frequently occur as a result of the conversion of smaller terraced houses. The result can be very small 'living' accommodation, inadequate garden areas and a lack of car parking spaces. Even couples now possess two cars and the Council now expects to provide for the population's needs, today and in the future. Similar concerns relate to buildings, new or converted, for hostels and other forms of multi-occupation. Whilst a dwelling may be converted to be occupied by up to six people, the Council wishes, at least, to retain the character of the urban areas.

Policy 27A - Flats over Commercial Property

Above shops and other commercial premises included in Classes A1 -A3 of the Use Classes Order 1987 and business uses in Class B1(a), the Council will normally permit proposals for the conversion and change of use of upper floors of commercial accommodation to residential, provided that the proposal: (i) does not conflict with other policies in the Plan, and (ii) achieves a satisfactory living environment in the newly created residential property.

Part 3

Development Policies

3.16 Much potential exists in turning empty and under-used floorspace above commercial premises back into use as housing. To turn the upper floors of older shopping areas into useful rentable housing will provide income from rents to shop owners helping to make the future of these areas more secure. The refurbishment and improvement of older buildings will enhance the environment and help protect their fabric, particularly in town centre shopping areas.

3.17 Following the issue in September 1992 of Housing Circular (28/92) -Social Housing Over Shops, the Council has been successful in its first bid to receive an allocation enabling the authority to be issued with Supplementary Credit Approval to produce eleven units of accommodation in the year 1993/94. the circular provides further information on the funding framework for such schemes.

Policy 28 - House Extensions

For house extensions, the Council will normally only permit development proposals if:

- (i) the extension is sympathetic to the existing house in height, form, proportions, window details and materials; and**
- (ii) pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey.**

Rear extensions should not dominate adjoining property and should be well related to the levels of adjoining properties, the direction the house faces, and the distance between the extension and the windows in the next door properties. For extensions less than 3 metres from the rear main wall of the existing house, the Council will normally permit development.

Side extensions adjoining a residential plot to the side will normally be refused if, at first-floor level or above, less than 1 metre from the boundary.

The Council will normally refuse proposals for extensions which would result in a deficiency, or worsen an existing deficiency, of off-street car parking spaces based upon standards in Policy 55.

3.18 Existing houses in 'established areas' or those built as part of an 'estate' are often designed to a reasonably high standard. However, a continuing demand for house extensions in an area can result in a poorer living environment in the street scene and for next-door neighbours unless they are sympathetically designed and properly relate to the dwelling and its surroundings.

3.19 Too often, extension proposals pay little attention to these effects or even to the character of the existing house. Any size of extension will either add to or detract from the built environment. This is the proper concern of the Council as local planning authority, which believes it should resist mediocre and bad design. Encouragement will be given to good design through advice and guidance, and the unacceptable will be refused.

Policy 29 - Rural Housing Needs

For local rural housing needs, the Council may permit specific development proposals for special small-scale housing designed to meet a proven local need as an exception to its normal policies in the Green Belt (Policy 2) and the Rural Areas beyond the Green Belt (Policy 6) outside Selected Villages (Policy 7) but only if:

- (i) the proposal is expressly designed to meet a specific and proven local need;**
- (ii) the need cannot be met in any other way;**
- (iii) the occupation will be limited to certain people, who immediately prior to an allocation were:**
 - (a) first time buyers; or**
 - (b) retired or disabled people who have lived or worked in the areas specified in (iv) for at least one year; or**
 - (c) households living in sub-standard accommodation, or**
 - (d) households not having separate accommodation; or**
 - (e) persons on or eligible to be on the Council's Housing Waiting List; or**
 - (f) immediate descendants of presently resident persons who have themselves been a resident in the area specified in (iv) for the past year; or**
 - (g) in permanent employment in the area specified in (iv) or have the offer in writing of a job in that area which will be accepted if a unit of accommodation is offered;**

- (iv) future occupants come from the local area which includes (a) the identified parish; and (b) the immediately adjoining parishes;*
- (v) the proposal will in the long term succeed financially in providing for local housing needs;*
- (vi) the housing will be managed so as to prevent any part of it becoming available on the general housing market;*
- (vii) the proposal is visually sympathetic to the existing character of the settlement to which it will relate and, in the view of the Local Planning Authority, does not detract from that character or the landscape around;*
- (viii) the aims of this policy have been secured in a binding legal agreement; and*
- (ix) where the proposal is in the Green Belt it is located within an existing settlement and is consistent with the function and purposes of the Green Belt.*

Housing proposals which only offer an initial discounted purchase price will not normally be considered as conforming with this policy.

3.20 Whilst most of the new dwellings will be built in the towns of Baldock, Hitchin, Letchworth and Royston (Policy 8), 'excluded villages' (Policy 5) and 'selected villages' (Policy 7), the Council recognises the housing need expressed by local people. The purchase of housing in the rural areas of North Hertfordshire is usually beyond the means of local young people. Even the elderly have difficulty in finding suitably priced smaller accommodation. The Government has indicated a willingness to support local authorities who wish to accept exceptional development to meet these needs within and outside the Green Belt. This will involve land which would otherwise not be acceptable for development and would be permanently limited in tenure and to occupation by specified groups of people. In effect, future sales on the open market will not be possible. As part of this initiative, the Council will encourage the use of its own land as part of its enabling role in the provision of locally needed housing.

Policy 29A - Affordable Housing for Urban Local Needs

In considering the residential development of sites within the urban areas, the Council will seek to negotiate the inclusion of affordable housing to meet local needs. The Council will seek a provision of 25% of units in the district as a whole, on sites for twenty or more dwellings; and in considering the proportion for individual sites, regard will be had to the housing needs of the local area, the economics of provision, and individual site and market considerations.

Affordable housing will include: dwellings where occupancy is restricted to local people in need; and where environmentally acceptable, high density developments of small affordable open market housing.

The Council will seek to ensure that dwellings made available to local people in need will be reserved to meet such need in the future through a housing association or other social trust; or through an appropriate planning agreement under section 106 of the Town and Country Planning Act 1990; or through partnerships between the Council and developers.

For the purposes of this Policy, 'local people in need' are, in the case of proposed development:

- (a) in a town, live currently in that town or an adjoining parish, and*
- (b) in excluded or selected villages, live currently in that village, its parish or an adjoining parish.*

For the purposes of this policy, the occupation of affordable houses will be limited to local people in need who immediately prior to an allocation were:

- (i) first time buyers; or*
- (ii) retired or disabled; or*
- (iii) households living in sub-standard accommodation; or*
- (iv) households not having separate accommodation; or*
- (v) persons on or eligible to be on the Council's Housing Active Waiting List; or*
- (vi) in permanent employment in the areas specified in (a) or (b) above.*

3.21 Any housing that is accessible to people who cannot afford to buy, lease or rent housing appropriate to their needs on the open market will be considered "affordable housing". The cost of home ownership is now beyond the reach of a notable proportion of local people and opportunities to rent appropriate affordable accommodation are few. The Council is aware that insufficient new accommodation is being provided in the District to meet this need. The Council, as part of its enabling role, wishes to encourage the providers of housing in the District to address this need and will normally expect about 25% of all urban sites with a capacity of twenty or more dwellings to be affordable housing.

Part 3

Development Policies

3.22 The policy will apply within the four main settlements of the District; that is the towns of Baldock, Hitchin, Letchworth and Royston; and also the five Excluded Villages (Policy 5) and the nine selected villages beyond the Green Belt (Policy 7). Outside these settlements affordable housing may be provided, as an exception to normal planning policy, in accordance with Policy 29 - Rural Housing Needs.

3.23 When negotiating for affordable housing, the Council will do so against the background of the district wide Housing Needs Survey that was undertaken in November 1993. This revealed that there were 6,700 households in need made up of 5,300 existing households and 1,400 concealed households. With these included the total number of households in need would be 9,100.

Policy 30 - Replacement or Extension of Dwellings in the Countryside

For existing dwellings anywhere in the countryside outside excluded or selected villages, the Council will normally refuse proposals for their replacement or extension if a materially greater impact would result. A landscaping scheme related to the surrounding countryside will be expected. Also, extensions will normally be refused if they result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling.

3.24 There still remain small dwellings, often previously agricultural workers' cottages, in the countryside. When sold, they provide an attractive opportunity for large extensions or rebuilding within the site, perhaps adding farmland to the garden at a later date. This process can result in a loss of the character of that part of the countryside and a dwelling of new appearance and major visual impact in areas where new houses are not normally permitted. The Council seeks to limit this form of erosion of the District's character, and to restrain development outside the towns and chosen villages. Generally, the Council expects only modest extensions or increases in the size of buildings to be acceptable in these situations.

Policy 30A - Extension of Institutional Establishments in the Countryside

In the rural areas, the Council will normally permit development proposals for extensions to residential care homes or similar institutional establishments, except where there is an unacceptable adverse impact on the surroundings of the site by reason of:

- (i) an excessive increase in floorspace relative to the size of the site; or***
- (ii) poor design; or***
- (iii) unsatisfactory access; or***
- (iv) excessive traffic generation; or***
- (v) inadequate parking arrangements; or***
- (vi) detrimental impact upon neighbouring properties.***

In the Green Belt development by institutions is subject to the same controls as any other development.

3.25 There is an increasing demand for accommodation in care homes due to the increasing population of elderly persons. Because these specialised types of institutional accommodation will still need to be created in the future it is essential that any extension proved to be necessary is designed to a high standard in sympathy with its surroundings and relating well to adjoining properties. The Council wishes to retain the environment and character of the countryside.

Policy 31 - Agricultural Workers' Dwellings

For an agricultural worker's dwelling, the Council will only permit a development proposal with a condition limiting the present or past work of the occupier, dependants and/or surviving spouse to local agriculture if:

- (i) the agricultural activity is firmly established and likely to remain so;***
- (ii) the dwelling is essential to that activity's efficiency;***
- (iii) other agricultural dwellings in the locality are shown to be not available or suitable;***
- (iv) the siting and design of the dwelling do not detract from the visual character of the area; and***
- (v) appropriate landscaping is added to set development into landscape.***

A financial assessment of the enterprise may also be required to demonstrate that a new dwelling of the size required can be sustained by the unit.

3.26 At times, farming practices change and a need for housing an agricultural worker is considered acceptable within the rural area, either in the Green Belt or beyond. The Council considers that cautious consideration needs to be given to such proposals in order to restrain development, to protect the countryside of North Hertfordshire, and to make the best use of the present number of 'agricultural' dwellings.

Policy 32 - Temporary Agricultural Workers' Home

For a temporary mobile home or caravan in connection with agriculture, the Council may permit a Development proposal solely for an agricultural worker for an appropriate limited period if:

- (i) it is reasonably needed to establish an agricultural holding and/or to demonstrate the activity's long term viability; and*
- (ii) its siting has the minimum adverse impact in the landscape and the surrounding area.*

3.27 On a few occasions, the need exists for someone to live 'on site' when setting up a new farming business or small holding. The Council will treat genuine proposals sympathetically and may allow temporary accommodation to enable the viability of a business to be proved before a planning application for a permanent dwelling is made.

Policy 33 - Relatives and Staff Accommodation

For the accommodation of relatives, dependants or staff within the grounds of an existing dwelling, the Council will permit the development proposal if:

- (i) a genuine need can be shown; and*
- (ii) its size is small and it is physically related to the existing dwelling, normally by the adaptation or extension of existing accommodation; and*
- (iii) future occupancy is restricted, either to the purpose stated or to that ancillary to the existing dwelling, by condition with any planning permission.*

3.28 Some houses can be extended so that parts may be divided off and self-contained. Usually, this is only possible where the dwelling is in large grounds. So, the situation of conversions (Policy 27) is not relevant. Certain people, for example a family with elderly or infirm grandparents, may wish to have their relatives living nearby. Similarly, with larger houses, separate accommodation for staff may be desired. In looking to the long term, the Council wishes to avoid the creation of separate and independent dwellings which would be unsatisfactory in terms of access, parking, privacy, amenity, and the established character of the area.

Policy 34 - Residential Caravans and Mobile Homes

For mobile homes and caravans the Council will normally refuse proposals for extensions to existing sites or the provision of additional sites whether the structures are grouped or individual.

The Council will normally refuse proposals for replacement of mobile homes or caravans by permanent housing on existing sites in the Green Belt (Policy 2) or Rural Areas beyond the Green Belt (Policy 6) in order to retain low cost housing.

The Council may, in special circumstances, permit the use of land for mobile homes or caravans on a temporary basis if:

- (i) there is a proven need: and*
- (ii) there will be little or no likelihood of a replacement application to renew the permission for a further temporary period; and*
- (iii) particular attention has been paid to its siting, appearance, setting and landscaping.*

3.29 Caravans and mobile homes provide one form of accommodation to meet housing needs in North Hertfordshire. However, given that many existing parks are in the countryside, including the Green Belt, this does not mean that the erection of permanent dwellings is an alternative to the use of land for parking mobile homes or caravans.

3.30 The Council recognises that the requirements to find appropriate sites to meet identified needs for gypsies in the District will be met in order to secure designation under the Caravan Sites Act 1968.

Policy 35 - Loss of Dwellings

If the loss of any existing dwelling is involved, the Council will normally refuse the conversion to a non-residential use of any residential accommodation which is capable of remaining so used with or without adaptation to retain a dwelling unit. Exceptionally, a dwelling may be lost to meet the aims of shopping frontages in town centres (Policy 43).

3.31 Development on green field sites may be necessary when the need cannot be met from within the towns and appropriate villages. Yet within urban areas, particularly town centres, pressure exists to convert living accommodation to offices or other commercial use. Also, owners of large dwellings in towns as well as rural areas may seek another use for the building because of high maintenance costs or other reasons. These dwellings are a valuable part of the housing stock because of their size, location and the housing needs that they could meet. The Council believes they should not be lost as dwellings and that they often perform an important role in retaining a liveliness in town centres, or are part of an area's character.

Policy 36 - Employment Provision

For employment uses, the Council will permit proposals, particularly for small firms, for development and redevelopment to meet the needs of the available labour supply and changes in the local economy:

- (i) within Employment Areas, particularly sites specified in Part 5 and shown on Proposals Maps;***
- (ii) elsewhere which is appropriate in land use, highway, settlement character and amenity terms.***

In addition to the above, regard will be had to the criteria of Policies 64 and 65 of the Hertfordshire County Structure Plan Review incorporating Approved Alterations 1991.

The Council will limit some areas of the towns to business uses because of environmental and highway constraints, as set out in Policy 37.

3.32 The Secretary of State, in approving the County Structure Plan Review incorporating Alterations 1991, agreed that a criteria based approach to the provision of land for business use is appropriate to the circumstances of Hertfordshire. In so doing, he deleted references previously included in the submitted County Structure Plan Alterations 1991 for provision in North Hertfordshire 1986-2001, of 137,000 square metres of business use and 79,000 square metres for general and special industrial uses and warehousing. The County Council's Annual Structure Plan Statement 1993 has given further guidance on provision for B1 uses in the District (1986-2001) by issuing a revised figure for provision of 97,000 square metres of gross floorspace.

3.33 In order to secure a balance between employment and housing the Structure Plan previously sought to provide quantitative floorspace guidance for business use. Whilst appreciating that the Secretary of State considered that an approach based on a set of criteria was more flexible, the original provision guidelines were derived from the number of jobs required in that sector over the plan period.

3.34 During the period from 1st April 1986 until 31st March 1993 development for B1 uses in North Hertfordshire amounted to about 119,700 square metres of which 18,400 square metres was located within town centres. Similarly, commitments at 31st March 1993 for B1 uses were 130,400 square metres overall, with 10,500 square metres in town centres. For general industrial and warehousing (B2-B8) uses 52,800 square metres of floorspace has been built with a further 18,200 square metres committed at 31st March 1993. At the same date, there was an additional 12.4 hectares of vacant sites available for B2-B8 uses throughout the District.

3.35 Taking into account floorspace completed since 1st April 1986, together with current (31st March 1993) vacant and committed floorspace and potential of vacant sites available for development, some 12,400 jobs could be created. Further jobs are likely when new shopping proposals are implemented.

3.36 The Council supports the local economy and wishes to ensure job opportunities for local people. Also, the needs of local businesses are understood insofar as trying to maintain a diversity in the local economy and, in particular, the sizes of premises concerned. Apart from existing opportunities and the specific business use requirements, the Council recognises the need to draw proper urban limits to North Hertfordshire's towns. This means that some of the land proposed as Special Restraint Areas will be available for employment uses, if needed after 2001.

Manufacturing Uses

3.37 The basis of much of the area's economy is manufacturing. In order to provide for the future, the Council wishes to encourage these uses, to avoid their loss to other uses, and so to resist any pressure on green-field sites. However, a change of use from manufacturing (B2 Use Class) to business use (B1 Use Class) is 'permitted development'. Thus, a policy trying to prevent conversions to business uses is not practical.

Warehouse and Distribution Uses

3.38 These uses need good access routes for goods vehicles which do not harm the amenities of local residents and adversely affect other road users. However, no areas in North Hertfordshire are considered particularly suited to this use alone.

Policy 37 - Business Uses (B1 Use Class)

For business uses, the Council will permit development proposals:

- (i) primarily in town centres outside Town Centre Shopping Areas, (Policy 44) particularly as part of urban renewal where old buildings are re-used and the area's character is enhanced;***

- (ii) on sites specified for this use listed in Part 5 and shown on the Proposals Map; in these areas and sites, permission for employment uses other than business class B1 will not normally be permitted when the use would be harmful to residential amenity or to the environment generally; and*
- (iii) elsewhere, primarily through urban regeneration and renewal, if appropriate in land use, highway, settlement character and amenity terms.*

The Council will have regard to Policies 64 and 65 of the Hertfordshire County Structure Plan Review incorporating Approved Alterations 1991.

3.39 Business uses, by definition in planning law, include office and light industrial land uses which are acceptable adjacent to residential properties. As a result, the jobs in this category are likely to be created in many parts of North Hertfordshire's urban areas.

Policy 38 - Petrol Filling Stations

For petrol filling stations, the Council will refuse development proposals in open countryside or at the entrance to a village unless:

- (i) an exceptional need exists; and*
- (ii) the proposal is appropriately located in the landscape and carefully designed.*

Where a petrol filling station is acceptable close to a housing area, the Council will protect the amenities of residents and may:

- (i) limit the hours of opening and level of illumination;*
- (ii) control the siting and operating times of noise-making activities;*
- (iii) control advertisements so that they complement the site and surroundings, and are not intrusive because of either the number, size, type, materials, or intensity and type of lighting; and*
- (iv) limit the sale of goods or services to those either ancillary to the station or of small scale, unless a need can be shown and adequate car parking provided.*

3.40 The use of cars and other vehicles has risen, and will continue to rise. Very many more people now own a car or have a company car, and more goods are carried by road than even five years ago. The availability of fuel throughout the day and night is now being supplemented by the sale of other goods including food. Thus, the interests of the operator are to make a petrol filling station obvious to road users and to maximise the sales from it. These aims do not necessarily fit in with the protection of either the countryside, or the visual character and amenities of an area.

Policy 39 - Leisure Uses

For leisure uses, the Council will normally permit development proposals which are acceptable in land use and environmental terms, and according to the following criteria:

- (i) high intensity leisure uses (such as facilities for the arts, dance, health and fitness, or cinemas, theatres and hotels) are acceptable in town centres with good accessibility where this would strengthen the role of the town centres;*
- (ii) medium and low intensity leisure uses (such as sport and limited ancillary buildings) will normally be permitted within towns outside town centres, between towns and exceptionally within rural settlements in other rural areas to meet only rural community needs; and*
- (iii) low intensity leisure development will normally be permitted between towns where it would improve the rural environment or it would prevent coalescence between towns.*

(Structure Plan Policy 16)

Policy 39A - Golf Facilities

For golf facilities, the Council will normally permit proposals for their development if:

- (i) the facilities will not result in the loss of, or damage to features or areas of special visual, natural, archaeological or historical importance identified in the Plan or which can be shown to be of importance; and*
- (ii) the proposal does not include ancillary development beyond that which is reasonably required for the proposed type of golf facility; and*
- (iii) the site has good access to the road network, and maintains (and where possible, improves) rights of way; and*

Part 3

Development Policies

- (iv) the site and any ancillary development, including car parks, is designed and landscaped to a standard and finish in keeping with its location, especially in areas of special visual importance (e.g. Areas of Outstanding Natural Beauty, Landscape Conservation Areas and Conservation Areas).**

3.41 Golf courses can make a positive contribution to the existing landscape of the District, providing they are appropriately designed, located and constructed. Accordingly, the Council's policy is a positive one. Moreover, to help potential applicants, the Council has prepared Supplementary Planning Guidance Note 4 which includes a full glossary of golf facility definitions. Additionally, SPG4 sets down the information required as part of any application and the likely acceptability of a particular type of golf facility in specific locations. In every case, the Council encourages informal discussion before each stage of the proposal's preparation and would wish to see all details of the site and of the impact of the development proposed, including the effect on public rights of way. To secure appropriate development of golf facilities, the Council will, where appropriate, use a planning agreement under Section 106 of the Town and Country Planning Act 1990.

Policy 40 - Tourism

For tourist attractions, the Council will sympathetically consider development proposals according to the location, scale and extent of associated buildings, the level of activity, numbers of visitors expected and intensity of use. Subject to this, the Council will normally permit tourism proposals:

- (i) within town centres outside shopping frontages, particularly if this involves the retention and protection of a listed building consistent with Policy 18 - Listed Buildings, provided the objectives of Policies 43 and 44 are met;**
- (ii) elsewhere within the urban area if the other objectives of this Plan are met;**
- and**
- (iii) in the rural area, only if the other objectives of this Plan are met.**

In all cases, the Council will take account of the type and scale of use proposed in terms of the impact upon the area's character, wildlife, environment and roads. If this impact is unacceptable, the Council will refuse development proposals.

Policy 41 - Hotels

For hotels, the Council will normally expect provision to be made within the urban areas.

3.42 The increase in leisure time available to people is resulting in a growing need to provide more facilities to cater for arts, cultural, sports and informal recreation activities. Generally, the towns are the best locations for facilities which may include large buildings and related car parking; for example cinemas, theatres and halls. Also, the current interest in hotel developments should be directed here. In a range from town centres to the remoter rural areas, intensive forms of leisure use are appropriate in urban areas whilst informal picnic areas are appropriate in the countryside.

3.43 Most of North Hertfordshire is countryside and, to preserve its rural character, any changes will need to relate to its shape, the trees and hedges, and the pattern of fields and woods. Some of this countryside lies between towns and villages, and in the Green Belt around Baldock, Hitchin and Letchworth, and neighbouring Stevenage. Fortunately, only a few of these buffer areas suffer severe fringe problems of mineral extraction, degraded landscapes, trespass and rubbish dumping.

3.44 The Council provides many facilities and opportunities for leisure and a Leisure Strategy is being prepared. This will lead to increased provision subject to financial constraints. Nevertheless, the Council strongly supports making the best use of existing resources and opportunities, and in particular seeks the dual use of education facilities. However, the role of the private sector is growing. Furthermore, the possible alternative uses for agricultural land include a variety of recreational activities ranging from golf courses and leisure parks to farm trails, clay pigeon shooting or nature reserves. The Council considers that the appropriate locations for most leisure activities will depend upon their impact on the environment, the highway network, the amenities of residents and the character of the area. Thus, suitable sites may range from the town centre, to suburban housing estates, to the edges of town, and to different parts of the countryside.

Policy 42 - Shopping

For retail uses, the Council will permit development proposals:

- (i) which support and maintain shopping as the main activity in town centres, but only if these safeguard and enhance the environment of the three historic towns of Baldock, Hitchin and Royston and the World's First Garden City, Letchworth;**

- (ii) for convenience goods retailing on sites identified in Part 5 and shown on the Proposals Map subject to a limitation on the scale of development where necessary in order to not seriously affect the vitality and viability of a nearby town centre;*
- (iii) for non-food retail warehouse development on sites identified in Part 5 and shown on the Proposals Map. Where appropriate, conditions may be imposed to limit the scale of development and types of goods sold in order to not seriously affect the vitality and viability of a nearby town centre;*
- (iv) elsewhere in the District only in exceptional circumstances, where:*
 - (a) the proposal cannot be accommodated within a town centre because of: the centre's nature or lack of space; damage to its character, overloaded roads, car parking, and servicing facilities, or it is under 1,500 square metres in a local centre to serve local shopping needs;*
 - (b) the proposal does not seriously affect the vitality and viability of a nearby town centre as a whole;*
 - (c) the proposal is accessible to the general public on foot or by private or public transport, assists urban renewal, and does not take land required for other employment uses or for housing; and*
 - (d) the traffic generation implications of the proposed development are acceptable in highway and environmental terms.*

(Structure Plan Policies 66, 67, 68 and 80)

3.45 North Hertfordshire's town centres have developed on the basis of their original layouts. Baldock, Hitchin and Royston have mediaeval origins which are evident today, and Letchworth retains its original pattern as the World's First Garden City. Their layouts and important buildings have constrained development opportunities if comparisons are made with other towns in the region. Yet, they have maintained their prosperity and adapted to new shopping patterns.

3.46 Within the last ten years, however, the pace of change has quickened and the larger retailers have tried to build large stores either out of town on a green field site or at the edge of the town centre. The County Council has taken into account these trends and Structure Plan policies seek (i) to steer large new shopping developments to the larger regional centres such as Stevenage, and (ii) to support and encourage existing town centres by resisting proposals which are a threat to their future economic and physical well-being.

3.47 In North Hertfordshire, proposals for retail development not in the town centres increased significantly in 1989 and 1990. If permitted, the gross retail floorspace would have significantly exceeded the County Council's estimate of 15,000 square metres growth in the period 1981 - 1996. As the District Council was concerned about the scale of the potential increase and the relative impacts on the District's four town centres, consultants were asked to examine the scope for more retail floorspace in relation to the probable expenditure patterns of the surrounding population and, thus, the acceptability of the then current proposals. Their report in 1990 indicated that there was considerable scope for floorspace growth and off-town centre developments which would not harm the vitality and growth of town centres.

3.48 Thus, the Council fully supports a strategic approach whereby certain towns play a more significant role in catering for retail expenditure than others. Also the Council seeks to implement Structure Plan Policy 68 and maintain existing town centres so long as this is consistent with the maintenance and enhancement of the historic core. This is also in line with Government advice in PPG6 (1988) - Planning Policy Guidance on Major Retail Development. Consequently as a few opportunities for town centre investment do currently exist, proposals in Part 5 of this Plan seek to encourage appropriate development, which in particular will renew the built fabric of town centres. Furthermore, the Council is intent upon improving conditions within all of North Hertfordshire's town centres to make them more attractive for everyone. A programme of environmental and traffic management improvements has been started and, subject to finance, will be continued.

Policy 43 - Shopping Areas in Town Centres

Within town centre Shopping Areas, the Council will permit development proposals:

- (i) within Shopping Frontages, normally only if the proposal is for a retail use on the ground floor (A1 Use Class);*
- (ii) elsewhere within Shopping Areas;*
 - (a) for retail uses and eating/drinking places on the ground floor (A1 and A3 Use classes); or*

- (b) for other uses if it can be shown that the proposal will not disrupt the shopping pattern and will attract people to the centre or it is above ground floor level and does not mean a loss of a dwelling; and*
 - (iii) only if the environmental aims of the Local Plan are met, particularly in Conservation Areas (Policy 20), for shopfronts (Policy 45) and for advertisements (Policy 46).*
- (Structure Plan Policy 67)

3.49 Town centres depend for their success upon attracting customers; the economic benefit is likely to be greater for each individual business the more reasons there are for visiting a town centre. Each of North Hertfordshire's town centres has different characteristics in terms of the pattern and types of shops, services, convenience and environment. However, shopping remains the main land use in town centres and the important attraction for customers. Going to the shops usually means walking to different shops and perhaps comparing prices before buying. Clearly, a town centre with obvious central core of shops, mostly free of vehicles, is convenient for pedestrians and an attractive place for shopping and leisure activities.

3.50 Several factors need to be considered to improve the environment and convenience of town centres. One aspect involves limiting the intrusion of non-retail land uses in areas where the maximum concentration of shops is desirable and can relate to other improvements. To achieve this, the Council has defined Shopping Areas in Town Centres, where retail and other uses which attract people will be encouraged.

3.51 Within Shopping Frontages, the Council wishes to retain the attractiveness of the essential and continuous shopping cores of its town centres; only retail uses (A1 Use Class) will be permitted here. Exceptionally, the addition of a restaurant or similar use (A3 Use Class) within this core may add to its attractiveness. However, if permitted, the Council will add a condition to prevent a change to a service use (A2 Use Class) which would disrupt the continuity of shopping frontages.

Policy 44 - Other Areas in Town Centres

In Other Areas in Town Centres (outside Shopping Areas - Policy 43), the Council will also permit non-shopping land uses:

- (i) appropriate to the town centre; and*
- (ii) which maintain or enhance the area's character.*

In general, leisure uses will be encouraged, and service, community, hotel and conference, office and residential uses may be acceptable. However, in some areas, only specific uses will be suitable as described in Part 5 of this Plan and shown on the Proposals Map.

(Structure Plan Policy 67)

3.52 Outside the central shopping core, town centres are the location for many other land uses as well as shops selling goods which do not need a central position. These favour being close to each other, taking advantage of being close to the centre and therefore convenient to customers and other businesses with whom they may trade products or services. Increasing elements of these land uses are leisure, hotels and community facilities which the Council believes will make town centres more attractive to the public. Furthermore, a mixture of uses allows the best use of the existing buildings and development appropriate to retain the character of North Hertfordshire's towns, (see also Policies 39, 40 and 41)

Policy 45 - Shopfronts

For shopfronts, the Council will normally require the retention of existing ones where their architectural or historical interest, or design, relate well to their surroundings. The Council will only permit alterations or replacements if:

- (i) any published design advice is adhered to;*
- (ii) the design is in sympathy with adjacent shopfronts, with particular regard to fascia lines, stallriser heights, glazing, bay widths, materials and colours;*
- (iii) the design also respects the scale, character and construction of the building and appropriate adjoining buildings in the street scene;*
- (iv) the fascias do not extend up to or above first floor window sills;*
- (v) the fascias are not so deep as to be out of proportion with the building and adjoining buildings;*
- (vi) the fascias have a common depth on individual buildings serving two or more shop units;*

- (vii) the fascias have different depths on buildings with different architectural styles; and*
- (viii) the proposal meets the aims of Policy 18 - Listed Buildings, and Policy 20 - Conservation Areas where applicable.*

Policy 46 - Advertisements

For advertisements, the Council will grant consent for the display of new, or the retention of existing advertisements if they are (i) in keeping with the style or character of the area, building, mall or arcade; and (ii) not detrimental to visual amenity or highway safety because of the design, size, colour position and type or degree of lighting. In Conservation Areas, the Council will only grant consent for advertisements if:

- (i) the above criteria are satisfied;*
- (ii) they are fascia or hanging type of traditional materials, a minimum size needed to convey the message, with lettering either painted or individually applied to the fascia, and showing by painting or three-dimensional means the trade or service offered; and*
- (iii) normally, they are not lit; if illumination is necessary, this should be by tungsten lights or similar uncoloured lighting from above or suitably placed spotlights on the building. On Listed Buildings and in Conservation Areas, internal illumination of fascias will be resisted although illumination of individual letters will generally be acceptable.*

3.53 The quality of the environment in North Hertfordshire's towns is a constant theme in this Local Plan. The use of insensitive design to attract customers and advertise goods or services has all too often led to unattractive street scenes. The Council wishes to encourage good design, particularly where replacement leads to a better quality environment.

While the policies above set strict design criteria for shop fronts and advertisements, the Council intends to publish guidelines in leaflets as has already been done for Letchworth. Thus, garish, cluttered and poor design should not be replaced by a universal style of design. Innovation will be encouraged although with restraint so as to relate to the surroundings.

Policy 47 - General Aviation

For general aviation airfields, the Council will refuse development proposals for their increased use which could cause highway safety problems or greater nuisance from noise and from increased traffic on access roads.

3.54 The effect of aircraft on North Hertfordshire's residents is mainly the noise nuisance relating to Luton Airport. The constraints for future development are set out in the context of aircraft noise (Policy 23). General aviation refers to the activities of light aircraft, executive jets, scheduled services by aircraft with fewer than 25 seats and civil helicopters. The Council acknowledges the three existing 'general aviation' airfields at Baldock (Clothall Common), Langley and Nuthampstead but does not accept that these uses should expand, bearing in mind their location in attractive countryside and proximity to existing settlements.

Policy 48 - Telecommunications Apparatus

The special needs and technical problems of providing telecommunications will be taken into account when considering proposals for telecommunications apparatus, as will the potential environmental benefits. Within environmentally sensitive locations, the operator will be required to justify the choice of site and demonstrate why no alternative, such as mast sharing, is available.

Where the Council is satisfied that there is no alternative to meet the needs of the network, the following considerations will be taken into account:

- (i) the design, positioning and landscaping of the proposal, including its size, profile, colour and finish;*
- (ii) the opportunity for sharing the mast with other operators in the future;*
- (iii) the impact on any building where more than one fixture is proposed.*

Proposals for domestic satellite dishes will be considered against (i) and (iii) above.

3.55 Communications technology has improved rapidly and so has increased the need for radio transmitters and receivers. The line of the chalk hills through the District forms a ridge between the London Basin to the south and the clay vale in Bedfordshire and Cambridgeshire to the north.

Part 3 Development Policies

This ridge is a technically desirable area for siting radio masts. In addition short wave cellular telephone networks have been developed and need masts at certain points in the network. The Council will take account of the special needs and technical problems of telecommunications development. The Council seeks to keep the impact of masts to a minimum and so protect the landscape qualities of the District. In certain instances the placing of telecommunications apparatus on buildings is 'permitted development'. However, the Council considers that, where development requires permission, guidance is essential. In this respect, the Council has produced supplementary planning guidance (SPG5) indicating the Council's expectations from developers. For those who erect apparatus under permitted development rights, the Council would wish them to bear the above policy in mind to keep the visual impact to a minimum.

PART 4 : GUIDELINES AND STANDARDS FOR DEVELOPMENT PROPOSALS

4.1 New environments are created when development takes place, whether new houses, offices, factories or leisure facilities. The Council will guide new development to desirable locations in and around North Hertfordshire's towns and villages. The Policies in Parts 2, 3 and 5 of this Local Plan set out the Council's guidance, and show how development should relate to its environment.

Development Control

4.2 When considering any proposal, other additional factors are taken into account so that the Council can seek attractive, functional and safe environments. These other factors must be 'material' and the impact on them may mean a proposal should be refused. Advice is always sought from the relevant agencies. In particular, concern is sometimes expressed about hazardous installations and flood plains. If development is unacceptable, it may be controlled through the planning process but other legislation also exists. The following policies (50 to 58) relate to different land uses and must be read when any development is proposed.

Policy 50 - Flooding

The Council will not normally permit development proposals which would be likely to result in a significant risk of flooding. For works necessary to prevent an increase in flooding and possibly some distance away from the development, the impact on nature conservation, landscape and recreation will be considered.

4.3 Land adjacent to a watercourse is liable to flood under certain conditions. Development on flood plains can put people and property at risk from flooding, reduce the capacity of the flood plain to store water and impede water flow. Also, development may worsen the risk of flooding downstream because the additional impermeable surfaces (such as roofs, roads and car parks) result in increased and rapid run-off. The Council will liaise and consult with the National Rivers Authority (NRA - Thames and Anglian Regions) and, where appropriate, seek measures to prevent an increase in the risk of damage to the river environment.

Policy 51 - Development Effects and Planning Gain

The Council will seek an agreement (usually under section 106 of the Town and Country Planning Act 1990) to ensure contributions towards the provision and maintenance of facilities or other aspects including contributions towards offsetting the costs to the community arising directly as a result of the development where these are relevant to planning.

Where the effects of development relate to wider issues relevant to planning, the Council will ask for voluntary agreements with developers or landowners to contribute financially or in kind towards the provision and maintenance of works, amenity areas, facilities or services needed as a result, in particular in town centres or elsewhere where the Council has a planned programme.

4.4 New buildings and new activities, more often than not, affect the lives and environment of others in some way. In particular, the Council or other public authorities have to provide services or facilities as a result; for example, the adoption of roads and open spaces, new leisure facilities or simply more maintenance and capital re-investment. Sometimes, the scale or type of facilities cannot be provided by these authorities immediately. In which case, the Council will require a contribution towards such facilities as part of the development proposal which will normally be provided within an agreed time period. As a specific example, this applies to the provision of car parking within Parking Control Areas (see Policy 55).

4.5 Other effects of development are the results of increased activity - more traffic, more pedestrians, greater use of open space, or car parks and public services. As a consequence, the Council will ask for voluntary contributions to enhance the context - physical, economic or social - of significant developments.

Policy 52 - Access for People

The Council will require, as part of any development proposals, the reasonable provision of facilities and easy access for all sections of the community, including people with disabilities, the infirm and parents with young children. The Council will have regard to the buildings (notwithstanding the Building Regulations), their surroundings and routes between buildings, particularly in town centres where the aim is to encourage visitors and customers. In urban and rural locations, the provision of appropriate facilities and easy access will generally be sought particularly when associated with open space and leisure facilities.

4.6 Concern that not every person is easily able to visit all buildings and get around towns has grown. The problems for people vary: some need minor changes and adaptations, for example to doorways for wheelchairs and

Part 4

Guidelines & Standards

pushchairs, or extra facilities such as toilets for people with disabilities, rooms for either parent to change babies or just seating at convenient locations. Other people may require easier ways around the town, perhaps because they are infirm, in a wheelchair or blind. The Council considers that any building or facility which is likely to be a workplace or visited by a wide cross-section of the community should make provision for all people. This is especially important in the town centre environment.

Policy 53 - Noise from Railways

The Council will require that any disturbance from railway noise should be limited in new housing proposals so that the noise level in a reasonable part of the garden and at any point on the external facade of any habitable room of a dwelling is not normally above 65 dB(A)* 24 hour Leq.

4.7 Houses can be built next to railway lines and the impact of train noise is generally found to be acceptable to residents. Such acceptability is not necessarily desirable but the need for housing land in the long run makes such 'railway' sites real opportunities for development. In order to ensure acceptable noise levels for future residents, the Council will require layouts and buildings to be designed with the above criteria in mind. Construction methods of reducing noise should include adequate ventilation.

Policy 54 - Noise from Roads

The Council will normally grant planning permission for development which meets the following criteria:

- (i) a reasonable part of the garden or amenity space and any part of the external face of a dwelling should not be subjected to a noise level above 65dB(A)* using the L10 index* on the 18 hours (6.0am - midnight) scale;**
- (ii) in existing built-up areas exceptional practical or economic problems may make it impossible to achieve the design standard of 65dB(A)* specified in (i) above, then the tolerable limit of 68dB(A)* using the L10 index* on the 18 hour scale may be accepted;**
- (iii) all dwellings should be designed to achieve an internal noise level not exceeding 40dB(A)* on the L10* index.**

For schools, other education buildings, hospitals and similar noise sensitive uses, the noise limits should be lower and reflect available guidance.

4.8 The need to keep the environmental impact from road noise to a minimum has long been recognised, and Government advice is in Circular 10/73. The impact can be reduced significantly by measures of landscaping, layout design and building methods. Again, ventilation must be adequate. Therefore, the Council will expect noise levels in future buildings adjacent to roads to be within certain standards.

Policy 55 - Car Parking Standards

The Council will require all development proposals to be provided with car parking spaces, or for housing development with garages, to be reasonably convenient to the future users and meet the following standards. As an exception and if the Council agrees that overriding landscape, conservation, amenity or traffic and parking management reasons are justified, the Council will accept payment to generate funds for new parking spaces elsewhere.

Within Parking Control Areas* in town centres shown on the Proposals Maps, the Council considers that normally payments are preferable to parking provision for each development in these town centre locations. These funds will help achieve the programme of car parking improvements adopted by the Council. The possibility of public spaces being provided by the developer will be considered.

The minimum requirements for certain land uses are as

follows: 1. Residential Uses

A. For each Elderly Persons Dwelling

1 Bedroom : Category 1*

If the occupancy is controlled by an Agreement with the Council, and spaces are allocated to

each dwelling

1.00

Similarly, but spaces are not allocated

0.75

1 - Bedroom : Category 2*

0.35

1 - Bedroom : Category 3*

As determined by need

Staff car parking will be provided as for general housing

- B. For each "general housing" dwelling**
- | | |
|--|------|
| 1 - Bedroom : within or outside the curtilage | 1.00 |
| 2 - Bedrooms : within the curtilage, or | 2.00 |
| 2 - Bedrooms : outside the curtilage | 1.75 |
| 3 - Bedroom : within or outside the curtilage | 2.00 |
| 4 or more Bedrooms : within or outside the curtilage | 3.00 |

- C. Also, public unallocated spaces* will normally be provided on the basis of 1 space for 4 dwellings convenient to the dwellings they serve and generally not more than 20 metres away.**

The above standards will normally still be applied to development proposals along an existing road frontage.

2. Employment Uses

(All floorspace figures are gross measurements i.e. total floor area measured between the inside faces of external walls)

A. General industrial (B2), and Storage and Distribution (B8 Uses)

up to and including 235 sq metres

1 space for every 25 sq metres or 1 space for 30 sq metres where the applicant agrees to the imposition of a condition removing the permitted development right to change to a B1 use.

236 sq metres up to and including 1000 sq metres

1 space for every 30 sq metres

1001 sq metres or greater

35 spaces plus 1 space for every additional 60 sq metres.

B. Business (B1) Use

up to and including 1000 sq metres

1 space for every 25 sq metres

1001 sq metres or greater

40 spaces plus 1 space for every additional 35 sq metres.

Note: The floorspace categories relate to individual units in the size ranges, not to total floorspace where a number of separate lettable units are proposed as part of a single planning application.

C. Shopping (A1) Use

1 space for every 35 square metres of gross floorspace, but the provision of large retail proposals over 1,500 square metres will be determined on the basis of a traffic impact assessment.

D. Financial and Professional Services (A2) Use

1 space for every 35 square metres of gross floorspace.

E. Public Houses/Bars (A3) Use

1 space per 3 square metres of public bar area. Additionally, 3 spaces for every 4 employees (or full time equivalent) based on maximum use at any one time.

3. Other Uses

For other uses, the Council will require an appropriate level of car parking provision based on an assessment of the proposed activity, its scale, type and location. Due regard will also be taken of any existing up-to-date guidance available and in particular the Hertfordshire Technical Chief Officers' Association - Review of Hertfordshire Car Parking Standards

Policy 56 - Operational Parking Requirements

The Council will require, in addition to parking for employees, adequate provision for operational requirements*, including loading and unloading of vehicles, and parking for visitors and for site-based vehicles on all employment sites.

4.9 The majority of people, today, have access to a car and need to park them. This may be at home, when visiting friends, at work, going shopping or visiting the doctor. Thus, the design and layout of new developments must normally include enough space to allow cars to be parked within a reasonable distance from the associated building. The Council has assessed the present levels of car usage and taken into account expected growth in the already high car ownership in North Hertfordshire to provide the above standards. In town centres, the fabric and layout of old buildings and the need to retain their character will often mean that public parking is preferred. However, the Council consider that developers of land should help finance additional parking as part of development.

Policy 57 - Residential Guidelines and Standards

The Council expects that all proposals for residential development including extensions and changes of use will meet the objectives of the guidelines as set out below.

4.10 There is much evidence to suggest that many people are frequently not happy with the design of many new buildings and the environments created. The concern is not so much that the architecture is too modern or different, but that it is often copied and repeated. Volume housebuilding during the last twenty years has meant that house-types with little variation have been adopted by a particular firm. The design skills have, as a result, been limited to the layout only. Little attention has been given to schemes as a whole in their setting.

4.11 The Council considers that, on the whole, new building including extensions and alterations requires careful and thoughtful design for future generations, whether or not these are residents. The bringing together of all the different elements of design requires skill and training. In sensitive locations, on awkward sites and in existing urban or village settings, knowledge of design also needs additional flair or creativity. The Council expects to see this needed design capability in development proposals submitted as planning applications. In pursuit of the aims of Policy 1, relating to the Council's intention that development proposals should show the highest standards of layout and design, criteria relating to the development and use of land are considered essential in order to protect environmental character. Future environments depend upon the skills of those people who design and build, and less on the controls exercised by the Council. The following indicates some of the elements of good design which will be required of residential development proposals.

Guideline 1 - Site and Surroundings

Each housing site is unique. Thus, the layout, design and so character of each new development must relate to that site's physical shape and existing features, and the character of the surroundings, whether urban or rural. To produce good design, a detailed site survey (including levels) and an analysis are essential before preparing a housing scheme. The survey and analysis should normally be submitted in an application for the approval of any details.

This concern for the site and surroundings is equally, if not more, important for small developments or conversions. For example, single dwellings or minor changes to a barn can have a disastrous impact on the street scene or the building itself. This may be due to insensitivity to the scale of the surrounding buildings or the use of the wrong colour or type of materials.

Existing features should be retained as far as possible and special account taken of the site's location at the edges of towns or villages and within or adjoining Conservation Areas. Development proposals on sites with areas having an "established" character will need careful consideration as to whether they are acceptable at all. If they are, then the design and siting of buildings should enhance the area's character.

North Hertfordshire possesses a wide range of urban environments; many are "established" with important townscape elements such as trees, brick walls and open spaces. Letchworth, in particular, has a character theme which is common throughout much of the town, being planned as the World's First Garden City early this century. These environments should be reflected and improved in all new housing, large or small, and changes to existing buildings.

Guideline 2 - Design and Layout

The design and layout of new houses should be acceptable to most people in visual, functional and social terms, whether as residents or visitors. To combine amenity and practical requirements in a sensible layout of attractive buildings and spaces between them needs imagination. For high density* developments, permitted development rights may be removed when development is first permitted.

Moreover, new residential areas adjacent to open agricultural land require careful consideration to ensure that the layout and design minimise any potential urban fringe problems and lessen any detrimental effects on adjacent open countryside and its land uses.

To achieve the highest standards of design, housing proposals should relate to and enhance their site and surroundings. An important element of layout is the design of the road and footpath system (see Guideline Number 3). Where possible, because of the total number, dwellings should be grouped in informal and small-scale clusters. Materials used should result in one or more consistent themes within a layout so long as the character of the surroundings is respected when viewed from both within and outside the site.

The design should have layout features which are likely to prevent opportunities for crime. The Council will take account of police advice and resist proposals which do not meet the criteria set out in "Secured by Design". Such advice is always subject to other planning aspects and the requirements of the Building and Fire Regulations. In specific cases development briefs will be prepared and the principles in these should be followed. It is accepted that design and environmental factors, including concepts of defensible space, natural surveillance, security lighting, access control, and security hardware can have an effect on the potential for crime. Police advice on design against crime at the planning stage is always available to developers and their architects from the Hertfordshire Constabulary Headquarters at Welwyn Garden City.

Guideline 3 - Roads and Footpaths

Residential roads and footpaths must be safe, convenient and easily maintained routes for people and traffic to move around. In significant new housing areas, cycleways should be included; these could in some circumstances be shared with footpaths depending upon safety. They also affect: the arrangement, spacing and visual character of the houses they serve; the size and shape of gardens; landscaping and provision for play and other outdoor activities.

The road and footpath layout should:

- (a) minimise the danger and nuisance from traffic which passes through the new development;
- (b) keep vehicle flows and speeds low in the vicinity of homes;
- (c) provide safe and convenient pedestrian routes between homes and to local community facilities;
- (d) minimise the danger to pedestrians and the inconvenience to emergency and other services which can be caused by on-street parking;
- (e) create safe routes for vehicular movement; and
- (f) enable residents' needs for statutory and other services to be met efficiently.

In considering detailed proposals, the use of sympathetic materials and physical management measures will be encouraged to achieve the slowing down of traffic or 'traffic calming'. These must relate properly to the overall landscape design (see Guideline 9).

Guideline 4 - Mix of Dwelling Sizes

The character of attractive towns and villages is determined particularly by the variations in the built environment. New development should seek to enhance the character of existing settlements through skilful design. Partly to help this process and partly to fulfil the housing needs of the local area, a mixture of dwelling sizes should be proposed, particularly on larger sites.

Guideline 5 - Floorspace

Within a dwelling, the total space and the size of rooms should meet the reasonable requirements of the expected occupants and serve their intended purposes.

Guideline 6 - Orientation

Reasonable levels of sunlighting and daylighting should be achieved in the design and layout of dwellings. The DOE Manual 'Sunlight and Daylight' will be used as a guide.

Guideline 7 - Privacy

A distance of 30 metres between the rears of dwellings may achieve a minimum degree of privacy if a 2 metre wall or fence is used as a screen. Careful attention to detailed design, in particular the size, type, location and projection of windows, can result in a high degree of privacy. However, site characteristics, topography and building design are factors which can affect layouts. On sloping sites, a greater distance will be required.

Guideline 8 - Play and Amenity Space

New housing areas should have play and amenity space for future residents' needs as part of an attractive layout. Such open space should be well designed and, where possible, become part of the wider landscape setting. In some situations, particularly if the number of dwellings is small, the provision of public open space may not be possible.

The sizes of gardens or private amenity spaces in a new housing development should relate to the needs of future residents and to the amount of public amenity space. The larger the house, the greater generally should be the garden area, and thus public amenity space can be towards the minimum. However, for high density development such as small, terraced houses or flats, the Council would expect a higher amount of public amenity space. On the basis of an average 15 metres minimum back garden depth, a rough guide would be a private amenity space of 75 square metres.

Flats also require a minimum reasonable private utility and amenity space. For general and elderly persons housing, 18 square metres per one-bedroom flat should be provided with a further 10 square metres for each additional bedroom.

Where public open space can reasonably be expected, the National Playing Fields Association standards will be used: 0.4 hectares/1000 population for informal open space; and between 0.6 and 0.8 hectare/1000 population for children's playspace. As a minimum standard for say 50 houses, 500 square metres and 750 square metres will be required respectively. More will usually be expected depending upon the types of dwellings and the location of the space within the layout. In relation to the size of playspaces, approved play equipment for children should be provided. This equipment and the land for public open space should be dedicated to the Council.

Both public and private open spaces will contribute to the patterns of spaces in the towns. Thus, the Council will expect a proposal's layout of open spaces with landscaping to contribute to those patterns (see Policy 21). Moreover, it will adopt the public open space in order to maintain it in the future.

Careful and imaginative design of the spaces is needed to produce an attractive layout linked in with the footpaths. A balance must be achieved between a level of supervision for child safety and crime prevention and the potential for noise nuisance to residents living beside the space.

Guideline 9 - Landscape

A proposed landscape plan should be part of the overall design. The layout should relate to the existing landscape features, which should be kept where possible (see Guideline 1). Whilst the surroundings should be taken into account, new housing schemes should enhance the landscape of the site and hence the surroundings. This may mean that open spaces are used as part of the landscape design; or that schemes are outward looking so that surrounding it by a tree belt is not right for the particular site and scheme.

At the edges of towns or villages, care should be taken to achieve landscaping at the right scale. The aim should be to provide an attractive setting and long term boundary to the settlement. Tree belts, if appropriate in these locations, should be a minimum of 10 metres wide.

Advanced planting in these and other locations must be considered and may be required as a condition on a planning permission. Landscaping proposals should be part of the initial application on sensitive and significant sites, and not treated as a 'reserved' matter.

Attention to detail, using trees, shrubs and grass as 'soft' landscape features and walls, paving, road surfaces and street furniture as 'hard' landscape features, can create a sense of identity, avoiding visual and noise intrusion (see also Guideline 3). Not only is the initial planting important in itself and early establishment essential, including replacement if necessary, but also attention must be paid to the continued growth of the plants and their maintenance in the particular situation.

Guideline 10 - Noise

Outside most dwellings, noise from motor traffic causes the most disturbance. In some areas, noise from trains or aircraft may disturb residents. In addition, certain activities result in noise. The design and layout of buildings, including the use of the right building materials and the building of soil mounds, can noticeably reduce the disturbing effects of noise. Noise limits are given: in Policy 54 for road traffic; in Policy 53 for trains; and Policy 23 for aircraft.

Guideline 11 - Car parking and Garaging

Space for cars to park is essential for residents and their visitors. This should be provided in any housing proposal and sympathetic to the layout and design. Normally as parking spaces or garages, these should be close and convenient to the dwellings they will serve. Car parking requirements are set down in Policy 55.

Guideline 12 - Servicing

Apart from the roads and footpaths in the layout, future residents will require appropriate services from the statutory undertakers (gas, electricity, water and telephone), the emergency services (fire, police and ambulance), delivery and refuse collection, and other essential services. On larger proposals, the need for public transport and hence adequate access and turning facilities should be provided for. Wherever possible and appropriate to the design of a scheme, 'joint' facilities for telecommunications apparatus should be provided in a single location.

Policy 58 Letchworth Garden City Design Principles

The Council will only consider development proposals in Letchworth if they are in sympathy with the traditional buildings of Letchworth and if they clearly show that the Garden City Design Principles below have been taken into account.

4.12 The unique environment of Letchworth is a function of being a planned town, based upon a Master Plan. This included substantial landscaped areas for open space and amenity as well as detailed attention to the layout and design of development. Moreover, the earlier buildings were often designed by prominent architects of the time or as part of competitions, which tended to attract innovation in materials and high professional standards.

Garden City Design Principles

1. For development proposals in Letchworth, their overall layout and design should, as far as practicable, reflect "Garden City" layout and design principles. Creative reinterpretation of the principles in the light of modern requirements will be sought, and a knowledge of the quality and variety of early residential development in the Garden City, is a pre-requisite to the success of any proposals. The following notes are intended to give a guide to examples which might be studied, with benefit.
2. The term "Garden City" is equated with open residential development, characteristically low density and generously landscaped with mature trees and hedges set amongst individual houses. This is only partly true. Many of the finest early Garden City Layouts depended on a successful corporate design for the scheme as a whole, in addition to the individual features mentioned above. The key to success in the best of examples quoted below is the appreciation of the way in which houses are grouped to form a sequence of outdoor spaces related to each other and to the overall setting.
3. The broadest overall effect is that of the **vista**. This has a formal quality exemplified by the broad tree-lined swathe which projects the main axis of the town across Norton Common, and was very effectively handled in the section of Broadway between the J. F. Kennedy Gardens and the Sollershotts where a double avenue of Lime trees was planted. Other principal approach roads of the town were treated in this manner, for example Norton Way South and Pixmore Way. In the latter, the articulated building lines of the early Letchworth UDC Council housing was notably successful.
4. In contrast, the principle of **closure** represented the breaking down of the street picture into sequences by means of closing the view at key points, particularly at road junctions. Notable examples are the view southwards into Rushby Mead from Hillshott analysed in detail below; The Crescent between Pixmore Way and Baldock Road where a series of spaces is created along a curved road; or more formally, in Jackmans Place around the triple road junction within the estate where a focal block is set across the view line. The use of an informal design approach should not be at the expense of purposeful design of spaces framed by buildings, an aspect always emphasised by Barry Parker and Raymond Unwin, consultant architects for the original Letchworth Plan of 1904 and much of the subsequent detailed layout of housing.
5. Within the street picture, **accents** were often created by variations in the building line. For example, the splayed arrangement of the three blocks of Silver Birch Cottages in Station Road added visual interest to an otherwise monotonous road. Greens were used to create a corporate sense of design, for example at Westholm, Ridge Road and in the section of Lytton Avenue between Gernon Road and Pixmore Way.
6. Finally, **group design** was used as a means of giving identity to the various roads within the Garden City. The residential cul-de-sac, was one of the earliest instances of the use of a feature which is now common in housing layouts. Other means of grouping include the linking together of blocks at street corners, as at the junction of Ridge Avenue and Hillshott, and the use of linking walls and garages as in the groups at the junction of Lytton Avenue and South View. Occasionally, corners would be treated with blocks of striking design, for example the twin "L" blocks which frame the North side of the junction between Sollershott East and Field Lane or the block boldly set diagonally across the acute angled junction between Sollershott East and South View

7. In his classic book, *Town Planning in Practice*, published in 1909, Raymond Unwin stressed the importance of the architect and planner using the "main building lines and masses, placing any important features in his design, such as the terminal feature at the end of a road, or any buildings required to limit the size and give a sense of frame to the street picture". Unwin recognised the difficulty with predominantly detached houses, with a statement of design principles as relevant today as 75 years ago: "With the square plot and the detached house in the centre of it the garden is necessarily cut up into several pieces of little practical value.... while the main garden has no single dimension large enough to develop any vista.....One of the greatest difficulties to be contended with is the constant multiplication of buildings too small in scale to produce individually any effect in the road... even where it is not possible to avoid much repetition of semi-detached or detached houses, they should be arranged to give some sense of grouping. The setting back of three or four pairs of houses in the arrangement of a continuous green in front of them, with the proper treatment of the houses at each end which are set forward against the building line, could of itself produce some grouping... hardly anything is more monotonous than the repetition of detached or semi-detached houses and this monotony is little relieved by variety in the individual houses... the variety is, as it were, unrelieved variety".
8. The detailed design, forms and materials used in Letchworth are also worthy of study. In 1904, First Garden City Ltd stated in its Garden City Building Regulations that "the high standard of beauty which they desire to attain in the Garden City can only result from simple, straight-forward building, and from the use of good and harmonious materials. They desire as far as possible to discourage useless ornamentation and secure that buildings shall be suitably designed for their purpose and position". As a result of this, such materials as rough cast brickwork and rich red tiled roofs became almost standardised, particularly for grouped housing whilst the use of slate as a roofing material was prohibited. Design features such as dormer windows and gables were accented with tile-hanging or dark stained boarding. Shortly before the First World War when the Georgian style became fashionable, dark red stock brick was effectively used with white painted wooden sash windows. The adoption of a steep roof pitch for most of the early houses and the variety and ingenuity of the handling of the gables, hips and dormers resulted in an overall variety without sacrificing the basic unit provided by the material.
9. Once again, Raymond Unwin provided guidance of continued relevance. He urged architects to "apportion materials with a view to some colour scheme. He will avoid monotony, not by an irregular jumble of materials and colours, but by a sufficient though unobtrusive variation in the different buildings, leading up to more definite breaks in colour in certain parts; treating differently different roads or parts of roads, and so producing interest and variety on his estate, which will be greatly helped by the sense of unity maintained in each individual part, and of harmony over the whole".
10. The landscaped setting, particularly tree planting, was regarded as an essential element of Garden City design and layout principles. The landscaping and greenswards of the housing areas became a unifying element and in particular the hedges of the house plots and the trees, shrubs and verges, carefully considered in relation to the highway, gave the whole town a park-like appearance befitting the name of Garden City. Examples already noted such as Broadway and Rushby Mead should be studied as examples where trees predominate over buildings. In the town centre the contrast between street trees and more dominant buildings can also be seen.
11. The detailed analysis of the Rushby Mead housing scheme which follows demonstrates many of the design principles referred to above and this is supplemented by illustrative layouts.

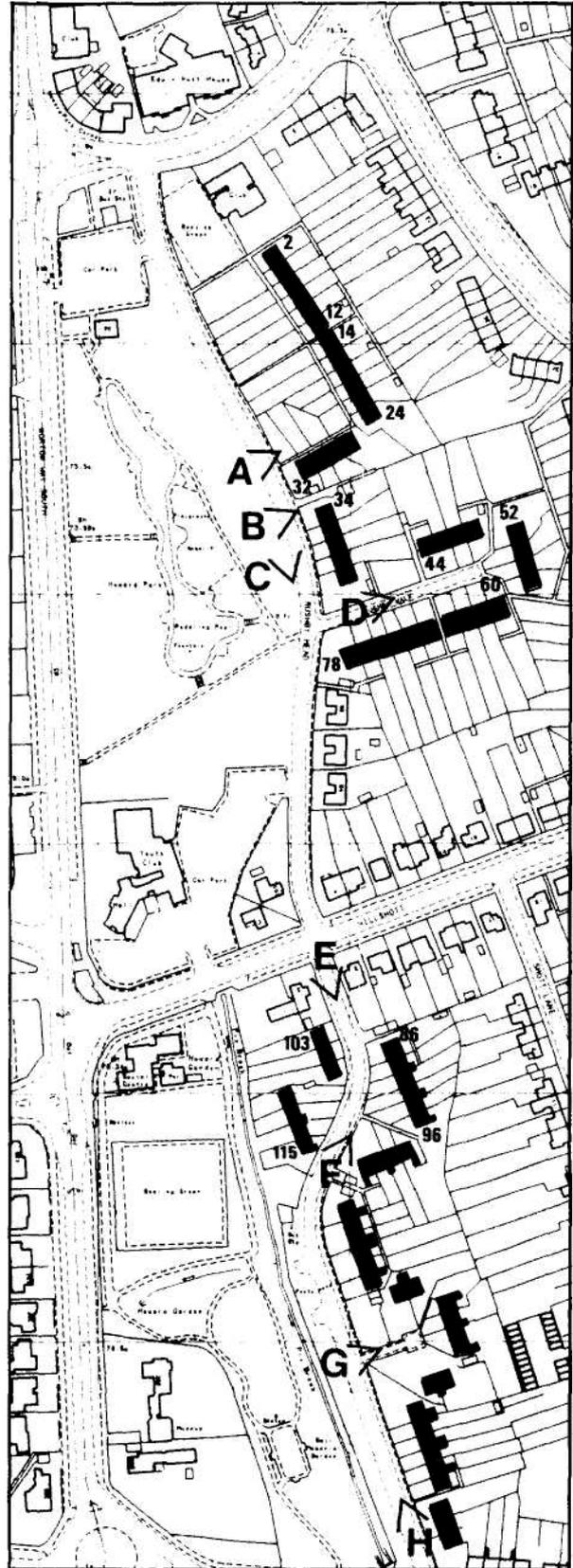
RUSHBY MEAD VISUAL ANALYSIS I

Rushby Mead was built for the Howard Cottage Society Limited in 1911 - 1912. It is undoubtedly one of the most significant housing achievements in Letchworth in the early years. Its setting along the east side of the valley of the Pix Brook gave a park-like character to the development. Great care was taken with the siting and design of most of the housing. Viewed through the trees of Howard Park, it represents an environmental achievement which has not often subsequently been attained.

The layout plan was prepared by Raymond Unwin but in detailed developments several architects were involved and their work blends together to form a consistent whole with no false attempts at individuality. If the restrictive nature of the design form and materials should be thought to induce a monotony of architectural expression this is entirely refuted by the resulting housing scheme.

The Howard Cottage Society has meticulously maintained the development with the original green and cream colour scheme retained. The street layout includes setbacks with Nos. 2-24 parallel to the road behind long gardens, Nos. 26 - 32 at right angles and Nos. 34 - 42 returning to the street frontage. Rushby Walk is a pioneered cul-de-sac and the hedge line on the south side was one of the original pre-Garden City field boundaries.

The section south of Hillshott shows an excellent example of the spatial design of the type described by Raymond Unwin in his book **Town Planning in Practice**. The gentle curves of the road in fact followed the old course of the Pix Brook prior to its culverting to run through Howard Park.



Based on the Ordnance Survey 1:2500 with permission of the Controller of Her Majesty's Stationery Office, Crown Copyright reserved. O.S. Licence No. LA078794. Major development since this Ordnance Survey sheet was published is shown by sketch revision.

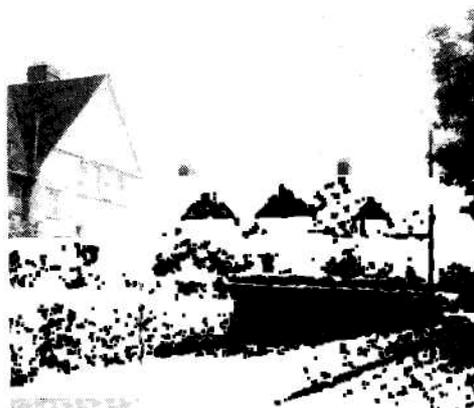


**RUSHBY MEAD VISUAL
ANALYSIS II**

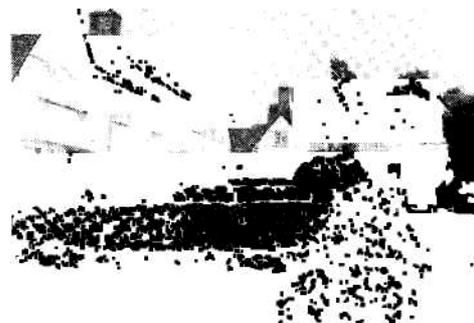
- A. *Setback behind long gardens emphasised by block returning at right angles to road frontage. Gables create accents within each block. Trees help to frame the view and form backdrop.*



- B. *Block along road frontage. Tilehanging creates accent and enriches the predominant green and cream colour scheme. Mature hedges define boundary of highway reservation, with individual grass margins.*



- C. *Looking southwards towards Rushby Walk the junction is emphasised by bringing the block forward of the general building line. The dormers are accentuated by weatherboarding.*



- D. *The head of Rushby Walk is emphasised by a tight grouping of blocks. Integral bay windows and porches are distinctive accents. The roofline of the left hand block is emphasised by "flareout" of the eaves at a lower pitch than the main roof.*

RUSHBY MEAD VISUAL ANALYSIS III

- E.** View southwards into Rushby Mead from Hillshott. The informal curved road line runs diagonally through a space created by twin blocks set at right angles to each other, effectively closing off the view.



- F.** Looking northwards the diagonal line of the road relative to the housing block is emphasised by mature trees and a fine hedge. Gables form major accents with tiny weatherboarding dormers as punctuation.



- G.** Short cul-de-sac off Rushby Mead emphasised by symmetrical arrangement of block closing off view. Note the definition added by mature hedges.



- H.** Rushby Mead looking northwards. Avenue of mature trees, housing blocks with articulated building lines. Planting created an overall Arcadian character appropriate to the Garden City.



PART 5 : AREA POLICIES AND PROPOSALS

Explanation

5.1 North Hertfordshire contains its own unique blend of environments and settlements. In this part of the Local Plan, detailed guidance and policies are set out to promote development where it is most suited and to maintain and improve the environment.

Each town and parish is considered separately and includes: (a) the relevant policies from Parts 2 and 3; (b) specific policies and guidance for certain areas; and (c) development sites and other proposal areas. The sites or areas in the Plan are only included if they can be shown clearly enough on the Proposals Maps. They are cross referenced. Where reference is made to a policy, then the one or more paragraphs of following explanation should be taken into account when considering a proposal. These give a brief account of the Council's reasoning for the policy.

Apart from referring to the relevant policies, this Part includes additions to those policies specific to a particular area or situation, e.g. in Baldock, Policy 2 - Green Belt is expanded to emphasise the need to achieve a firm boundary. In addition, for proposals in the countryside, environmental guidelines are described to achieve improvements in each of forty-six Countryside Areas. **The additional policy guidance and proposals are shown in bold type throughout this Part**

A person who wishes to build or make changes to a building or to an area should refer to each part of the Plan, including the relevant area of North Hertfordshire in this Part, and to the Proposals Maps. Furthermore, it is essential that the Guidelines and Standards in Part 4 are also taken into account as part of any proposal.

The order of this Part is:

BALDOCK	5.2
HITCHIN	5.3
LETCHWORTH	5.4
ROYSTON	5.5
PARISHES	5.6
COUNTRYSIDE PRIORITIES	5.7

5.2 BALDOCK - Map A



Sun Street, Baldock

Baldock is the smallest of the four North Hertfordshire towns, although rapid growth in the last ten years at Clothall Common has spread the town eastwards into an open landscape. It retains much of its traditional market town character, as one of five towns in Hertfordshire listed by the Council for British Archaeology as being of national importance, and exhibits many fine old buildings. The town centre is the major part of the Conservation Area.

The town, and its centre in particular, suffers badly from high volumes of through-traffic which detracts from its historic environment as well as its attractiveness as a place to visit, live and work in. In fact, the County Council has proposals to construct a bypass to the town, and so relieve the historic core of a major environmental problem. The District Council strongly supports the intention to provide a bypass as soon as possible. However, the precise route has yet to be decided, (see Baldock's Transport section for the Council's policy)

5.2.1: Policies and Proposals relevant to Baldock

The following is best understood if at least Section 5.1 (the introduction to this Part of the Local Plan) is read so that the Proposals Map can be linked with the written policies and proposals.

1 - Pattern and Character of North Hertfordshire

2 - Green Belt: The boundary of the Green Belt is drawn around the town of Baldock with particular reference to maintaining: (i) the separate identity of the town from Letchworth, (ii) the character of the Landscape Conservation Area LC2 on the south-east side, and (iii) the high quality of agricultural land on the east side of the town.

Generally, the Green Belt boundary around Baldock is well landscaped and easily identifiable and defensible. However, development on the eastern side of the town, originally proposed to meet a housing need, has not been well landscaped to integrate it into the countryside. Thus, there is a particular need for appropriate landscaping along this edge of the urban area.

Substantial landscaping around the Clothall Common development will be encouraged when opportunities arise. In particular, the Council will require landscaping to provide a long-term defensible Green Belt boundary within the proposed school site BEd/P2, and at the edges of the Special Restraint Area BSR.

8 - Development in Towns

10 - Special Restraint Areas: BSR The Council considers that the proposed Green Belt boundary meets the current aims of the Green Belt better than that in the last Local Plan (1984). As a result, development in this area in future is acknowledged; warehouse and distribution uses are considered the most suitable because of good accessibility. However, there is no need for large areas of additional employment land in this Local Plan and existing traffic levels on the A505 are very high. Hence, a Special Restraint Area is proposed, particularly as a bypass is due to be constructed within the plan period.

12 - Landscape Conservation: LC2 This adjoins the town at the Green Belt boundary on the south east side.

13 - Countryside Areas: 24 Jacks Hill Slopes; 30 Wallington Edge; 26 Ivel Valley; 27 Newnham - Odsey Slopes.

14 - Nature Conservation: WV17 Weston Hills; WV19 Blackhorse Farm.

15 - Ancient Monuments: AM5(104) Settlement site, Blackhorse Farm; AM11(50) Walls Field; AM39 (128) Romano-British Temple, Clothall Road.

16 - Areas of Archaeological Significance and other Archaeological Areas: AS96 Clothall Common (part); AS93 S of Blackhorse Farm (part); AA96 Clothall Common (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites

18 - Listed Buildings

20 - Conservation Areas: A large part of the town centre is within the Conservation Area.

21 - Landscape and Open space Pattern in Towns: For Baldock, a tightly knit urban area, the important factors are:

- (i) the town's setting on gently rising ground with the steeper and wooded slopes of Weston Woods in the background;
- (ii) many opportunities for views to and from several vantage points: A1(M), railway line, A505 Royston Road and the high ground to the south-east of the town;
- (iii) physical constraints of the A1(M) and the railway line, both on embankments and the steep slopes as well as the narrow gap between Baldock and Letchworth; and
- (iv) generally, areas of relatively dense development with dividing spaces which are either playing fields, or, more frequently, the more significant highways (including High Street in the town centre) and which contain landscaping of grass or trees.

22 - Urban Environment: Environmental priorities in relation to Housing, Employment, Open Space and other areas in the town as well as the Town Centre are identified under the relevant sections. Where they also contribute to the aims of Policy 21-Landscape and Open Space Patterns in Towns, they are marked with an asterisk (*).

26 - Housing Proposals: Twelve mainly residential areas **BR1 to BR12** have been defined. (A further three **BR13 to BR15** are within the town centre.) Most of these areas lie either to the south of the town centre, in the narrow gap between the A1(M) and the town centre, or to the east where many houses have been built recently. The density of housing is in general higher than that in neighbouring Letchworth, and so Baldock's environment is in sharp contrast. Large sites (5 or more dwellings) proposed for new housing are listed below under each residential area. (Proposals in town centres are listed in section 5.2.2) Both are shown on the Proposals Map. Other proposals for residential accommodation or affecting existing dwellings may need to take account of other policies, including those for extensions, conversions, car parking requirements and Residential Guidelines and Standards.

To encourage environmental improvements and enhance the town's setting, priorities for some of the areas or proposal sites are described below. These relate to the aims of Policy 21 - Landscape and Open Space Pattern in Towns, and Policy 22 - Urban Environment, and will be taken into account when the Council considers development proposals.

Area or Proposal	Location	Priority
BR1	Bygrave Road	<i>Tree planting should be encouraged, particularly on verges and especially Bygrave Road. (*)</i>
BR2	Icknield Way	<i>A small part of this area lies within the Conservation Area. (*)</i>
PROPOSAL		
BR2/2a	ICKNIELD WAY EAST	
BR3	Clothall Common	<i>Remaining development opportunities should achieve a high standard of design, integrating development into the landscape.</i> <i>Substantial tree and hedge planting required at boundaries with proposed school BEd/P2 (see special Green Belt policy for Baldock.</i>
PROPOSALS		
BR3/1e	CLOTHALL COMMON	<i>A Development Brief is available for these sites</i>
BR3/2e/2	CLOTHALL COMMON	<i>Indicating particular environmental requirements.</i>
BR4	Simpsons Drive	<i>Large tree species planted on north side of Bakers Close open space BLO/P4 to improve the views from the flats, as would some landscaping of proposed Walls Field open space BLO/P5, but taking care of the archaeological remains of the Ancient Monument AM39. (*)</i>
BR5	South Road	<i>Additional planting on amenity spaces where appropriate with the aims of linking with the well-treed character of the town centre and improving views from Clothall Road.</i> <i>A small part of the area lies within the Baldock Conservation Area.</i>
PROPOSALS		
BR5/9	LIME KILN LANE	<i>The location and character of this site are extremely important in Baldock's urban structure. It is surrounded by loose-knit development and forms a wildlife corridor from Weston Woods, which also relates visibly to the trees on the site. Thus, any development proposal must contain a landscaping scheme with the following elements:</i> <i>(a) the retention of all established boundary trees except the minimum needed to achieve a satisfactory vehicular access;</i> <i>(b) A management scheme for the tree belt on the south eastern boundary;</i>

		<p>(c) <i>supplementary planting of the boundary hedgerows; and</i></p> <p>(d) <i>additional specimen trees within the development.</i></p> <p><i>In addition, the sloping nature of the site determines that single storey buildings are the only acceptable form of development on the higher ground in order to retain the visual backdrop of trees. (*)</i></p>
BR5/10	CONVENT CLOSE	<p><i>This site is surrounded by development of a loose-knit character and forms part of Baldock's landscape pattern linking Weston Woods and High Street. Taking this into account, together with the limited capacity of the roads for further traffic, a development scheme should comprise:</i></p> <p>(i) <i>low density housing only;</i></p> <p>(ii) <i>access from only the existing roundabout at the northern end of the site;</i></p> <p>(iii) <i>additional tree planting within the site along the St Johns School boundary; and</i></p> <p>(iv) <i>further generous planting to enhance the landscape pattern linking Western Woods with the High Street. (*)</i></p>

BR6	Chiltern Road	<i>Additional planting of large tree species on amenity spaces would link area visually with Weston Woods BLO/P1.</i>
-----	---------------	---

PROPOSAL

BR6/2b	WOODLAND WAY	<i>Off-street parking required in any redevelopment opportunities. Consider introduction of parking bays in Clare Crescent/Nightingale Avenue. (*) Retain mature trees.</i>
BR7/1	CLARE CRESCENT	<i>Off-street parking provision essential. (*)</i>
BR7	Crabtree Lane	<i>Off-street parking required in any redevelopment opportunities. Consider introduction of parking bays in Clare Crescent/Nightingale Avenue. (*) Retain mature trees.</i>

PROPOSAL

BR7/1	CLARE CRESCENT	<i>Off-street parking provision essential. (*)</i>
BR8	St Mary's	<i>Tree planting should be introduced where possible.</i>
BR9	Mansfield Road	<i>Part of this area lies within Baldock Conservation Area.</i>
BR10	Park Street	<i>Part of this area lies within Baldock Conservation Area</i>
BR11	West Avenue	<i>Additional verge planting of trees desirable. (*)</i>
BR12	Norton Road/Church St	<p><i>Part of area lies within Baldock Conservation Area.</i></p> <p><i>Verge tree planting on east side of Norton Road desirable. (*)</i></p> <p><i>Off street parking must be provided in any redevelopment opportunities.</i></p>

Within Church Street and the surrounding area the Council proposes to develop a scheme aimed at resolving current problems of on-street parking, poor appearance and conflict between through-traffic and access for local people (jointly with Proposal BTC1/1 in the town centre).

PROPOSALS

BR12/9	ICKNIELD WAY	<i>Off-street parking provision essential. Retain mature trees. (*)</i>
BR12/10	ORCHARD ROAD	<i>Off-street parking provision essential. Retain mature trees.</i>
BR12/12	ORCHARD ROAD	

36 - Employment Provision: Employment opportunities in Baldock other than in the town centre are concentrated in four main areas, shown as **BE1 to BE4** on the Proposals Map. Within these areas, opportunities for expansion exist only within existing curtilages. Priorities to safeguard and enhance the environment have been identified within some of these areas which meet the aims of Policy 22 - Urban Environment and, if marked with an asterisk (*), of Policy 21 - Open Space and Landscape Pattern.

Area	Location	Priority
BE1	Royston Road (Bygrave parish)	<i>Additional boundary landscaping to premises within the area would improve its appearance particularly from the boundary with BR7 desirable. (*)</i>

PROPOSAL

BE1/1	ROYSTON ROAD	
BE2	High St/London Road	<i>Reinforcement of landscaping at adjoining Green Belt area</i>
BE3	Icknield Way	<i>The whole of this area is identified for only B1 uses because of the proximity to residential uses and poor access. (*)</i>
BE4	Holroyd Crescent	<i>Offices, as an appropriate use near residential properties, are currently being built.</i>

37 - Business Uses: Employment areas close to housing are unsuitable for certain industrial processes. Three of these areas are shown on the Proposals Map for Baldock: **BEB1 Bondor Business Centre; BEB2 Holroyd Crescent; and BEB3 Icknield Way**. The aim is not to remove existing uses but to only accept new proposals for uses within the Business (B1) Use Class.

39 - Leisure Uses: Baldock is lacking in public and amenity open space and in adult and youth recreation facilities, particularly for football, cricket and bowls. However, possible increased provision in Letchworth adjoining the Leisure Centre (LLO/L) would go some way to meeting the shortfall. Weston Woods partly compensates for this shortfall but is a long way from most of the town's population.

The playing fields and other open spaces make an important contribution to overall environmental standards in a town where open space is at a premium. In order that existing open space and leisure facilities can continue to contribute to the overall character of the town, environmental priorities are defined for some of them. These relate to the aims of Policy 22 - Urban Environment and, if appropriate to Policy 21 - Open Space and Landscape Pattern, are marked with an asterisk (*).

Area or Proposal	Location	Priority
BLO/P1	Weston Woods	<i>Reinforcement of boundary with adjoining housing site (BR6/2b)</i>
BLO/P4	Bakers Close/Clothall Road Recreation Ground	<i>Additional boundary landscaping would also benefit the surrounding area. (*)</i>

PROPOSAL

BLO/P5	WALLS FIELD OPEN SPACE	<i>Some landscaping at northern end would benefit amenity of residential area BR4 provided this is part of an overall landscape plan, and takes into account that the area is an Ancient Monument AM11 (50). The provision of direct pedestrian and cycle routes to the town centre.</i>
--------	---------------------------	--

40 - Tourism

42 - Shopping: Baldock has a convenience superstore outside the town centre **BS1** which is shown on the Proposals Map.

Area	Location	Priority
BS1	Tesco's Stores	<i>Retain open space/landscaped frontage to High Street for amenity and the open space pattern, in particular, the Memorial Gardens.</i> <i>Amenity of residents in residential areas BR7 and BR9 will be considerations if any alternative development is proposed in future.</i>

Other Uses

The main public utilities, social and community facilities, transport uses and roads, are listed in the appendices and shown on the Proposals Map. On some of these sites, Policy 22 - Urban Environment and Policy 21 -Landscape and Open Space Pattern, are marked with an asterisk (*) are relevant and environmental priorities are defined below.

Social and Community Facilities

Area or Proposal	Location	Priority
BEd/P1	Hartsfield JMI Clothall Road	<i>Screen planting within grounds needed to soften environment in this general area. (*)</i>
PROPOSAL		
BEd/P2	ONE FORM ENTRY PRIMARY SCHOOL CLOTHALL COMMON	<i>Tree and hedge planting of boundary with residential area BR3.</i>

Transport

Roads

The Department of Transport is proposing to widen the A1(M) motorway to dual three-lane standard from Letchworth Gate interchange to junction 10 at Baldock/Stotfold.

A much needed bypass will relieve the centre of much of the through-traffic and enable significant environmental improvements. The County Council has, over many years, promoted various routes, east and north of the town. In 1987, its preference changed from a northern route to an eastern one; however, the preferred inner eastern route has not yet been the subject of any public consultation or statutory processes. In this case, because of opposing local opinions about the route, the District Council anticipates that the Secretary of State will decide a firm route after a Local Inquiry. So, it cannot yet be shown as a proposal in the Local Plan despite its likely provision within the Plan period given that it is a high priority scheme.

Despite the uncertainty, the Council strongly supports, in principle, the County Council's policy to build a bypass for Baldock. Additional wording in the Key to the Proposal Map emphasises the commitment of the District Council, which will seek to ensure its provision in the Plan period and will promote an alteration this Local Plan when a firm route is decided.

Road Status*	Route	Proposals
Strategic Roads (Principal) - SR(P)	A6141 - Letchworth Gate including London Road and High Street to A505	<i>On completion of a Bypass, these would become a SECONDARY DISTRIBUTORS (SD).</i>
	A505 Whitehorse Street	<i>On completion of a Bypass, this would become a SECONDARY DISTRIBUTOR (SD).</i>
	A505 Royston Road	<i>On completion of a Bypass, this would become a LOCAL DISTRIBUTOR (LD).</i>
Main Distributors Principal - MD(P)	A505 Letchworth Road and Hitchin Street	<i>On completion of a Bypass, these would become SECONDARY DISTRIBUTORS (SD).</i>

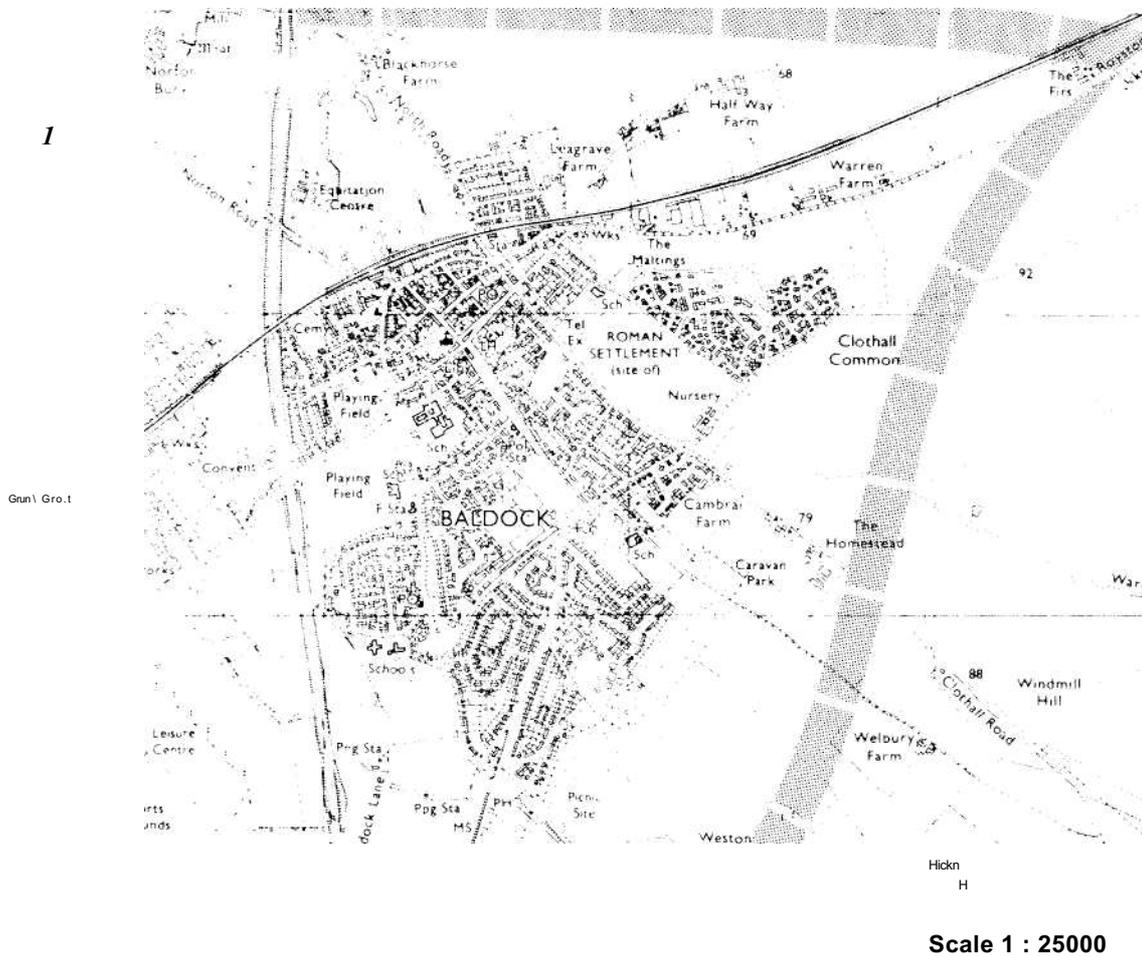
Radwell CP

Baldock Bypass

Northern and Eastern Bypass Alternatives are illustrated by shading.

The District Council supports the building of a bypass before 1996.

A firm route has yet to be decided, but the County Council prefers an Eastern Bypass.



Cycle Routes

The large new housing area of Clothall Common is separated from the town centre, and a route for cyclists as an alternative to the roads is essential. Similarly, a route for residents of Baldock to cycle to the North Herts Leisure Centre is envisaged away from the busy A505.

Road Status*	Route	Proposals
PROPOSALS		
BCR1	CLOTHALL COMMON TO A507 CLOTHALL ROAD	<i>Part of a possible route between Clothall Common and the town centre.</i>
BCR2	WESTON WAY TO A1(M) SUBWAY	<i>Part of link from Baldock to North Herts Leisure Centre</i>

2.2 Baldock Town Centre

At the centre of Baldock, the wide High Street meets at a cross roads with the main east-west road (A505) through North Hertfordshire. Many cars and lorries, therefore, still pass through the town centre in numbers greater than before the A1(M) motorway was built to bypass the town.

Although an historic market town, the town centre only performs a local shopping service to the local population when compared with, say, Letchworth. Nevertheless, it also continues its historic role as a stopping place for travellers.

With a bypass, much of the present traffic will not need to pass through Baldock and so, with the commitment of both the County and District Councils, this will be the opportunity to undertake significant town centre enhancement schemes. For the moment, the Council's short term aims are to preserve and enhance the character of the town centre which is in the Conservation Area, to seek ways of managing the car parking for the benefit of traders and customers and, where possible, undertake minor environmental improvements.

In the last three years, Tesco's have used the front of the former Kayser Bondor building as a facade for a superstore. This "off-centre" shopping floorspace has been successful in itself, and there appears to have been some increase in trade for some traders in the town centre. However, until a bypass is complete, the trend towards more specialist shops and services is likely to continue.

Policies

42 - Shopping: Apart from the attraction of Tesco's, the town's shopping role is limited; Letchworth is less than two miles away and traffic is a problem to pedestrian safety and environment. In fact, many shops are mixed in with other uses, ranging from housing to restaurants and pubs, to small businesses. The aim of the Council is to retain those existing shops in the different areas of the centre, whilst recognising that the mixture of uses is essential to the town centre. For this reason, the Council's shopping policies reflect current needs with a commitment to reviewing the present situation once the bypass is completed.

43 - Shopping Areas in Town Centres: BS Baldock has five separate areas where this policy applies: the south side of Whitehorse Street; two small 'islands' of buildings in Whitehorse Street and High Street; Hitchin Street from its junction with High Street to The White Hart PH; and the east side of the High Street.

44 - Other areas in Town Centre: A large part of the town centre falls within the terms of this policy owing to the diversity of existing uses which the Council will seek to maintain.

The following residential areas fall within the town centre, where the Council intends that residential uses will continue to have priority over other uses: **BR13 Church Street; BR14 Simpsons Drive; BR15 Hitchin Street.** Proposals sites for housing are listed in Section 5.2.3.

Other Uses in the Town Centre

Other existing uses are shown on the Proposals Map and listed in the appendices. Any specific proposals are referred to in the section below.

Car parking in the town centre is mainly on-street as shown on the Proposals Map. Problems caused by this affect the narrow streets adjoining the shopping areas, such as Church Street and the surrounding area where a traffic management scheme is proposed (BTC1/1). This will seek solutions to improve the residential environment and to reduce through-traffic and non-residential car parking. In Whitehorse Street and High Street, parking needs managing, particularly once lorry parking has been removed.

5.2.3 Baldock Town Centre Environmental Areas and Proposals

The amount of traffic through the town centre is an environmental and a safety problem. Consequently, major improvements are likely to occur after the Baldock bypass is built. When that happens the Council will review the opportunities for environmental improvements in the town centre. Until then, the Council may discuss improvements with local people and groups and, subject to financial priorities, implement projects which do not prejudice possible schemes in the future. Hertfordshire local authorities have jointly written up advice on achieving town centre improvements, emphasising proper planning and public involvement. The Council considers that this approach is essential in Baldock to achieve town centre improvements acceptable to residents and visitors alike.

Three Town Centre Environmental Areas: **BTC1 to BTC3**, together with specific proposals, are identified on the Proposals Map. Within these, Policy 22 - Urban Environment will be applied, according to the following priorities.

Area or proposal	Location	Priorities
BTC1	Whitehorse Street	<ol style="list-style-type: none"> 1. <i>To encourage shopping uses which add to the character and visual quality of the Conservation Area.</i> 2. <i>To make minor improvements to the environment prior to a more comprehensive scheme being prepared on completion of the bypass.</i>

PROPOSALS

BTC1/1	SUN STREET	<i>Improve the surface of the carriageway along Sun Street and at its junction with Whitehorse Street both to improve the appearance of the parking area and to discourage unnecessary vehicular movement along Sun Street. At the same time to fulfil the Council's commitment to implement a traffic management scheme along Church Street in order to overcome the conflicts between parking, through-traffic and pedestrian movement (see also residential area BR12).</i>
BTC1/2	WHITEHORSE STREET PAVEMENT	<i>Improve the quality of the paving on the south side of Whitehorse Street, primarily for the benefit of pedestrians.</i>
BTC1/3	TRANTERS YARD WHITEHORSE STREET	<i>Housing site</i>
BTC1/4	R/O 33 WHITEHORSE STREET	<i>Housing site</i>
BTC1/8	FORMER CINEMA WHITEHORSE STREET	<i>Housing site</i>
BTC2	Hitchin Street	<i>To improve the environment primarily for the benefit of pedestrians.</i>

PROPOSAL

BTC2/1	R/O BUTTERFIELD HOTEL HITCHIN STREET	<i>Housing site</i>
BTC3	High Street	At the present time, the short term opportunities for improvement in the High Street are limited. With the completion of the bypass and less traffic passing through, the High Street area provides an opportunity to restore some market town characteristics presently lost as a result of the traffic noise and congestion. Improvements to the market area, parking management and the general pedestrian environment can then be given priority. For the present, any environment improvements or development proposals should not preclude achieving these objectives after the bypass.

**Part 5
Policies & Proposals
BALDOCK**

1. *Immediately following the building and opening to traffic of the bypass, to provide an attractive shopping environment and encourage appropriate land uses.*
2. *To encourage environmental improvements and developments in the short term which will complement and enhance the character and function of the town without prejudicing future improvements (*)*

PROPOSALS

BTC3/1	HIGH STREET	<i>A programme of environmental improvements for the High Street will be prepared, including such details as paving, street furniture, parking proposals and changes to the carriageway and be the subject of public consultation.</i>
BTC3/2	ROE'S MALTINGS	<p><i>The Council proposes to promote a redevelopment of this site which is compatible with and enhances the character of Baldock Conservation Area in terms of use, scale and design.</i></p> <p><i>The general principles which apply are:</i></p> <ol style="list-style-type: none"> (a) <i>the rear part of the site shall be developed with loose-knit two-storey housing with a layout arranged to facilitate development of adjoining land and to enable improvement to Park Street, to provide access and turning facilities.</i> (b) <i>the part of the site towards High Street shall be developed in the form of a 2/3 storey block suitable for either residential or business purposes with access from the High Street.</i> (c) <i>vehicular traffic to the two parts of the site shall be separated to prevent through movement from the High Street to Park Street.</i>
BTC3/3	R/O WYNNES ALMSHOUSES, HIGH STREET	<i>Housing site</i>

5.3 HITCHIN Map B



'Bridge Street, Hitchin

Hitchin, in common with Royston and Baldock, is a traditional market town with mediaeval origins. The town has expanded outwards from its centre, with housing estates spreading out along the main roads to Luton, Bedford, Stevenage and Letchworth. Development, over the last 20 years, has occurred mostly in the Wymondley Park and St Michaels Mount areas to the south-east of the town, together with some at Westmill to the north-west. Several environmental factors now provide limits to the town's size, and the Green Belt, which at the Priory is close to the town centre, surrounds the town. This protects both the identity and character of Hitchin, recognised as being of national importance by the Council for British Archaeology.

The town centre has retained its mediaeval street pattern, and much of it is a Conservation Area. Apart from the loss of several important buildings prior to conservation legislation and some slum clearance earlier this century, the centre still contains a very important stock of buildings of architectural and historic interest. However, many cars and lorries come into the town centre unnecessarily. Also, there are pressures for new development, not least to support the town's shopping and service roles. Both these issues need handling carefully to ensure that the town's special character is protected whilst adapting to the changing and increasing demands on it.

Part 5 Policies & Proposals HITCHIN

5.3.1 Policies and Proposals relevant to Hitchin

The following is best understood if at least Section 5.1 (introduction to this Part of the Local Plan) is read so that the Proposals Map can be linked with the written policies and proposals.

1 - Pattern and Character of North Hertfordshire

2 - Green Belt: The boundary of the Green Belt is drawn around the town of Hitchin with particular reference to: i) maintaining the separate identity of the town from Ickleford, Letchworth, St Ippolyts and Gosmore; and ii) preventing the spread of the built-up area into areas of good quality agricultural land and of landscape importance.

The Green Belt boundary is generally well landscaped around Hitchin and provides an easily identifiable and defensible edge to the town. In some areas however, additional planting to re-enforce the boundary and safeguard its amenity is required. These are described under the policies dealing with Hitchin's residential, employment and open space areas. ***The Council will achieve landscape improvements and re-enforce the Green Belt boundary through opportunities arising from development proposals, Council programmes, or private or voluntary initiatives.***

3 - Settlements within the Green Belt: Charlton lies within the Green Belt.

8 - Development in Towns

12 - Landscape Conservation: LC1 This area adjoins the town on the west and south west, and penetrates into the town protecting the setting of the Priory.

13 - Countryside Areas: 15 Halfway Hill; 19 Wilbury Plateau; 18 Ickleford Green; 20 Purwell Flats.

14 - Nature Conservation: SI13 Oughtonhead Lane SSSI; LN2 Purwell Meadows Local Nature Reserve; NR6 Oughtonhead Nature Reserve; NR 7 Purwell Ninesprings Nature Reserve; WS2 Oughtonhead (Part); WS3 Purwell Meadow (Part); WS15 Icknield Way, Wilbury Hill; WS16 Cadwell railway crossing banks; WS17 Cadwell Meadows etc; WS22 Purwell Ninesprings; WS26 Road verge S of Wilbury Hill; WV2 The Willows.

15 - Ancient Monuments: AM15(47) 21a Bancroft; AM 16(48) Manor House Galleries, Bancroft; AM 18(59) Ickleford Tumulus.

16 - Areas of Archaeological Significance and Other Archaeological Areas: AS88 Wilbury Hill (part); AS150 Ninesprings (part); AA100SE of Cambridge Road; AA141 Foxholes, Pirton Road; AA142 Hitchin Town Centre; AA143 Windmill Lane, Charlton; AA144 Tatmore Hill Lane, Charlton; AA150 Ninesprings (part); AA201 Charlton; AS88 Wilbury Hill (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites

18 - Listed Buildings

20 - Conservation Areas: A large part of the town centre and surrounding area; and the hamlet of Charlton.

21 - Landscape and Open Space Patterns in Towns: For Hitchin, the important factors are:

- (i) the river/valley network with high ground in between the tributaries of the River Oughton, River Hiz and St Ippollitts Brook which provide a constraint to the north of the town, the location of the town centre and a constraint to the south respectively;
- (ii) the main railway line which has influenced where and what kind of development has occurred (housing and employment);
- (iii) the age and type of residential areas with
 - (a) generally older housing near the centre, including terraced houses near the railway;
 - (b) older, more 'established' areas with substantial landscaping to the south, usually of detached or semi-detached dwellings; and
 - (c) more recent large estates to the north of the centre;

- (iv) major open spaces associated with the river valleys and recreation facilities; and
- (v) limited number of important views (a) of the town from outside - Wilbury Hill, Letchworth; Rosehill; Great Wymondley; Stevenage Road; Parkway (Priory Park) and A505 west, and (b) within the town - along the open spaces associated with the rivers; Windmill Hill; Hollow Lane and St. Michaels Road.

Also shown are areas where the pattern could be reinforced, possibly through Policy 22.

22 - Urban Environment: Environmental priorities are listed under housing, employment, open space and other uses and town centre in the following sections. Where they also contribute to the aims of Policy 21 - Landscape and Open Space Patterns in Towns, they are marked with an asterisk (*).

26 - Housing Proposals: Eighteen mainly residential areas, **HR1 to HR18**, outside the town centre are listed below and shown on the Proposals Map. (H-R19 to H-R25 are referred to under Hitchin Town Centre) The housing ranges from very old properties particularly in the town centre, to substantial areas of nineteenth and early twentieth century terraces, and modern estates on the town's outskirts.

Large sites (5 or more dwellings) proposed for new housing are also listed, and shown on the Proposals Map. (Proposals in town centres are listed in section 5.3.2). Other proposals for residential accommodation or affecting existing dwellings may need to take account of other policies, including those for extensions, conversions, car parking requirements and Residential Guidelines and Standards.

Environmental improvements are suggested for some of the residential areas and proposals sites. These provide the details for reinforcing the Green Belt boundary, and for pursuing the aims of Policies 21 and 22 of this Plan. The Council will take them into account when considering development proposals.

Area or Proposal	Location	Priorities
HR1	CADWELL LANE	<i>Further tree planting on verges</i> <i>Additional planting on adjoining edge of playing field HLO/P15 to benefit this area.</i>
PROPOSAL		
HR1/3	GROVE ROAD	
HR2	Cambridge Road	<i>Off-street parking in any future redevelopment proposals.</i> <i>Tree planting on adjoining employment area HE/4 and Walsworth Common HLO/P1 would improve amenity of the area.</i> <i>Verge planting of trees on A505 frontage, as part of a comprehensive scheme for the frontage to employment area (HE/4), Hitchin College (HEd/F), British Rail land (HR/RP), and residential area HR6.</i>
HR3	Highover	<i>Off-street parking essential in any redevelopment proposals.</i> <i>Planting of large tree species along Highover Way and other wide streets, where appropriate, to also improve views from Walsworth Common and high land near the railway.</i> <i>Additional tree planting along eastern boundary of Walsworth Common (HLO/P1) to benefit this area.</i> <i>Additional planting to enhance boundary with Green Belt.</i>
HR4	Grovelands Avenue	<i>Additional tree planting on western side of Stotfold Road to enhance Green Belt boundary.</i> <i>Additional planting to re-enforce Green Belt boundary east of Highover Farm.</i>

Part 5 Policies & Proposals HITCHIN

HR5	Purwell Lane	<i>Tree planting within area to soften generally hard landscape, particularly around Purwell School (HEd/P2).</i>
HR6	St Michaels Road	<i>Verge tree planting on St Michaels Road. (*) Improvements to Cambridge Road frontage (comprehensive scheme with residential area HR2).</i>

PROPOSAL

HR6/3	ST MICHAELS ROAD	<i>High quality perimeter landscaping of prominent site. Low rise development only in site's southern area. (*)</i>
-------	------------------	---

HR7	Walsworth Road	<i>Off-street parking in any re-development proposals. (*)</i>
-----	----------------	--

PROPOSALS

HR7/7	STATION APPROACH
HR7/9	WHINBUSH ROAD
HR7/11	97 WALSWORTH ROAD
HR7/12	88 WALSWORTH ROAD

HR8	Benslow Lane	<i>For the area between Highbury Road and The Avenue, with substantial buildings along Highbury Road and large gardens, retain the special character of this part of Hitchin. Retain mature trees in Benslow Lane area. Also, any future development in the area of Benslow Lane and Benslow Rise should reflect the character of existing low density areas. Off-street parking in any redevelopment proposals.</i>
-----	--------------	--

PROPOSALS

HR8/1	BENSLOW LANE	<i>Retain hedgerow on boundary abutting footpath. (*)</i>
HR8/2	BENSLOW LANE	<i>Retain mature trees on site.</i>
HR9	Wymondley Road	<i>Verge tree planting on Ninesprings Way. (*)</i>

PROPOSAL

HR9/8	WHITEHILL ROAD	
HR10	St Johns	<i>Tree planting on verges and in amenity areas where appropriate. Off-street parking in any redevelopment proposals essential. Tree planting on adjoining edges of Whitehill School (HEd/P6) and the Recreation Ground (HLO/P4) desirable. A small part of the area lies within the Hitchin Conservation Area.</i>

PROPOSALS

HR10/2a	KERSHAW HILL	<i>Low density development required. Road alignment to generally follow natural contours. Off-street car parking essential. Retention of existing mature trees and hedges required. High quality planting necessary to strengthen and enhance existing site boundaries. (*) Small Open Space adjoining Kershaws Hill road required to maintain views of the town. Access should be by means of culs-de-sac from St Andrews Place and Standhill Road so that there is no through route for traffic. If access is taken from Standhill Road no more than 15 houses should be served and a scheme to provide for parking at the entrance to the school, and for traffic calming measures at the junction within Standhill Road shall form part of the development.</i>
---------	--------------	--

HR10/17	29 PARK STREET	
HR11a	Blackhorse Lane	(*)
HR11b	Blackhorse Lane (St Ippollitts Parish)	(*)
PROPOSAL		
HR11b/1	LONDON ROAD	<i>A Development Brief is available indicating particular environmental considerations for this site. (*)</i>
HR12a	Newlands Lane	(*)
PROPOSAL		
HR12a/7	GOSMORE ROAD	
HR12b	Newlands Lane (St Ippollitts Parish)	<i>To retain the special character of the area around Mill Lane and Millfield Lane, presently developed at a very low density with large houses in very large gardens, development proposals to subdivide plots will be refused.</i>
HR13	Offley Road	<i>A small part is within the Hitchin Conservation Area. (*)</i>
HR14	Grays Lane	
PROPOSAL		
HR14/3	MOORMEAD HALL	<i>Retain hedgerow and further tree planting to reinforce Green Belt on western boundary. (*)</i>
HR15	Oughtonhead Way	
HR16	Westmill	<i>Off-street parking in any redevelopment proposals. Comprehensive landscaping scheme, but in particular (a) tree planting adjoining Oughtonhead School (HEd/P12) to benefit area and (b) reinforcement of planting at Green Belt boundary on adjoining playing fields HLO/P11.</i>
PROPOSALS		
HR16/4	BEDFORD ROAD	
HR16/7	ONSLow CLOSE	<i>Off-street parking essential</i>
HR16/9	FORMER HITCHIN GENERAL HOSPITAL OUGHTONHEAD WAY	<i>Retention of mature trees, and of hedgerow by footpath on eastern boundary. Off-street parking essential</i>
HR17	Bearton Road	<i>Off-street parking in any redevelopment essential; possibly consider provision of parking in back yards. A small part of the area lies within the Hitchin Conservation Area. (*)</i>
PROPOSALS		
HR17/13	BEARTON ROAD	
HR18	Strathmore	<i>Planting Tall tree species on verges at northern end of Old Hale Way. Verge tree planting on Stormont Road. (*) In order to protect the amenity of residential properties in Heathfield Road, permission will be refused for development which would extend the Burymead employment area (HE/3) westwards into this residential area.</i>
PROPOSALS		
HR18/9	OLD HALE WAY	<i>Access to the site will have to be provided. (*)</i>
HR18/14	FORMER HITCHIN SCHOOL, OLD HALE WAY	

Part 5 Policies & Proposals HITCHIN

36 - Employment Provision: Employment in Hitchin is concentrated in six main areas, **HE1 to HE6**, other than in the town centre. These, and specific development proposals, are shown on the Proposals Map and listed below. Very limited opportunities for the expansion of existing premises exist. To safeguard and improve the environment of these 'work' areas and so to contribute to the environmental quality of the town and its setting, priorities are also identified which meet the aims of Policies 21 and 22.

Area or Proposal	Location	Priorities
HE1	Wilbury Way	<i>Additional landscaping at the boundary with the Green Belt is needed along the northern edge. Additional landscaping to some frontages would improve the environment. Because of the limited access to the area and limited capacity of surrounding roads, further significant traffic generating development will not be allowed. Further tree planting along boundary with residential area HR1.</i>

PROPOSALS

HE1/1	WILBURY WAY (EAST SIDE)	<i>High quality landscaping is required within the area and at the boundary with the Green Belt at the northern and eastern edges of the site.</i>
HE1/2	KNOWL PIECE	
HE1/3	WILBURY WAY	
HE2	Cadwell Lane/ Wallace Way	<i>Permission will not be granted for development which would be likely to result in the breakage of the surface or otherwise affect the proper decomposition of deposited material on the former refuse tip off Cadwell Lane, unless the applicant can demonstrate that the site has reached a satisfactory state of stability. Because of the limited access to the area and limited capacity of surrounding roads, further significant traffic generating development will not be allowed.</i> <i>Additional landscaping along the boundary with residential area HR1.(*)</i>
HE3	Burymead Road	<i>Landscaping improvements to the boundary with residential area HR18.</i>
HE4	Cooks Way/Sharps Way	<i>Frontage to Cambridge Road would benefit from additional planting, subject to highway visibility (see also HR2). Any redevelopment and/or landscaping which would benefit the environment of the area will be encouraged, subject to careful consideration of likely levels of traffic generation.</i>

PROPOSAL

HE4/1	COOKS WAY	
HE5	Station Approach	<i>Consideration will be given to the traffic generation impact of any development proposals due to the restricted access to the area.</i>
HE6	Walsworth Road	

37 - Business: Uses Four parts of Hitchin's Employment Areas are considered suitable only for B1 Business Uses, because they are close to housing areas where other employment uses could be environmentally undesirable. These areas, shown on the Proposals Map **HEB1 Wilbury Way; HEB2 Cadwell Lane; HEB3 Burymead Road; and HEB4 Walsworth Road**. It is not intended to remove existing non B1 uses, but future development will be restricted to B1 use only.

An existing large office use, defined as **HEB5 Nightingale Road** is also identified.

39 - Leisure Uses: Playing fields, school grounds, and areas such as Walsworth Common, Oughtonhead Common and Priory Park make an important contribution to overall environmental standards in Hitchin where public open space is generally below the space standards recommended by the National Playing Fields Association. Whilst amenity open space provision is generally reasonable in terms of amount of space, it is unevenly distributed, leaving some areas of the town (eg Westmill, HR16) particularly short of amenity space. Studies suggest a current shortage of soccer, cricket, tennis and bowls facilities.

In order that existing open space and leisure facilities can continue to contribute to the overall character of the town, environmental priorities are defined for some of them. These priorities relate to the aims of Policy 22 - Urban Environment and, if appropriate to Policy 21 - Open Space and Landscape Pattern are marked with an asterisk (*).

Area or Proposal	Location	Priorities
HLO/P1	Walsworth Common	<i>Additional planting needed on A505 boundary and eastern boundary. Large trees planted on north west edge to screen railway and factories. (*)</i>
HLO/P4	St Johns Road Recreation Ground	<i>Tree planting adjoining residential area (HR10), and further landscaping where possible. (*)</i>
HLO/P11	Swinburne Avenue Recreation Ground	<i>Reinforcement of planting at Green Belt boundary.</i>
HLO/P14	King George V Playing Field	<i>Planting around pavilion and comprehensive landscape plan for whole area would substantially improve appearance. Boundary planting particularly important adjoining residential area (HR18) and Strathmore Infants School (HEd/P13).(*)</i>
HLO/P15	Cadwell Lane Recreation Ground	<i>Additional planting on boundaries would improve amenity of adjoining residential area.(HR1).(*)</i>

PROPOSALS

HLO/A2/1	ALLOTMENTS EXTENSION BURFORD WAY	
HLO/P16	RANSOM'S RECREATION GROUND	<i>The Council is committed to investigating the potential for improvements to this area. There will be a public consultation exercise.</i>

40 - Tourism

42 - Shopping: A DIY store, which it is not intended to disturb, already exists near the railway station and is shown as **HS1** on the Proposals Map. The Nightingale Road Goods Yard may become available within the Plan period. **The former Nightingale Road Goods Yard, shown as HS2, on the Proposal Map, is allocated for development as a non-food retail warehouse park. In considering proposals for development, the Council will require that the proper planning of the whole area, particularly with regard to access, is not precluded and that the scale and nature of the development does not detrimentally affect the vitality and viability of Hitchin Town Centre as a whole**

Other Uses

The main public utilities, social and community facilities, transport uses and roads are shown on the Proposals Map and listed in the appendices. However to achieve the Plan's aims for the environment, Policy 22 -Urban Environment applies to some, and environmental priorities are defined below.

Area or Proposal	Location	Priority
<i>Social and Community Facilities</i>		
HEd/F	Hitchin College	<i>Frontage improvement scheme with adjoining residential areas (HR2, HR6) British Rail, land (HT/RP) and employment area (HE4).(*)</i>

Part 5 Policies & Proposals HITCHIN

HEd/P1	Highover JMI school	<i>Tree planting on northern boundary to benefit housing area HR4.</i>
HEd/P2	Purwell JMI School	<i>Additional tree planting would soften hard landscape here and in adjoining residential area HR5.</i>
HEd/P6	Whitehill JMI School	<i>Tree planting would benefit amenity, especially in adjoining residential area HR10.</i>
HEd/P12	Oughtonhead JMI School	<i>Tree planting would benefit amenity, particularly in adjoining residential area HR16. (*)</i>

PROPOSAL

HEd/P10	JMI SCHOOL GAPING LANE
---------	---------------------------

Public Utilities

HU/G	Gas Depot, Cadwell Lane	<i>Because of the limited access to the area and limited capacity of surrounding roads, no further significant traffic generating development will be allowed. (see also HE1 and HE2).</i>
------	-------------------------	--

Transport

Roads

Currently, the traffic generated by employment areas HE1 and HE2 creates significant adverse effects on the environment of adjoining areas and the roads, and on the safety aspects of the road system. **The Council will refuse development proposals which will give rise to significant increases in traffic until the completion and operation of highway works, based upon a satisfactory outcome of a traffic study of the surrounding road system.**

Road Status*	Route	Proposals
--------------	-------	-----------

Cycle Routes

PROPOSALS

HCR1	OLD HALE WAY AND STRATHMORE AVENUE
HCR2	THE MEAD/BURMEAD ROAD
HCR3	MASEFIELD/ CAMBRIDGE ROAD

5.3.2 Hitchin Town Centre

Hitchin's town centre is historically old and interesting, and has retained its mediaeval street pattern with many fine old buildings. The town centre continues to flourish as a market town, and as a place to shop and meet. The attractive physical environment has been recognised nationally and most of the centre is within the Conservation Area. More recently, changing habits in shopping have led to concern about the future of town centres.

The Council, in 1986, took the initiative to study the District's town centres with a view to promoting their role for the future; Hitchin's was the first to be looked at in detail. A report by consultants put forward suggestions and priorities to promote development, to improve the environment and to encourage activities. In late 1987, a general strategy was adopted and this was followed in the summer of 1988 by the preparation of architect's drawings which showed possible future views (a) of improvements to Market Place and High Street, and (b) of a new development off Paynes Park, and behind the High Street frontage. Both of these were presented to the public for comment.

Since these early initiatives, interest in the town from potential investors has significantly increased. Opportunities are now being actively explored and some new development is likely to follow on from that on the Lairage. A Development Brief for Paynes Park gives detailed guidance about the Council's concept for the area linking the Lairage development with the Market Place. In other parts of the town, the former Russells tannery has been demolished and land off Queen Street is owned by Lee Valley Water Limited. These sites are available for redevelopment. The development brief for the Russell area, the existing Ransom premises and some additional areas is in need of review since Ransoms are unlikely to relocate in the short term and further consideration is needed on the future of the Russell site. A co-ordinated improvement to the areas around the River Hiz will be sought by the Council.

The Council will pursue and encourage initiatives for development which support the town centre's role, but will pay particular attention to keeping the character of the historic environment. Town centre enhancement schemes are being discussed and developed with the first implemented in High Street early in 1990 to benefit the pedestrian and the environment.

Policies

39 - Leisure Uses: Town Centre development opportunities have been identified in Hitchin which could provide leisure facilities and so enhance the vitality and viability of the centre as a place to shop and visit.

42 - Shopping: Hitchin's town centre role depends upon its shops providing a service to a large local population for many goods, particularly from specialist shops. The growth of shopping floorspace has been partly limited in the past by its historic character and a lack of development opportunities as well as strategic policies to develop larger sub-regional centres at Stevenage and Luton.

To make sure that Hitchin at least maintains its shopping role, the Council will resist changes in the main shopping core whereby shops are changed to other uses. However, the town centre is an area of major employment and other uses which bring together people as traders and customers. So, the Council will encourage uses which bring vitality and viability to the centre as well as keeping and maintaining a unique and well known heritage.

43 - Shopping Areas in Town Centres: HS These include the Market Place, Churchgate, Churchyard, High Street, Bancroft, and Hermitage Road. Essential to Hitchin town centre's role are the future of the Market and how the new developments will fit in with or change shopping habits. Competition is only the proper concern of the Council as Local Planning Authority if a threat is seen to the viability of the town centre as a whole. Studies have shown that additional floorspace could be supported by the local population, and could add to the variety of shopping in Hitchin. Whilst the Russell/Ransom area is a part of the town centre, the opportunity for it to contribute to town centre activities including shopping depends upon its ability to:

- (a) provide safe, adequate pedestrian access from Bancroft;
- (b) provide satisfactory vehicular access (cars and goods vehicles);
- (c) be developed in a sensitive manner which fits into the historic character of Hitchin.

In considering additional shopping floorspace in Hitchin Town Centre, the Council will normally expect proposals to contribute to the continued vitality and viability of the town centre by maintaining its relative attractiveness. Additional shopping provision will be expected to add to the range and types of existing shops, and the Council will expect that the scale and form of development proposed will integrate well with the existing town centre and its facilities.

44 - Other Areas in Town Centres: This applies to the large areas of many different uses which are characteristic of Hitchin and outside the main shopping areas. The historic buildings are often suited to a variety of uses and add to the centre's unique character.

The following residential areas fall within the town centre, where the Council intends that residential uses will continue in preference to other town centre uses, and the following environmental priorities apply.

Area or Proposal	Location	Priority
HR19	Bancroft	
HR20	Queen Street (north)	
HR21	Queen Street (south)	<i>In order to prevent the spread of the town centre commercial activities and maintain the character and amenities of the residential area, permission will not be granted for changes of use from residential or the introduction or extension of non-residential uses which would adversely affect the character and appearance of the area.</i>
HR22	Queen Street/ Biggin Lane	
HR23	Tilehouse Street	<i>In order to avoid any loss of residential dwellings or the character of the area, proposals will not normally be permitted for change of use from residential or for the introduction or extension of non residential uses which would adversely affect the character and appearance of the area</i>

HR24 Nuns Close/Old Park Road

HR25 Grammar School Walk

Proposals sites for housing are listed in Section 5.3.3.

There are also two areas shown as **HEB** on the Proposals Map (offices adjoining Priory Park and 30-47 Bancroft) where it is intended that B1 Business Uses will continue to have priority over other town centre uses.

Other Uses in the Town Centre

Other existing uses are shown on the Proposals Map and listed in the appendices. Any specific proposals are referred to in the section below.

Any opportunities, including development proposals, to provide more parking close to the town centre, without affecting other objectives, will need to be considered.

5.3.3 Hitchin Town Centre Environmental Areas and Proposals

Whilst the town centre, and in particular many of the buildings within it, are attractive, the potential for enhancing the shopping environment is significant. Within the town centre core, the main shopping area, removal of extraneous traffic and the return to a more pedestrian friendly environment is a major objective. There are also significant development opportunities which, if handled sensitively, should enhance the attractiveness of the town in both physical and functional terms. Coupled with the concentration of traffic onto more peripheral roads, these initiatives form the central thrust of the Council's policies and proposals for the town centre.

Four town centre environmental areas (**HTC1 to HTC4**) are listed with priorities for improvements, together with specific proposals for development and environmental changes as shown on Proposals Map. These also relate to Policy 22 - Urban Environment according to the following priorities.

Area or Proposal	Location	Priorities
HTC1	Town Centre Core	<ol style="list-style-type: none"> <i>To promote shopping as the only activity at ground floor level, and to prevent the loss of shops in the main shopping frontages.</i> <i>To provide an environment for people or pedestrians rather than for traffic, whilst keeping essential routes and areas for traffic and servicing.</i> <i>To examine ways of improving the market including possible ideas for using Market Place or part of it, to support the vitality and viability of the market town of Hitchin.</i>

PROPOSALS

HTC1/1	TOWN CENTRE CORE	Environmental and traffic management improvements have been (i) completed in High Street and (ii) approved for completion in Market Place during 1993/94. Efforts will be made to encourage visitors to the town centre, through attractions in Market Place and positive signing of car parks around the centre. Following consultation, the Council will actively pursue further environmental and traffic management improvements in the town centre core including the Sun Street and Bucklersbury area (Phase III).
HTC1/2	CHURCHGATE/BIGGIN LANE	<i>General: Development proposals will be expected to improve pedestrian links between existing and proposed parking areas, and the town centre shopping area and to provide for the River Hiz walkway along both banks of the river, as shown on the Proposals Map (Policy 21). The Council considers an opportunity exists for the development of the whole area. It prefers this in planning terms but recognises current ownership patterns and limited likelihood of this being achieved in the short term.</i>

		<p>AREA A. <i>The comprehensive environmental enhancement of this area will be sought to provide for mixed retail, commercial and other appropriate town centre uses, subject to increased car parking provision (including St Mary's Square) and improved vehicular access. Planning permission will not normally be given for development which would exacerbate existing access, traffic, parking or environmental problems or which would be contrary to Conservation Area objectives.</i></p> <p>AREA B. <i>Any proposal for the redevelopment of this area should not exacerbate existing access, traffic, parking or environmental problems or be contrary to Conservation Area objectives. The development should make provision for a walkway along the River Hiz as shown on the proposals Map (Policy 21) and allow for improved vehicular/pedestrian access to the western side of the river. (Any specific requirement for town centre car parking is to be identified in the proposal.)</i></p>
HTC1/3	SORTING OFFICE AND PORTMILL LANE CAR PARK	In consultation with the Post Office, the Council will examine opportunities for alternative uses on the site, should the present operation, or parts of it, cease. Such uses may include Post Office counter facilities and retail uses on the northern side of the site, with car parking to the rear. Other town centre uses may be appropriate, subject to increased parking for town centre users still being available and the scale of development being appropriate for the site. The Council will be particularly concerned to ensure that high quality pedestrian links between car parking and the shopping areas are provided and that landscaped open space is introduced into the areas where appropriate.
HTC1/4	PAYNES PARK TO MARKET PLACE LINK	The proposed pedestrian link between development at the Lairage to the central shopping area of the Market Place and High Street is shown on the Proposals Map. The boundaries of the expected link fall within two town centre environment areas, HTC1 and HTC2. The details of this proposal can be found within the proposal HTC2/1
HTC1/5	BANCROFT (FROM HIGH STREET TO HERMITAGE ROAD)	<i>The Council will investigate the possibility of increasing pedestrian priority, consistent with retaining essential traffic routes and servicing requirements.</i>
HTC2	Paynes Park	<p>1 <i>To promote development to link Paynes Park to the High Street for the benefit of pedestrians.</i></p> <p>2 <i>To improve the environment of Paynes Park, particularly the service yards at the rear of High Street premises.</i></p>
PROPOSAL		
HTC2/1	PAYNES PARK	<i>A Development Brief is available to guide the design of development for this site. The area shown on the Proposals Map indicates where development is most likely but other areas could be added either as part of a single development or several separate ones.</i>

The Council will only consider development proposals which meet the aims of its adopted Development Brief. In particular, pedestrians should be attracted to walk through in safety; the design should preserve and enhance the character of the Conservation Area especially the pattern of the town's mediaeval layout. Development should provide adequate servicing facilities and access arrangements in relation to the A505 main distributor. Generally, speciality shops will be encouraged but other retail schemes will be acceptable however, particular care will be taken to ensure that any such scheme will support the town centre's retail role.

NB This proposal links with HTC1/4

HTC3 Bancroft/Hermitage Road

1. *To reduce traffic and improve conditions for pedestrians*
2. *To improve the environment, particularly of the roads and pavements*
3. *To maintain and encourage rear servicing where possible.*
4. *To achieve an attractive redevelopment of former industrial premises.*

PROPOSALS

HTC3/1 RUSSELL/RANSOM AREA R/O BANCROFT/WHINBUSH ROAD

THE WHOLE AREA

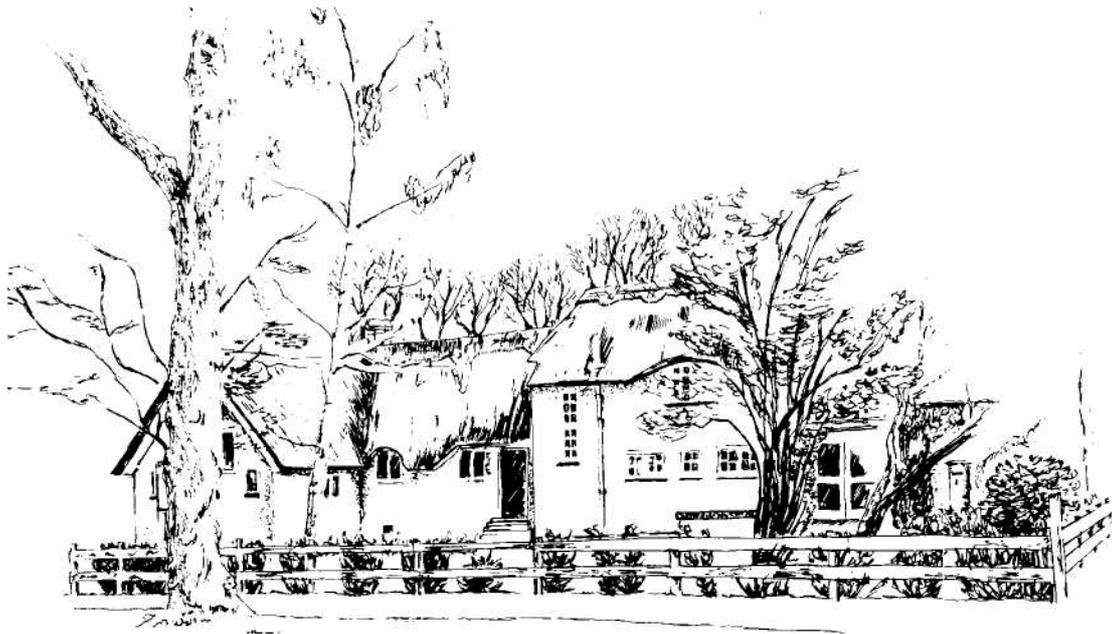
The redevelopment of the former Russell tannery (Area A) and adjacent industrial premises occupied by William Ransom and Son Ltd. (Area B) have previously been encouraged by the Council as an opportunity to benefit the town centre economically and environmentally. Whilst the cleared site of the former Russell tannery is an important development opportunity for the town centre area it is now recognised that development of the Ransom premises is unlikely to take place at the same time as the Russell site. The Council previously approved a Development Brief for the site as a whole based on the area's capacity in traffic and design terms. Further guidance on the separate development of these sites may be produced. Additional land outside the site may be needed to achieve satisfactory vehicular access.

AREA A: The Council will refuse alternative industrial uses (ie, B2-B8) and will promote, subject to the following, appropriate development. Uses that may be acceptable are those which would reinforce the viability and vitality of Hitchin's town centre and provide attractive pedestrian links whilst respecting the constraints that restrict the development of this site. Appropriate uses may include the following: retail (including a foodstore); leisure; hotel; and housing.

AREA B: This site abuts the rear of retail premises in Hermitage Road and Bancroft and is currently in uses by William Ransom & Son Ltd. The Council does not wish to promote the redevelopment of this site however, it recognises that it may become available for development in the medium term (5-15 years). The Council will refuse alternative industrial uses (ie, B2-B8). Appropriate uses may include one of the following: retail; leisure; hotel; small B1 uses; or housing.

		<p>Development of Areas A or B above must:</p> <ul style="list-style-type: none"> (i) <i>take advantage of the site's topography</i> (ii) <i>be a major improvement to the character of the Conservation Area and surrounding area respecting the scale and form of the surrounding buildings and relationship to Hermitage Road and Bancroft;</i> (iii) <i>includes places and footways for people to enjoy, particularly a walkway following the River Hiz;</i> (iv) <i>consider personal security;</i> (v) <i>where the public will visit buildings, provide toilets (including provision for the less able and baby changing facilities);</i> (vi) <i>show how potential contamination has been investigated and will be dealt with;</i> (vii) <i>appraise and undertake the necessary archaeological investigations;</i> (viii) <i>respect the environmental capacity of surrounding roads with regard to traffic generation.</i> <p><i>For large scale development an Environmental Impact Assessment may be required.</i></p>
HTC3/2	BANCROFT/HERMITAGE ROAD	<i>Measures will include increasing the space for pedestrians, improving the environment including traffic management to restrict the speed of vehicles and dissuade through-traffic. In Bancroft, it may be possible to achieve additional car parking. (*)</i>
HTC4	Town Centre Edges	<ol style="list-style-type: none"> 1. <i>To encourage traffic to follow routes around the town centre unless essential for access or servicing.</i> 2. <i>To retain the existing character and mix of uses essential to the life of Hitchin.</i> 3. <i>To retain the special character of the The Priory, which is contained within a Landscape Conservation Area (LC1).</i>
PROPOSALS		
HTC4/1	GREENSIDE (FORMER BUTTS CLOSE) SCHOOL	<i>The proposed closure of this school offers an opportunity to achieve a use or mixture of uses compatible with the town centre whilst not detracting from the character of Butts Close open space itself. A mixture of office and residential uses may be appropriate; the possibility of including adjacent town centre land in any development scheme should be explored.</i>
HTC4/2	STOREHOUSE LANE	<i>Housing site.</i>
HTC4/3	R/O HAMPDEN HOUSE BEDFORD ROAD	<i>The site offers an opportunity to achieve a use or mixture of uses compatible with the town centre, whilst not detracting from the character of the Butts Close open space itself. A mixture of offices and residential uses may be appropriate, but the possibility of including adjacent town centre land should also be explored.</i>
HTC4/10	OLD CHARLTON ROAD	<i>Business uses in accordance with planning permission.</i>

5 4 LETCHWORTH Map C



*Letchworth Garden City Heritage Museum
Norton 'Way South, Letchworth*

Letchworth has the unique distinction of being the World's First Garden City, based on Ebenezer Howard's original concepts of a self-contained settlement within a green belt and combining the best of town and country. As a result, much of the town today is the product of a Master Plan in the first years of this century, bringing together low and medium density housing, industry, open spaces and the town centre in separate land use areas and attractively planned landscapes. With relatively low population growth during the last 20 years, much of the town's physical structure is well established in its attractive buildings and landscape. The town has now generally reached the optimum size as envisaged in the original Garden City concepts.

The original layout is clearly important, as is recognised in Conservation Areas for the main part of the early layout and for Croft Lane, Norton. Architectural competitions of many early Garden City houses and buildings often attracted well-known architects of their time. Environmental standards are generally high, as a result, not least due to the now mature landscaping. In the newer residential and employment areas, environmental standards could perhaps be raised.

In the town centre as well, there is concern about the extent to which the existing layout and facilities meet today's requirements. The evidence is that competition from other centres, both inside and outside the District, is having a detrimental effect on the Centre's performance.

The policies for Letchworth therefore seek to retain and enhance its unique character as a Garden City within open countryside, to improve environmental quality where this falls short of the remainder of the town and to support the revitalisation of the town centre.

5.4.1 Policies and Proposals relevant to Letchworth

The following is best understood if at least Section 5.1 (the introduction to this Part of the Local Plan) is read so that the Proposals Map can be linked with the written policies and proposals.

1 - Pattern and Character of North Hertfordshire: *In view of the town's historic origins and importance in the development of town planning, the Council will only permit development proposals which maintain and enhance Letchworth's early layout and building styles, and hence its special character.*

2 - Green Belt: The boundary of the Green Belt is drawn around the town, with particular reference: (i) to maintaining the separate identity of the Garden City with the villages of Norton and Willian from Hitchin, Baldock and Stotfold, and (ii) to preventing its spread into areas of good quality agricultural land. It also performs an important role in containing the town within a rural belt, consistent with one of the most fundamental principles of the Garden City ideal.

The Green Belt between Letchworth and Baldock is particularly important for preventing the coalescence of these towns. However, in parts, whilst a physical gap exists, the urban edges are stark and substantial landscape improvements are necessary. This Plan proposes a change to define a Green Belt which can be defended and relates to land around the Leisure Centre (LLO/L) where the Council is actively investigating the possible provision on adjoining land of additional sports and leisure facilities. At the Leisure Centre, the general scale of landscaping required has been approved by the Council. Here and near Blackhorse Road, the landscaping is shown diagrammatically on the Proposals Map ***In order to define the Green Belt boundary, to maintain the separate identities of Letchworth and Baldock and to enhance the landscape, the Council will require urban edge woodlands and substantial landscaping, primarily adjoining the A1(M). Improved landscaping to reinforce the boundary and safeguard its amenity is also required elsewhere around the town.***

3 - Settlements within the Green Belt: Norton and Willian villages lie within the Green Belt.

8 - Development in Towns

13 - Countryside Areas: *19 Wilbury Plateau; 20 Purwell Flats; 24 Jacks Hill Slopes; 25 Letchworth Plateau; 26 Ivel Valley.*

14 - Nature Conservation: *WS24 Norton Common Marshes; WS25 Wilbury Hill; WS31 Norton Pond; WV15 Letchworth Golf Course; WV16 Norton Common; WV19 Blackhorse Farm Meadow.*

15 - Ancient Monuments: *Stotfold Road, Hitchin AM19(42) Wilbury Hill Camp, Stotfold Road, Hitchin.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS88 Wilbury Hill; AA89 Standalone Farm; AS99 Willian (part); AS 189 Norton Common; AS 190 Norton Village; AA22 Radwell Lodge, Radwell; AA90 West of Willian; AA91 W of Norton Bury; AA94 S of Norton Bury Farm; AA95 Baldock Road; AA97 Woolgrove School; AA98 SE of Letchworth; AA99 Willian (part); AA149W of Wymondley Road (part); AA151 S of Roxley Court (part); AA152 South of Jacks Hill Farm (part); AA190 Norton Village; AA222 Norton Bury Farm.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites

18 - Listed Buildings

19 - Historic Gardens: *HG1 The Broadway (also LLO/P10); HG2 Howard Park and Gardens (also LLO/P11).*

20 - Conservation Areas: Four conservation Areas:

Letchworth	- This includes those substantial parts of the Master Plan of the World's First Garden City which were implemented before 1918.
Norton and Willian	- The two historic villages which existed before Letchworth.
Croft Lane, Norton	- Early Garden City housing on the rural fringe of Letchworth.

A separate broadsheet on the Letchworth Conservation Area has been published by the Council and the Letchworth Garden City Corporation. This sets out the concept, development and conservation policy for those parts of Parker and Unwin's Master Plan which were implemented before 1918. The Council will expect the following policy aims to be achieved in relation to any future development:

- (a) an overall emphasis on the preservation and enhancement of the existing fabric in order to maintain continuity throughout the town; and
- (b) where new building takes place the design, layout, scale, material and colours should blend with the established character.

As a particular feature of many parts of the Conservation Area are the low density, housing areas, characterised by large single houses set within large gardens, the Council will resist development which prejudices this character, such as flats or the subdivision of plots.

In relation to housing development in Letchworth generally, the Council has produced a guide setting out the main elements of housing layout and design consistent with the achievement of policy aim (b) both inside and outside the Conservation Areas, in order that any new development reflects the character of the World's First Garden City. (See in Part 4: Policy 58 - Letchworth Garden City Design Principles).

21 - Landscape and Open Space Pattern in Towns: Letchworth's unique pattern of growth means that its Master Plan plays a very significant role in the present landscape pattern of the town. By consciously planning (a) the retention of features of the original landscape (prominent wooded areas, riverside open spaces and Norton Common), and (b) the integration of additional landscaping within the town's layout Letchworth's pattern is likely to be considerably more widespread.

The most important elements are:

- (i) the established features of the original (pre 1904) landscape - Norton Common, small copses, hedges and hedgerow trees, tree belts and the shallow valley of the Pix Brook;
- (ii) important views from vantage points (a) outside the town - high ground along the Great North Road and Weston Hills, Rosehill and Arlesey Road, and (b) within the town - along the main axis of the Master Plan (The Broadway), Howard Park and Gardens, Norton Common, Letchworth Gate town entrance, Baldock Road and Hitchin Road;
- (iii) the characters of the residential areas in the original Master Plan having various densities and 'typical' Letchworth architectural styles and hence differing opportunities and forms of landscaping; and
- (iv) amenity or open spaces throughout the town associated with the urban layout.

The areas of this pattern are shown on the Proposals Map and will be retained and enhanced where possible. Some elements may, therefore, be achieved through Policy 22 - Urban Environment.

22 - Urban Environment: Priorities for environmental improvement are identified in relation to the specific areas of housing, employment, open spaces and other uses, and the town centre, in the following sections. Where these are of more than purely local significance and contribute to the aims of Policy 21 - Landscape and Open Space Pattern, they are marked with an asterisk. (*)

26 - Housing Proposals: Many of Letchworth's housing areas have very attractive environments due to the original concepts of space and the mixture of town and country which were integral to the Garden City ideal. Not only do the finest of the neighbourhoods benefit from low densities, generous landscaping and hedges, but houses are also grouped together and so relate to a sequence of outdoor spaces in an overall setting. Areas such as Sollershott West, Broadway and Garth Road, are particularly attractive with low densities, landscaped settings and houses set in large gardens.

In addition to the policies of this Plan and relevant environmental priorities, the Council will expect new residential development to follow its "Garden City Design Principles" guidelines in order that new development in Letchworth can reflect the character of the World's First Garden City. (See Policy 58 Letchworth Garden City Design Principles in Part 4)

Other areas of residential development, particularly the later peripheral estates, such as the Grange and Jackmans, lack mature major landscaping and are by comparison, less attractive. Such areas would benefit from more landscaping - in particular tree, shrub and hedge planting - and so fit in better with the established Garden City areas.

Thirteen mainly residential areas, outside the town centre **LR1 to LR13**, are shown on the Proposals Map and listed below. (Areas **LR14 and LR15** are referred to under Letchworth Town Centre). Large sites (5 or more dwellings) proposed for new residential development are also shown. (Proposals in town centres are listed in section 5.4.3). Other proposals for residential accommodation or affecting existing dwellings may need to take account of other policies, including those for extensions, conversions, car parking requirements and Residential Guidelines and Standards.

Part 5 Policies & Proposals LETCWORTH

In order that environmental conditions can be safeguarded and improved, the Council has additionally defined environmental priorities in relation to some of these residential areas and sites. Here, the aims of Policy 22 - Urban Environment and Policy 21 - Landscape and Open Space Pattern will be pursued, and taken into account by the Council when considering development proposals.

Area or Proposal	Location	Priority
LR1	The Grange	<p><i>Further tall tree species on verges or amenity areas. (*) New housing or redevelopment opportunities should include off-street parking.</i></p> <p><i>Improve boundary with Green Belt where possible.</i></p>
LR2	Cashio Lane	<p><i>Area of low density character and trees, mostly within Croft Lane Conservation Area to be preserved; development proposals involving the subdivision of plots or flats will normally be refused especially in Eastholm, Westholm and Croft Lane. (*)</i></p>
LR3	Common View	<p><i>Part of the area is within the Letchworth Conservation Area. (*)</i></p> <p><i>Further tree planting in gardens and amenity areas required. Edge planting on boundary with employment area LE1 and Temple Gardens LLO/P2.</i></p> <p><i>Within this area, the District Council's Contract Services Department has consolidated its activities at the existing depot. If, in the longer term, the site does not best meet the Council's needs and an alternative exists, then the existing depot could become available for housing development.</i></p> <p><i>The buildings and area to the west of Green Lane are a good example of early Garden City design and layout. To retain this character is important, therefore proposals for extensions, particularly side and front extensions, will be refused unless they are sympathetic in design. In order to protect the amenity of future dwellings, development proposals for employment uses will be refused on the car park adjacent to the business use area LEB1.</i></p>
LR4	Hillshott	<p><i>Part of the area is within the Letchworth Conservation Area. Tree planting in verges where possible. To retain the existing character and residential amenities of the area and not to worsen on-street parking problems, proposals for the conversion of houses into flats will normally be refused. Consider off-street parking bays. (*)</i></p> <p><i>Redevelopment opportunities must include off-street parking provision.</i></p>
PROPOSAL		
LR4/6	PIXMORE AVENUE/ PIXMORE WAY	<p><i>No development should take place in the general central area near the A505 road junction, to retain the parkland setting and open views into the site. Retain mature trees. (*)</i></p>
LR5	The Crescent	<p><i>The area is within the Letchworth Conservation Area. (*)</i></p>
LR6	Jackmans	<p><i>Further tree planting with large species on wide verges or amenity areas. (*)</i></p> <p><i>Additional planting on boundary with Letchworth Garden City FC land (LLO/PF1).</i></p>

PROPOSALS

LR6/5	LETCHWORTH GATE	
LR6/10	FORMER WILLIAN SCHOOL	
LR7	Lordship	<i>Improved boundary with Green Belt needed where possible.</i>
LR8	Cloisters Road/ Lawrence Avenue	<i>Part of the area is within the Letchworth Conservation Area. (*)</i> <i>Retention of low density character with generous landscaping important thus development of flats or plot subdivision will normally be refused.</i>

PROPOSAL

LR8/5	BARRINGTON ROAD	
LR9	South View/ Sollershott East	<i>Part of the area is within the Letchworth Conservation Area. (*)</i> <i>Retention of low density character with generous landscaping important thus development involving flats or plot subdivision will normally be refused.</i>

PROPOSALS

LR9/4	BROADWAY/ SPRING ROAD	
LR9/5	SPRING ROAD	
LR10	West View	<i>Part of the area is within the Letchworth Conservation Area. (*)</i> <i>To retain the existing character and residential amenities of the area and to not worsen on-street parking problems, proposals for the conversion of houses into flats will normally be refused.</i> <i>Improve boundary with Green Belt where possible.</i> <i>Off-street parking bays should be provided if possible in Hillbrow.</i>
	Icknield Way	<i>Additional verge and amenity tree planting desirable where appropriate. (*)</i>

PROPOSALS

LR11/1	WILBURY LODGE/ ICKNIELD WAY	<i>Retention of mature trees at edge of site. (*)</i>
LR11/4	FORMER CGA SITE, ICKNIELD WAY	
LR11/13	ICKNIELD WAY	<i>Retention of existing mature trees required. High quality planting necessary to strengthen and enhance existing site boundaries. Enhance footpath link required through the site.</i> <i>No part of any residential scheme adjoining the rear of 125-135 Icknield Way shall exceed two storeys in height.</i> <i>Policy 58 applies</i>
LR12	Nevels Road (*)	
LR13	Cowslip Hill	<i>Maintenance of mature urban landscape. (*)</i> <i>A small part of the area is within the Letchworth Conservation Area.</i>

PROPOSALS

LR13/2-8	VALLEY ROAD	<i>Parking to be off-street to avoid congestion</i> <i>Future amenity areas to be planted early in any redevelopment.</i>
----------	-------------	--

Part 5 Policies & Proposals LETCWORTH

34 - Caravans and Mobile Homes: Planning permission has been granted by the County Council for a 13 pitch gypsy caravan site on land off Blackhorse Road, Letchworth.

36 - Employment Provision: Employment opportunities in Letchworth other than in the town centre are concentrated in five main areas, shown as **LE/1 to LE/5** on the Proposals Map. Generally, they form well defined areas within the structure of the town.

The environment, within employment areas and development sites, should generally be improved. Therefore, Policy 22 - Urban Environment is relevant within some of these areas and environmental priorities are described below. Where relevant to the aims of Policy 21 - Landscape and Open Space Pattern, they are marked with an asterisk.(*)

Area or Proposal	Location	Priority
LE1	Blackhorse Road	<i>Retention and improvement of landscape screening at boundary with residential area LR3.</i> <i>Improve landscaping at boundary with Green Belt to improve views into the town.</i> <i>Additional tree planting to site boundaries and/or highway verges, particularly on Blackhorse Road frontage.</i>

PROPOSAL

LE1/1	BLACKHORSE ROAD/ GREEN LANE	<i>Retention of existing landscape features.</i>
LE2	Works Road	<i>Additional planting to site frontages should be undertaken where possible.</i> <i>Verge tree planting desirable where appropriate.</i> <i>Screen planting on boundary with A505 required, particularly trees.</i> <i>Improved landscaping at boundary with residential area LR4 where possible.</i>

PROPOSALS

LE2/2	WORKS ROAD	<i>Screen landscaping at the boundary with Green Belt required.</i>
LE2/3	FOURTH AVENUE	<i>High quality landscaping within sites and along boundary with A505.</i>
LE2/2	THIRD AVENUE	
LE2/5	FIFTH AVENUE	
LE2/6	AVENUE ONE	
LE2/7	DUNHAMS LANE	
LE2/8	WORKS ROAD	
LE3	Icknield Way East	<i>Additional tree, shrub and hedge planting on site frontages and where possible within sites desirable.</i>
LE3/1	ICKNIELD WAY EAST	
LE4	Icknield Way West (Highover Road)	<i>Reinforcement of boundary with residential area LR11 desirable.(*)</i>
LE5	Icknield Way West (Bridge Road)	<i>Retention and enhancement of existing landscape features required.</i> <i>Reinforcement of boundary landscaping on Icknield Way West, and adjoining residential area LR12 desirable.</i>

37 - Business Uses: Eight areas are proposed as suited for only B1 Business Uses where this would benefit the residential environment of the adjoining areas in Letchworth. The Council is not intending to remove existing uses, but wishes to ensure that future uses will be acceptable beside peoples homes. These areas are: **LEB1 Blackhorse Road (ICL building); LEB2 Pixmore Avenue (Skills Centre); LEB3 Ridge Road; LEB4 Icknield Way East (South); LEB5 Icknield Way East (North); LEB6 Icknield Way West (adj railway); LEB7 Icknield Way West (Bridge Road); and LEB8 Birds Hill.**

39 - Leisure Uses: Letchworth is generally adequately provided with leisure facilities in relation to National Playing Fields Association and Sports Council Standards. Additionally, open space and leisure facilities are well distributed across the town, giving reasonable access and amenity to local people. However, much of the current provision is private and there is some concern about the quality of existing facilities. With possible opportunities to improve and consolidate facilities and the environment around the existing Leisure Centre (LLO/L), this has resulted in studies for possible development here involving both. However, as the investigations are not yet complete, no site is shown on the Proposals Map. Under Policy 2 - Green Belt for Letchworth, the requirements are described for substantial planting including woodland as part of the Green Belt in this location to maintain the separation of Letchworth from Baldock.

The main existing facilities are listed in an appendix and shown on the Proposals Map. Where some of these could contribute to the aims of Policy 22 - Urban Environment or are proposed developments, they are described below with environmental priorities. If these priorities relate to Policy 21 - Landscape and Open Space Pattern, they are marked with an asterisk (*).

Attention is also drawn to the special status of Howard Park (LLO/P11) and The Broadway/Kennedy Gardens (LLO/P10) as Historic Gardens of national importance (HG1 and HG2 respectively see Policy 19).

Area or Proposal	Location	Priority
LLO/P2	Temple Gardens, Icknield Way	<i>Additional boundary and general tree planting would benefit open space and environment of residential area LR5.</i>
LLO/P3	Baldock Road Recreation Ground	<i>Retention of boundary trees. (*)</i>
LLO/P5	Jackmans Play Area	<i>Additional tree planting and landscaping to add visual interest. (*)</i>
LLO/P6	Jackmans Playing Fields	<i>Additional tree planting and landscaping to improve appearance. (*)</i>
LLO/P17	Former Pixmore Playing Field, Baldock Road	<i>Additional tree planting on A505 to enhance urban edge. (*)</i>
LLO/PF1	Letchworth Town F.C. Baldock Road	<i>Additional planting on boundary with residential area LR6.</i>
LLO/L	Leisure Centre Baldock Road	<i>Additional landscape screening, including tree planting to east of Leisure Centre would enhance Green Belt boundary.</i>

PROPOSALS

LLO/P8	PUBLIC OPEN SPACE OLD GRAMMAR SCHOOL PLAYING FIELD	
LLO/P14	OPEN SPACE AND WALKWAY, WILBURY ROAD/RUNNALOW TO NORTON COMMON	
LLO/P18	FORMER WILLIAN SCHOOL SITE	

40 – Tourism

42– Shopping

Area or Proposal	Location	Priority
LS1	Business Park	<i>Special consideration is the need to retain the semi-rural character of the A505 in this location.</i>

Part 5 Policies & Proposals LETCWORTH

Other Uses

The main public utilities, social and community facilities, transport uses and roads are listed in the Appendices and shown on the Proposals Map. On the three proposal sites, Policy 22 - Urban Environment is relevant and environmental priorities are defined below.

Social and Community Facilities

Area or Proposal	Location	Priority
PROPOSALS		
LEd/P5	PRIMARY SCHOOL PRYOR WAY	<i>Landscaping consistent with location in Green Belt.</i>
LEd/P12	PRIMARY SCHOOL SOUTHERN WAY	<i>Landscaping consistent with location in Green Belt.</i>
LU/C2	CEMETERY AND CREMATORIUM NORTON ROAD (BALDOCK)	<i>Substantial landscaping consistent with the site's prominent location in the Green Belt.</i>

Transport

Roads

The Department of Transport is proposing to widen the A1(M) motorway to dual three-lane standard from Letchworth Gate interchange to junction 10 at Baldock/Stotfold. The town's road system is related to the wider strategic network by the direct link of Letchworth Gate to the A1(M) motorway and the important long-distance east-west through road, the A505. Three road proposals will affect the status of existing roads in Letchworth: the Baldock Bypass, and extensions of Blackhorse Road and Works Road to link in with that Bypass. The extensions of Blackhorse Road and of Works Road are proposed north-eastwards to join the continuation of Norton Road, Baldock. These extensions would significantly improve access into these employment areas, reduce traffic elsewhere and improve the amenity of local residents. The County Council is committed to the provision of the Blackhorse Road extension as part of the Baldock Bypass proposals, together with the extension of Works Road. However, the District Council strongly believes that the junctions of Blackhorse Road/Green Lane/Works Road and the narrow railway bridge crossing have serious limitations. Thus, there is a need for Works Road to be extended across the railway to join the Blackhorse Road extension. Therefore, this Local Plan will safeguard land for the Blackhorse Road and Works Road extensions. This does not assume that detailed studies will not lead to the roads being beyond the limits to the defined area. ***The Council will not within the areas L(LD) and L(SD) shown on the Proposals Map normally permit development proposals which in its view would prejudice the construction of the proposed extensions.***

The road changes are as follows:

Road Status*	Route	Proposals
Main Distributor (Principal) – MD(P)	Section of Baldock Road east of Letchworth Gate	<i>On completion of Baldock Bypass, this would become a SECONDARY DISTRIBUTOR (SD).</i>
Secondary Distributor - SD	Dunhams Lane, Norton Road, (Letchworth) and Norton Way North. Dunhams Lane	<i>On provision of the extensions to Works Road and Blackhorse Road, these would become LOCAL DISTRIBUTORS (LD). On completion of Avenue One in the Business Park this road will become a LOCAL DISTRIBUTOR (LD) and its junction with the A505 closed.</i>

Cycle Routes

PROPOSALS

LCR1	A1(M) SUBWAY/JACKMANS
LCR3	JACKMANS/SPRING ROAD
LCR4	LORDSHIP/SPRING ROAD
LCR5	GAUNTS WAY/ICKNIELD WAY

5.4.2 Letchworth Town Centre

Letchworth town centre provides an attractive centre for people visiting and shopping, with its mixture of traditional shopping parades fronting streets with wide pavements, and pedestrianised, purpose built shopping developments. It is also the centre for District Council and other offices and provides several sources of entertainment for the local population. Despite these attractions, it is clear that the proximity of, and attractions offered by, other centres and retail developments both within and outside the District, are exerting pressure on Letchworth town centre. These could undermine its future success and continued ability to provide the services required by local people unless action is taken to consolidate the shopping facilities. In 1986 Letchworth Garden City Corporation commissioned two studies in respect of the town centre - on shopping problems and potential, and a proposed revitalisation strategy for the town centre. Arising out of the recommendations of the revitalisation strategy, the Council undertook a local consultation exercise on suggestions drawn up by consultants for improving the pedestrian environment in Eastcheap and Leys Avenue. The proposals in this Plan for the town centre arose out of this and more recent consultations on experimental schemes to improve the environment for pedestrians and manage traffic in the centre.

Policies

42 - Shopping: Letchworth is well provided in terms of total retail floorspace. Convenience shopping still exists in the centre, although Sainsbury's on the Letchworth Business Park and Tesco's in Baldock provide for people with cars who shop weekly or monthly.

Vacant premises in the town centre could be occupied by durable retailing outlets, which are not well represented. To enhance the town centre, initiatives are being taken to improve pedestrians' environment, retain accessible and convenient car parking and keep unnecessary traffic out of the central shopping areas.

43 - Town Centre Shopping Areas and Shopping Frontages: The main areas are essentially Eastcheap, Leys Avenue, Commerce Way, Central Approach, Station Road (south side), Broadway (east side) and Station Forecourt. Within this area, the emphasis will remain on shopping and other uses which bring life and visitors to the town centre. The proposals for Town Centre Environmental Areas LTC1 and LTC2 apply mainly to the shopping areas by seeking to improve the pedestrian environment within them, together with those of LTC3 and LTC4, and link with secondary areas and facilities such as parking.

44 - Other Areas in Town Centres: Much of the town centre lies outside the main shopping area and thus falls within the terms of this Policy. The following residential areas fall within the town centre where it is intended that the character should remain residential as a priority: **LR14 Station Road; LR15 Norton Way South**

Other Uses in the Town Centre

Other existing uses are shown on the Proposals Map and listed in the appendices and other uses appropriate to support and diversify the town centre may be acceptable subject to them being in accord with other policies in the plan. Any specific proposals are referred to in the section below. Any opportunity to increase car parking spaces near the town centre will need to be carefully considered.

5.4.3 Letchworth Town Centre Environmental Areas and Proposals

The main shopping area, and thus pedestrian activity, is in the area enclosed by Station Road, Broadway, Gernon Road and Norton Way South.

The broad aim is that the peripheral roads bounding the central shopping area will take the majority of vehicles needing to approach the town centre. Experimental schemes and new ideas are being studied to allow pedestrians priority in Eastcheap and Leys Avenue, thus linking in with the pedestrian only areas of the Arcade, Wynd and Commerce Way/Central Approach. There has been strong local support for retaining some parking space in Leys Avenue.

This core of the town centre is attractive both in its own right as an integral part of the original Garden City layout and, hence, part of the Conservation Area (Policy 20). Increasing the priority for pedestrians provides an opportunity to achieve environmental improvement in this area. Elsewhere, minor opportunities for environmental improvement exist, which may include improving links between, for example, parking and shops.

Four town centre environmental areas are identified on the Proposals Map, LTC1 to LTC4. Within these, Policy 22 - Urban Environment will be applied according to the following priorities. Also, specific proposals for development or environmental improvement are made.

Part 5 Policies & Proposals LETCWORTH

Area or Proposal	Location	Priority
LTC1	Eastcheap and Commerce Way	<ol style="list-style-type: none"> 1. <i>To increase pedestrian priority in Eastcheap.</i> 2. <i>To retain existing rear access and to improve rear access to premises on Leys Avenue where possible/necessary.</i> 3. <i>To improve street furniture and the general environment of Eastcheap, including planting consistent with the Conservation Area.</i> 4. <i>To safeguard and improve pedestrian links across Eastcheap and from Eastcheap to the library/museum area LP/V2 in LTC4.</i> 5. <i>To encourage the introduction of 'live' shopping frontages at the south-east end of Commerce Way and on the eastern side of the square of Commerce Way.</i>

The Council will continue to support the owners' commitment to refurbishing and maintaining the Commerce Way shopping centre.

PROPOSALS

LTC1/1	EASTCHEAP	<i>The assessment of existing town centre experimental schemes and implementation of final solutions to give pedestrian priority and to improve the environment. This should be linked to solutions for Leys Avenue (LTC 2/1), Station Place and the Station Forecourt (LTC 3/1) and wider traffic management measures.</i>
LTC1/2	ARENA PARADE	<i>Landscaping and environmental improvements</i> Decisions arising from the present experimental schemes will be needed, before detailed measures can be proposed in the longer term, some development on the site may be allowed to enhance the townscape subject to no overall decrease in public parking spaces.
LTC2	Leys Avenue	<ol style="list-style-type: none"> 1. <i>To give pedestrians more priority particularly in the area between The Arcade and The Wynd and to improve the attraction to pedestrians in Leys Avenue to enter The Wynd.</i> 2. <i>To retain some car parking in Leys Avenue.</i>

PROPOSAL

LTC2/1	LEYS AVENUE	<i>The development of a scheme for improving conditions for pedestrians in Leys Avenue, through carriageway narrowing and traffic calming, and provision of car parking, and for improving the Leys Avenue/Eastcheap junction. Measures to achieve these aims are being developed for implementation in the near future, and this will eventually link in with Proposal LTC 1/1</i>
LTC3	Station Road	<ol style="list-style-type: none"> 1. <i>To improve the environment of the Station Forecourt, consistent with the Conservation Area, and rationalise current conflicts in the use of the forecourt area.</i> 2. <i>To encourage the use of Broadway and Station Road as the main traffic route around the edge of the town centre.</i> 3. <i>To improve the pedestrian environment and pedestrian links with the rest of the town centre.</i>

In the Council's view, LTC3 except for Station Parade, is peripheral to the main shopping centre, separated from it by Station Road which should take most of the traffic around the town centre core. Redevelopment for shopping purposes is, therefore, seen as inappropriate in this area.

PROPOSAL

LTC3/1	STATION PLACE/ FORECOURT	<i>The development of a scheme to secure environmental improvement rationalise vehicle/pedestrian conflict and encourage traffic to use Broadway/Station Road, not Eastcheap/Leys Avenue, linked to LTC1/1 and LTC2/1.</i>
LTC4	Rest of Town Centre	<i>To retain and develop facilities servicing central part of town centre, including parking and pedestrian links with the town centre's core. Any new land uses or changes should support and strengthen the town centre's activities, subject to traffic and environmental considerations, and strengthen its commercial and community roles.</i>

5.5 ROYSTON - Map D



King Street, Royston

Royston lies in a shallow bowl set in the East Anglian Heights chalk escarpment, overlooking and bounded by the Cambridgeshire Plain to the North. The Council considers the protection and enhancement of this unique setting is a major priority for the town and the wider landscape. In particular, the transfer of land on the northern edge of the town to North Hertfordshire District Council on 1st April 1989 provides a major opportunity to define and provide a long term rural/urban boundary to the town.

Within the present town area, limited opportunities for development exist. However, development here will need to respect the established structure and character of the town and, where possible, enhance the environment. The impact of rapid growth between 1964 and 1981 has been significant in visual terms. So there is a need to integrate the newer housing and employment areas into the structure of the town and identify key areas for environmental improvements.

The town centre is based on the original medieval pattern, having grown up around the cross-roads of the ancient Ickniel Way (roughly A505) and Ermine Street (A1198 and A10). Many older buildings and the street pattern remain, which is recognised in its Conservation Area status. The historic structure of the town centre both acts as a constraint on the opportunities for development and provides an imperative to retain and enhance its unique environment.

These three factors are the principal influences on the policies and proposals set out in this Plan for Royston. They recognise the need to provide for the population's growing and changing needs, but within a framework of safeguarding and enhancing the town's special environment at its centre and within the surrounding landscape.

Part 5 Policies & Proposals ROYSTON

5.5.1 Policies and Proposals relevant to Royston

The following is best understood if at least the introduction to this Part of the Local Plan is read so that the Proposals Map can be linked with the written policies and proposals.

1 - Pattern and Character of North Hertfordshire: *In particular, the Council will require high standards of landscaping on the northern limits of Royston to properly integrate new and existing development into the landscape. Generally, tree and shrub planting and open spaces, should have sufficient width and species variety to provide a recreational and amenity resource for existing and future residents, and so provide a varied and interesting transition from town to open countryside. Whilst Supplementary Planning Guidance "Land North of Royston" indicates the Council's advice for the future landscape beyond the Development Limits (Policy 9), any development proposals will need to be accompanied by a full and detailed landscape appraisal with proposals.*

8 - Development in Towns

9 - Royston's Development Limits: The Proposals Map shows an area for consolidation of landscape and open space pattern and areas of tree and shrub planting required to safeguard and enhance the setting of the town in the long term. The town has experienced rapid housing growth in the past without always the provision of necessary community facilities but, up until 1996, no development needs have been identified to warrant the release of land north of Royston. However, development needs, and consequently these limits, will be kept under review. Apart from the landscape issues referred to in Policy 1 above, any increases in traffic using the local highway network or the need for more pedestrian routes will need to be considered as part of any future development proposals.

12 - Landscape Conservation: *LC2* This surrounds the southern boundary of the town's Development Limits.

13 - Countryside Areas: *3d Therfield Heath Slopes; 41 Whiteley Hill Slopes; 46 Cambridgeshire Plain.*

14 - Nature-Conservation: *NR10 Royston Chalk Pit Nature Reserve.*

15 - Ancient Monuments: *AM28(7) The Cave; AM40 Milestone, Old North Road.*

16 - Areas of Archaeological Significance and Other Archaeological Areas: *AA10 Royston; AA11 Burloes Plantation; AA55 N of Grange Lodge.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings

20 - Conservation Areas: Much of the town centre and immediate environs lie within the Royston Conservation Area.

21 - Landscape and Open Space Patterns in Towns: The principal features which justify the pattern in Royston are:

- (a) the dominating slopes in the south of the town, which are dry valleys, form folds, leading up to high ground around the town's southern edges, including Therfield Heath, often with tree belts;
- (b) the surrounding relatively flat and featureless topography which continues into the north of the town and links with key landscaped areas and open spaces in the town;
- (c) the limits to development provided by the bypass to the north in some parts and by the topography and landscape elsewhere around the town;
- (d) views from the high ground, from afar north of the town or from the bypass and railway across the town, with some limited views along the main roads into the town centre (London Road, Melbourn Road, Newmarket Road, Kneesworth Street and Baldock Road); and
- (e) the character of residential areas in the southern parts of the town.

Some elements of this structure may be achieved or enhanced through the implementation of Policy 22 - Urban Environment. Additional area is proposed for pattern consolidation north of REd/P1 and RR3/3.

22 - Urban Environment: Priorities for environmental improvement are identified in relation to the specific areas of housing, employment, open spaces and other uses, and the town centre in the following sections. Where these opportunities for environmental improvement would also contribute to the meeting of the aims of Policy 21 - Landscape and Open Space Pattern, they are marked with an asterisk(*).

26 - Housing Proposals: Royston's residential development ranges from historic houses in the medieval town centre to 1970's and 1980 s estates on the town's periphery. Fifteen predominantly residential areas outside the town centre, **RR1 to RR13, RR18, and RR19**, have been identified, each having their own environmental character and shown on the Proposals Map. (**RR14 to RR17** are referred to under Royston Town Centre). Large sites (5 or more dwellings) for new residential development are also shown. Proposals in the town centres are listed in section 5.5.2). Other proposals for residential accommodation or affecting existing dwellings may need to take account of other policies, including those for extensions, conversions, car parking requirements and Residential Guidelines and Standards.

In order that environmental conditions within these areas can be safeguarded and enhanced, the Council has additionally defined environmental priorities in relation to some of these areas and sites within them. These relate to Policy 22 - Urban Environment, and Policy 21 - Landscape and Open Space Pattern, and will be taken into account when considering development proposals.

Area or Proposal	Location	Priority
RR1	Rock Road	<i>Verge tree planting along Orchard Road and Old North Road (*)</i> <i>Tree planting in gardens and in amenity areas.</i> <i>Off-street parking provision essential in any redevelopment proposals</i>
PROPOSAL		
RR1/2	FORMER NURSERY, ORCHARD ROAD	<i>Access must be taken from Weston Avenue for highway safety reasons.</i> <i>High quality landscaping to Old North Road frontage. (*)</i>
RR2	Serby Avenue	<i>Verge tree planting.</i> <i>Additional planting of boundary of Recreation Ground RLO/P2. (*)</i> <i>Additional planting in amenity areas.</i>
PROPOSALS		
RR2/1	GOWER ROAD	<i>Retain existing landscape features. (*)</i> <i>High quality landscaping to screen railway and commercial uses. (*)</i> <i>NB RR2 contains a variety of commercial uses in a small area at Gower Road. Whilst the Council does not intend to remove these uses, if the opportunity for redevelopment arises then residential uses would be appropriate. Open space at the eastern end and alongside the railway would be appropriate and enhance the town's landscape pattern. (*)</i>
RR2/9	19/19a GOWER ROAD	
RR3	Burns Road and Coombelands	<i>Additional planting in amenity areas. (*)</i> <i>Additional large trees where possible should be planted throughout area to achieve greater wooded effect in long term.</i> <i>Additional planting along northern boundaries of area would help integrate the area into the landscape.</i> <i>Verge tree planting on Melbourn Road and elsewhere as appropriate, should be pursued. (*)</i>
PROPOSALS		
RR3/2	COOMBES ESTATE	<i>High quality landscaping, particularly along boundary.</i>

Part 5 Policies & Proposals ROYSTON

RR3	EX SEWAGE WORKS	<p><i>Open space, landscaping and footpath link to RLO/P1(*). Access from Burns Road should be continued through the site to the northern edge so as not to prejudice future development considerations.</i></p> <p><i>NB: The Council does not necessarily accept that the land is not contaminated. Any proposal will be required to demonstrate that the site is suitable for development and the application for planning permission should be supported by an appropriate soil investigation report.</i></p>
-----	-----------------	---

PROPOSALS

RR4/22	STAMFORD AVENUE	
RR4/25	CLARK ROAD	
RR4	Mill Road	<p><i>Part of the area is within the Royston Conservation Area.</i></p> <p><i>Tree planting in Melbourn Road verge (*) and on amenity space in Gage Close. Additional landscaping within sites if development occurs.</i></p> <p><i>Safeguarding of area from environmental effects of traffic will be required.</i></p>
RR5	Cherry Drive	<p><i>Verge tree planting on Melbourn Road desirable. (*)</i></p> <p><i>Reinforcement of planting along boundary of adjacent school playing field to REd/M2 and Red/S to improve views from East. (*)</i></p>
RR6	Hollies Close	(*)
RR7	Icknield Walk	<p><i>Tree and hedge planting in gardens and in amenity areas would improve the environment. (*)</i></p> <p><i>Additional screen planting along boundary with rural area to east to improve views from outside the town. (See Policy 9 Royston's Development Limits and the Proposals Map. (*)</i></p>
RR8	Studlands Rise	
RR9	Priory Close	
RR10	Beldam Avenue	<p><i>Part of the area is within the Royston Conservation Area.</i></p> <p><i>Additional planting in amenity spaces desirable.</i></p>

PROPOSAL

RR10/8	TURPINS RIDE	
RR11	Sun Hill	<p><i>Part of the area is within the Royston Conservation Area.</i></p> <p><i>Reinforce planting at rural edge boundary with Royse Grove to improve views from outside the town. (*)</i></p>

PROPOSAL

RR11/4	ROYSE GROVE	<i>Retain existing trees on the site where possible. (*)</i>
RR12	Briary Lane	<i>Part of the area is within the Royston Conservation Area. (*)</i>
RR13	Tannery Drift/ Green Drift	<p><i>Retain existing trees and hedges. (*)</i></p> <p><i>To retain existing character and to aid the free flow of traffic in the area, the sub division of plots and the building of flats will normally be refused. Whilst it is not intended to disrupt existing uses, including commercial ones, sites in the north east corner of RR13 could be appropriate for development as a bus station in conjunction with British Rail land.</i></p>

PROPOSALS

RR13/3	R/O 61-81 GREEN DRIFT	
RR13/7	GREEN DRIFT/ TANNERY DRIFT	
RR13/4	HCC DEPOT GREEN DRIFT	<i>Development must be sympathetic to the general character of the area.</i> <i>Retention of existing mature trees and hedges required. (*)</i> <i>High quality planting necessary to strengthen and enhance existing site boundaries. (*)</i> <i>Green Drift Building Line to be maintained, with wide landscaped frontage.</i> <i>Housing to be set around small green open space. (*)</i>
RR18	King Street	<i>Part of the area is within the Royston Conservation Area.</i>
RR19	Kneesworth Street	<i>Part of the area is within the Royston Conservation Area. Inclusion of land at the south east corner of the area in any development proposals for site RTC4/5 may be acceptable subject to safeguarding residential amenity in the remainder of the area and the proposals benefiting the town centre as a whole. (*)</i>

PROPOSAL

R19/1	LAND WEST OF KNEESWORTH STREET	
-------	-----------------------------------	--

36 - Employment Provision: Employment opportunities in Royston other than in the town centre are concentrated in three main areas, shown as **RE1 to RE3** on the Proposal Map. Within RE1 and RE2, opportunities for expansion within existing curtilages exist. Proposal sites for new development to meet employment needs are also shown on the Proposals Map.

Within these employment areas, the environment should be safeguarded and enhanced, and so contribute fully to the overall environmental quality of the town and keep to a minimum any environmental disadvantages. Therefore, within certain areas, Policy 22 - Urban Environment is relevant and environmental priorities defined. If the aims of Policy 21 - Landscape and Open Space Pattern apply, then they are marked with an asterisk(*).

Area or Proposal	Location	Priorities
RE1	Orchard Way/York Road	<i>Verge and/or hedge planting on A14 Melbourn Road. (*)</i> <i>Additional tree, shrub and hedge planting within the area, in particular on road frontages and adjoining residential area RR1 and opposite RR13.</i> <i>Screen planting along boundary with rural area to north-west to improve the landscape setting of the area. (*)</i> <i>Tree planting within sites should be undertaken where possible.</i>

PROPOSALS

RE1/1	CIVIC AMENITIES SITE	<i>Screen planting along boundary with open space RLO/P7.</i> <i>High quality landscaping to York Way frontage.</i>
RE1/2	LAND NORTH OF YORK WAY	<i>Screen planting along the boundary with track to north where sites adjoin track required.</i> <i>High quality landscaping on remaining boundaries and within sites required.</i>

Part 5 Policies & Proposals ROYSTON

(To effectively achieve this, the Council expects about one-third of the site area to be given over to landscaping throughout the site.)

Muted colours for building, particularly roofs, are preferred, because of the prominence of the site over a wide area.

PROPOSALS

RE1/3 **LAND WEST OF SHERRIFFS** ***Screen planting to boundary with rural area to west required.*** (See Policy 9 Royston's Development Limits). (*)

Reinforce and extend woodland beside railway to screen housing to south and improve landscape setting of development. (*)

RE1/4 **LAND EAST OF SHERRIFFS**

RE1/5 **ORCHARD WAY**

RE1/6 **YORK WAY**

RE2 **Lumen Road** ***Additional landscaping and enhancement at boundaries of area, particularly immediately adjoining housing areas.***

RE3 **Baldock Road**

37 - Business Uses: Two areas are only suitable for B1 Business Uses: ***REB1 Orchard Road East; REB2 Lumen Road*** These have been defined because of possible problems of industrial activity being undesirably close to housing areas. It is not intended to disturb existing uses not falling within Use Class B1, but this policy will be applied in relation to future proposals for permission for development within these areas.

39 - Leisure Uses: The pattern of leisure, recreation and open space facilities in the town makes both a significant contribution to its overall structure and amenity and provides facilities and opportunities for securing and improving the quality of life of residents of the town and surrounding rural area.

The main existing open space and leisure sites are shown on the Proposals Map and in Appendix A1. The Council wishes to enhance the contribution of these existing areas to the overall character of the town. Therefore, for some areas Policy 22 - Urban Environment is the basis for proposing the following improvements. If relevant to Policy 21 - Landscape and Open Space Pattern, they are marked with an asterisk (*).

Area or Proposal	Location	Priority
RLO/P1	Burns Road BMX Track	<i>Additional planting, particularly along boundaries with housing.</i> <i>Landscape and pedestrian links to residential site RR3/3 to north and Burns Road and Ermine Close Recreation ground (RLO/P2) to south. (*)</i>
RLO/P2	Ermine Close Recreation Ground	<i>Improved boundary treatment to improve amenity of open space and adjoining residential area RR2. (*)</i>
RLO/P3	Newmarket Road Playing Fields	<i>Additional landscaping adjacent to housing. (*)</i>

People of the town are near 169 hectares of recreational space at Therfield Heath, which provides opportunities for both informal and, through the privately owned sports club, formal recreation. However, on the basis of a study of possible recreation requirements, the town has a deficiency of these two types of open spaces. Some of this deficiency can be met through opportunities which may arise through change and redevelopment within, principally, residential areas. However, a major opportunity to provide additional open space now exists in the area around the northern edge of the town.

Outside the Development Limits of the town, the opportunity for leisure provision exists at the end of Garden Walk. The present school buildings are not attractive when seen from outside the town. Thus, a landscaping scheme for this area should aim to soften their impact by including planting along the present school playing field boundary. In this general area, formal and informal open spaces could be provided as well as:

- (i) access to improved school playing field facilities, and
- (ii) a built leisure/sports hall with swimming pool.

The location of any proposed buildings would need to take account of Policy 39 - Leisure Uses. This would also ensure retention of the visual and functional landscape link between the pattern of open spaces and landscape in Royston and the open countryside.

40 - Tourism

42 - Shopping An existing superstore is included in the area shown RS1 which is not intended to disturb. *The area shown RS1/1 reflects an extant planning permission for a retail warehouse for which a fully detailed landscaped appraisal and proposals will be required.*

Other Uses

The main public utilities, social and community facilities, transport uses and roads are listed in the appendices and shown on the Proposals Map. On some of these sites, Policy 22 - Urban Environment and Policy 21 -Landscape and Space Pattern, marked with (*) are relevant, and environmental priorities are defined below.

Social and Community Facilities

Area or Proposal	Location	Priority
REd/P1	Roman Way First School, Burns Road	<i>Landscaping to link with proposals for open space and landscape pattern consolidation area, existing Burns Road Open Space (RLO/P1) and residential site (RR3/3) desirable. (*)</i>
REd/M1	Roysia Middle School	
REd/M2	Greneway Middle School, Burns Road	<i>Planting at boundary with residential area RR5 would improve views from east. (*)</i>
REd/S	Meridian Upper School, Garden Walk	<i>Planting to screen school buildings from (rural area to east would improve views into area. (*)</i>

Transport

Roads

Royston lies at the crossroads of three strategic routes. Until completion of the northern bypass (A505) to the town in 1982, there was significant traffic travelling through the town centre, causing considerable congestion and environmental problems.

The final phase to bypass the town would link the A10 trunk road south of Royston to the A505 east of the town. No commitment has yet been made by the Government to build this phase. However, the recent White Paper 'Roads for Prosperity' (1989) identifies a section of the A10, from Hoddesdon to Cambridge which includes Royston, for 'route assessment and scheme identification'. In the District Council's view this bypass is essential, in order to achieve environmental benefits within the town. This view is supported by the County Council. However, this Local Plan is unable to safeguard a route as there is presently not a firm proposal by the Department of Transport.

Road Status*	Route	Proposals
<i>Cycle Routes</i>		
PROPOSALS		
RCR1	MELBOURN ROAD	<i>(See also RTC4/6)</i>
RCR2	OLD NORTH ROAD/ KNEESWORTH STREET	<i>(See also RTC3/5)</i>

Public Transport

The present bus station at The Warren provides a facility to local and long distance bus services for setting down and picking up passengers, and overnight parking. Within the context of proposals to enhance the town centre, particularly RTC4/3, the Council is examining the possibility of relocating the bus station. Whilst there is no readily identifiable site, an opportunity may exist, in association with British Rail land. (RT/RG and RT/RP). In particular, this is referred to as a priority for residential area RR13.

5.5.2 Royston Town Centre

The town centre provides most of Royston's shops together with several of its social and cultural facilities and it is also a major employment area. Thus as an important focus of activity it provides a variety of attractions and services for local people in Royston and from the surrounding villages as well as its main shopping function. Tesco's recently built a foodstore which will probably have increased the town's retail role in the surrounding area.

Policies

42 - Shopping: The population of Royston's shopping catchment area has grown rapidly over the last 20 years, but growth in shopping floorspace has not kept pace. The historic character of the town centre clearly limits the opportunity for the creation of sites for new development. However, there are examples of relatively unattractive existing buildings where redevelopment could both provide more modern shopping and benefit the character of the town centre. Such changes would consolidate the town's attractiveness as a place in which to work and trade, as well as to visit. Thus, investment will be more available and in turn will safeguard the town's unique built heritage.

So, the Council considers that there is an urgent need for the consolidation of the town centre as a place for shopping within a very attractive environment. This means resisting the loss of shops and, in specific areas within the core of the town centre, adding to them. Other uses may also contribute to the Centre's liveliness, taking account of the aims of conservation, improved pedestrian environments and traffic management. In the context of the built environment, the provision of car parking is a particular problem, for shoppers, visitors and workers. The overall enhancement of the town centre is a Council priority. A programme for undertaking environmental and traffic management schemes within the Plan period has been prepared and will be kept under review in consultation with local people.

43 - Shopping Areas in Town Centres: For Royston, the area is High Street, the routes through to Market Hill and Church Lane, and Market Hill itself, Royston Cross area and Kneesworth Street. Here the emphasis is mainly on shopping uses which the Council will encourage. However, other uses such as restaurants (A3 Use Class) will also be acceptable outside the main shopping frontages as they add to a town centres' attractions and liveliness. Particular regard will be paid to effects on pedestrian routes and the attractiveness of proposals to shoppers.

Along Kneesworth Street and the north sides of Melbourn Street and Baldock Street, this policy relates essentially to the historic buildings along the road frontage. However, this is not intended to preclude possible development opportunities to the rear so long as the historic character, as reflected by Conservation Area objectives, is respected with satisfactory layout and design.

On the east side of Fish Hill, this policy relates to the buildings fronting Fish Hill. The boundary with Residential Area RR15 has been drawn along the backs of the buildings and may not necessarily represent the curtilage to these buildings. This is not necessarily to preclude any use of the area to the rear of the buildings for uses associated with their commercial use, but to indicate that commercial uses should in the main remain within the existing extent of the buildings, in order to safeguard the amenity of the residential area behind.

Shopping Frontage: Particularly in the central core of the town centre, only retail uses (A1 Use Class) will be permitted. The proposals aim to encourage the introduction of more activity and attractiveness into the Market Hill/ Fish Hill North area. If, exceptionally, a particular food or drink (A3) use can be shown to support and contribute to the achievement of this aim, this may be permitted with a condition. This condition would be that any future change, normally permitted development, to financial or professional services would require planning permission from the Council.

44 - Other Areas in Town Centres: Much of the town centre falls outside the main shopping area and thus falls within the terms of this Policy. The following residential areas are within the town centre where it is intended that residential uses will continue to have priority over other uses: **RR14 Dog Kennel Lane; RR15 Fish Hill; RR16 Market Hill; RR17 The Warren.** Proposals for housing in the town centre are listed in Section 5.5.3.

Other Uses in the Town Centre

Other existing uses are shown on the Proposals Map and listed in the appendices. Any specific proposals are referred to in the section above.

The removal of car parking from Fish Hill (North) is an important element of improving area RTC/2. This can only happen if alternative facilities can be provided elsewhere and so may need to wait until such additional provision is available. Existing off-street public parking provision outside this core, principally at Melbourn Street and The Warren, must be retained and where possible increased (see proposal RTC4/3), particularly bearing in mind recent losses at Cardinal's Hat and the Police Station site at Melbourn Street. Any opportunity to increase car parking spaces through development proposals in or near the town centre will need to be considered.

5.5.3 Royston Town Centre Environmental Areas and Proposals

The main shopping area is in the High Street/Market Hill area, where pedestrian activity as well as traffic due to short stay car parking and servicing of shops are in conflict. Here, also, is a high concentration of listed buildings and an historic street layout which make vehicles particularly intrusive. Yet, opportunities for environmental improvement and consolidation of the shopping area activities exist. They also do so north of Royston Cross, where the character of the town centre changes, and where the need is to safeguard the

existing shopping character. Across the two main axes of the town centre - Baldock Street/Melbourn Street and High Street/Kneesworth Street, opportunities to introduce planting need to be created and taken, and the opportunities for development which exist need to be promoted to secure the future vitality of the town centre.

Four town centre environmental areas **RTC1 to RTC4** are identified on the Proposals Map within which Policy 22 - Urban Environment will be applied, according to the following priorities. Also, specific proposals for development and environmental improvement are made.

Area/or Proposal	Location	Priority
RTC1	High Street	<ol style="list-style-type: none"> 1. <i>To improve the shopping environment by achieving appropriate traffic management measures to benefit pedestrians and provide opportunities to enhance the setting of the historic town centre.</i> 2. <i>To encourage redevelopment of inappropriately designed premises consistent with Conservation Area objectives, in order to enhance the environment and provide new shopping floorspace.</i> 3. <i>To encourage the introduction of shopping frontage into the eastern part of George Lane.</i> 4. <i>To retain and improve existing pedestrian links within the area and with adjoining RTC areas: development proposals which reduce existing pedestrian links with Market Hill will be refused unless acceptable alternatives are provided.</i> 5. <i>To secure environmental improvements in the High Street, respecting the towns historic character, including landscaping, surfacing, street furniture etc to improve the pedestrian environment and as part of an overall objective (joint with RTC2 RTC3 and RTC4) to achieve the introduction of landscaping into the two main axes of the town centre- Baldock Street/ Melbourn Street and High Street/Kneesworth Street forming a link from The Warren to Royston Cross.</i> 6. <i>To provide rear access to premises on High Street where the opportunity arises. Thus where development proposals in respect of premises on High Street are made, the Council will expect arrangements for servicing other than from High Street to be included.</i> 7. <i>To encourage new activities on the west side of Market Hill, especially if and when re-development opportunities arise. In particular, the creation of 'live' frontages onto Market Hill will be encouraged, in order to improve RTC2 as a shopping area. This may involve either redevelopment of existing inappropriately designed premises or the introduction of more prominent retail frontages to existing premises.</i> 8. <i>To safeguard and enhance environmental conditions in King Street.</i>

PROPOSALS

RTC1/1	HIGH STREET NORTH	<p><i>In the light of detailed studies of servicing needs and traffic movement, the creation of a pedestrian priority area in High Street, north of John Street, wholly excluding motor vehicles if possible. This will depend upon the provision of rear servicing and the creation of a link between Baldock Street and King Street. If this proves to be impractical, then the exclusion of vehicles for the major part of the shopping day will be investigated.</i></p> <p><i>The implementation of a street enhancement scheme will be undertaken as resources permit. This will be aimed at creating priority for pedestrians in an environment where traffic is less and slow moving.</i></p>
RTC1/2	HIGH STREET SOUTH	<p><i>As with RTC1/1, the creation of a pedestrian priority area in High Street, south of John Street. Similar limitations to RTC1/1 may exist in respect of servicing, in which case a similar partial pedestrian priority scheme will be examined.</i></p> <p><i>The implementation of a street enhancement scheme will be undertaken as resources permit. This will be aimed at creating priority for pedestrians in an environment where traffic is less and slow moving</i></p>
RTC1/4	ABBOTTS YARD/ KING STREET	<p><i>The narrow strip of land between Abbots Yard and Baldock Street is available for development to create an attractive street frontage and add activities into the core of the town centre. The Council expects this to be achieved on a comprehensive basis with land to the rear of the post office.</i></p>
RTC1/5	JOHN STREET	<p><i>The implementation of a street enhancement scheme will be undertaken as resources permit. This will be aimed at creating priority for pedestrians in an environment where traffic is less and slow moving.</i></p>
RTC2	Fish Hill/Market Hill	<ol style="list-style-type: none"> 1. <i>To encourage the strengthening of Market Hill and Fish Hill (north) as a part of the central shopping area.</i> 2. <i>To minimise the effect of vehicles on pedestrians and the environment whilst providing for the servicing needs in this and adjoining areas.</i> 3. <i>To improve the environment for pedestrians in Market Place whilst retaining short term parking on non-market days.</i> 4. <i>To improve the environment of the Market, both in the interests of efficiency for traders, and comfort for visitors/shoppers.</i> 5. <i>To encourage the redevelopment of unattractive premises consistent with Conservation Area objectives.</i> 6. <i>To secure environmental improvements facing on Melbourn Street as a contribution to an across town centre green link (joint with RTC1, RTC3 and RTC4).</i> 7. <i>To retain and improve existing pedestrian links within the area and with adjoining Town Centre (RTC) areas: in particular development proposals which reduce existing pedestrian links between Fish Hill and Market Hill or between RTC2 and Melbourn Street, will be refused unless acceptable alternatives are provided.</i>

8. *To remove public car parking from Fish Hill (North) when adequate alternative provision can be made elsewhere in order to improve the pedestrian environment, create the opportunity for outdoor activities and reduce traffic movements in this part of the town centre.*
9. *To investigate the possible introduction of traffic management measures to restrict vehicle movement in the vicinity of the market on market days.*

PROPOSALS

RTC2/1	FISH HILL/MARKET HILL	<p><i>The introduction of new surfacing, traffic calming measures, reduced carriageway width and service vehicle lay-bys to rationalise vehicle movements and give a higher priority to pedestrians, and improve the appearance of the area (Linked to RTC2/2 and RTC2/5).</i></p> <p>NB: Boundaries of RTC2/1 with RTC2/2 may change depending on detailed design.</p>
RTC2/2	MARKET PLACE	<p><i>The development of a scheme of surfacing and environmental improvement in Market Place. This will provide improved conditions for pedestrians and the Market whilst retaining public car parking on non-market days. The intention is to create an attractive, whilst functional, space which respects the historic character of the town and introduces landscaping where possible (linked to RTC2/1 and RTC2/5).</i></p>
RTC2/3	FORMER AUCTION MARKET	<p><i>The site has been vacated and the opportunity for redevelopment exists. Proposals will need to pay particular attention to the effect on the street scene in Fish Hill and the relationship with Priory Gardens</i></p> <p>Moreover there would be considerable advantages to the townscape if redevelopment were to take place on a larger area from the Auction Market southwards. However, it is not intended to displace existing uses.</p>
RTC2/4	FORMER CATTLE MARKET, MARKET HILL	<p><i>Any redevelopment of the site will need to pay particular attention to the relationship with the street scene in Market Place, and with the adjoining Corn Exchange.</i></p> <p><i>Shopping, or A3 uses will be required at ground floor level in order to consolidate the Market Hill/Place area as part of the central shopping area.</i></p>
RTC2/5	FISH HILL(NORTH)	<p><i>The development of a scheme of surfacing and environmental improvement in Fish Hill (North) to create an attractive pedestrian area (linked to RTC2/1 and RTC2/2)</i></p>
RTC3	Kneesworth Street	<ol style="list-style-type: none"> 1. <i>To safeguard and consolidate the shopping function of Kneesworth Street and Royston Cross.</i> 2. <i>To improve pedestrian linkage between RTC3 and RTC1 and RTC2.</i> 3. <i>To encourage redevelopment of relatively unattractive premises consistent with Conservation Area aims.</i> 4. <i>To secure environmental improvements and create part of the green link across the centre of the town (jointly with RTC1, RTC2 and RTC4).</i>

PROPOSALS

RTC3/1	ROYSTON CROSS	<p><i>Environmental improvements at Royston Cross (north side) with particular emphasis on tree planting as part of the cross town centre green link.</i></p> <p>Furthermore, a development possibility exists which would benefit the character of The Cross area and add activities into the town centre. However, it will depend upon highway details of the proposals to Royston Cross highway land (RTC3/4).</p>
RTC3/2	KNEESWORTH STREET/ LOWER KING STREET	<p><i>Environmental improvements to triangular site at corner Kneesworth Street/Lower King Street to improve the setting of this part of the town centre.</i></p>
RTC3/4	ROYSTON CROSS (HIGHWAY LAND)	<p><i>The Council will investigate means of improving conditions for pedestrians in this area and increasing pedestrian linkage between RTC3 and RTC1 (see also RTC3/1).</i></p>
RTC3/5	KNEESWORTH STREET/ LOWER KING STREET	<p><i>Cycle route continued from RCR2.</i></p>
RTC4	Rest of Town Centre	<ol style="list-style-type: none"> 1. <i>To achieve high environmental standards in any development proposals, and achieve environmental improvements where possible, particularly where these contribute to creating green links across the centre of the town (joint with RTC1, RTC2 and RTC3.)*</i> 2. <i>To retain and improve pedestrian links between RTC4 and the other town centre areas.</i> 3. <i>To retain and increase where possible the provision of off-street parking facilities.</i>

PROPOSALS

RTC4/1	LAND ADJ ROYSTON CROW OFFICES	<p><i>Redevelopment for residential and office purposes is proposed.</i></p>
RTC4/3	THE WARREN	<p><i>The site possibly including parts of the adjoining open space RLO/9, and the bus station RT/B provides an opportunity for redevelopment to achieve: (i) additional public car parking; and (ii) a benefit to the built character of the Conservation Area, subject to appropriate design, access, respect for the amenity of surrounding land uses and the retention of existing character and trees. A satisfactory alternative for buses needs to be considered within the area or it may have to be relocated. (*)</i></p> <p><i>Additional car parking should be possible on part of the bus station when not required for bus operators.</i></p>
RTC4/5	CARDINALS HAT SITE	<p><i>Redevelopment of this site is anticipated. Frontage treatment to Baldock Street is particularly important. Any opportunity to retain public car parking on the site should be pursued. Inclusion of other land in RTC4 and land in the south east corner of adjoining residential area RR19 may be acceptable subject to safeguarding residential amenity in the remainder of the area and the proposals benefiting the town centre as a whole.</i></p>
RTC4/6	MELBOURNE ROAD	<p><i>Cycle route continued from RCR1</i></p>

RTC2/5	FISH HILL (NORTH)	<p><i>Shopping, or A3 uses will be required at ground floor level in order to consolidate the Market Hill/ Place area as part of the central shopping area.</i></p> <p><i>The development of a scheme of surfacing and environmental improvement in Fish Hill (North) to create an attractive pedestrian area (linked to RTC2/1 and RTC2/2).</i></p>
RTC3	Kneesworth Street	<ol style="list-style-type: none"> 1. <i>To safeguard and consolidate the shopping function of Kneesworth Street and Royston Cross.</i> 2. <i>To improve pedestrian linkage between RTC3 and RTC1 and RTC2.</i> 3. <i>To encourage redevelopment of relatively unattractive premises consistent with Conservation Area aims.</i> 4. <i>To secure environmental improvements and create part of the green link across the centre of the town (jointly with RTC1, RTC2 and RTC4).</i>

PROPOSALS

RTC3/1	ROYSTON CROSS	<p><i>Environmental improvements at Royston Cross (north side) with particular emphasis on tree planting, as part of the cross town centre green link.</i></p> <p>Furthermore, a development possibility exists which would benefit the character of The Cross area and add activities into the town centre. However, it will depend upon highway details of the proposals for Royston Cross highway land (RTC3/4).</p>
RTC3/2	KNEESWORTH STREET/ LOWER KING STREET	<i>Environmental improvements to triangular site at corner Kneesworth Street/Lower King Street to improve the setting of this part of the town centre.</i>
RTC3/4	ROYSTON CROSS (HIGHWAY LAND)	<i>The Council will investigate means of improving conditions for pedestrians in this area and increasing pedestrian linkage between RTC3 and RTC1 (see also RTC3/1).</i>
RTC3/5	KNEESWORTH STREET/ LOWER KING STREET	<i>Cycle route continued from RCR2.</i>
RTC4	Rest of Town Centre	<ol style="list-style-type: none"> 1. <i>To achieve high environmental standards in any development proposals, and achieve environmental improvements where possible, particularly where these contribute to creating green links across the centre of the town (joint with RTC1, RTC2, and RTC3). (*)</i> 2. <i>To retain and improve pedestrian links between RTC4 and the other town centre areas.</i> 3. <i>To retain and increase where possible the provision of off-street parking facilities.</i>

PROPOSALS

RTC4/1	LAND ADJ ROYSTON CROW OFFICES	<i>Redevelopment for residential and office purposes is proposed.</i>
--------	----------------------------------	---

**Part 5
Policies & Proposals
ROYSTON**

RTC4/2	FORMER MR UNIQUE PREMISES, MELBOURN STREET	<i>Redevelopment for office purposes is under construction. Retention of the former stable and coach house building on the site will be required, and any development will be expected to make a positive contribution to the Melbourn Street street scene.</i>
RTC4/3	THE WARREN	<i>The site possibly including parts of the adjoining open space RLO/P9, and the bus station RT/B provides an opportunity for redevelopment to achieve: (i) additional public car parking; and (ii) a benefit to the built character of the Conservation Area, subject to appropriate design, access, respect for the amenity character and trees. A satisfactory alternative for buses needs to be considered within the area or it may have to be relocated. (*)</i>
RTC4/4	PROPOSED POLICE STATION, MELBOURN STREET	<i>Boundary landscaping to Melbourn Street and pedestrian links to car park and town centre are major considerations in the detailed design.</i>
RTC4/5	CARDINALS HAT SITE	<i>Redevelopment of the site is anticipated. Frontage treatment to Baldock Street is particularly important. Any opportunity to retain public car parking on the site should be pursued. Inclusion of other land in RTC4 and land in the south east corner of adjoining residential area RR19 may be acceptable subject to safeguarding residential amenity in the remainder of the area and the proposals benefiting the town centre as a whole.</i>
RTC4/6	MELBOURN ROAD	<i>Cycle route continued from RCR1.</i>



Part 5 Policies & Proposals RURAL AREA

ASHWELL-Maps 1,2,6 and F

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

7 - Selected Villages beyond the Green Belt: *Ashwell Village with Character areas V1 to V5.*

Reference	Area Name	Policy Aims
V1	<i>Church and environs</i>	<i>Meadows, farmstead and scattered buildings to be preserved as part of unique village setting.</i>
V2	<i>Eastern Area</i>	<i>Main area of village separated from ribbon development around Station Road by recreation ground and fields to remain as part of wider countryside.</i>
V3	<i>Dixies Mead/ West End</i>	<i>Important character of farmstead buildings and the extensive views of countryside through field to be retained close to village centre.</i>
V4	<i>South-West Area</i>	<i>Visually separate area on rising ground. Further development unacceptable in order to prevent extension of main area of village.</i>
V5	<i>Southern Edge</i>	<i>Row of ribbon development and an area of low density development in a rural landscape the character of which should be protected from consolidation.</i>

12 - Landscape Conservation: *LC2.*

13 - Countryside Areas: *27 Newnham Odsey Slopes; 28 Rhee Levels; 29 Bygrave Outliers.*

14 - Nature Conservation: *S11 Ashwell Springs SSSI; NR1 Ashwell Quarries Nature Reserve; NR2 Ashwell Quarry Springs Nature Reserve.*

15 - Ancient Monuments: *AM1(3) Arbury Banks; AM2(68) Highley Hill Round Barrow; AM3(105) Slip End Ring Ditches & Enclosures; AM4(34) Village Museum; AM41(11557) Mobbs Hole Moated Site and Decoy Pond; AM42(11558) Moated Enclosures E and W of Love Lane.*

16 Areas of Archaeological Significance and other Archaeological Areas: *AS4 Mobs Hole; AS8 Love Lane; AS18 Arbury Banks; AS35 N of Icknield Way; AA3 E of Bury Farm (part); AA5 NE of Barrowsford Bridge; AA6 N of Bluegates Farm, Common Lane; AA7 E of Bluegates Farm, Pricem's Field, Ashwell End; AA19 White House, Ashwell Road (part); AA31 Ashwell Village and land to SE; AA32 SE of Redlands Farm; AA33 W of Highley Hill; AA34 W of Pembroke Farm; AA35 N of Icknield Way (part); AA191 W of Loves Lane, N of Loves Farm.*

16 - Removal of Permitted Development Rights for Archaeological & Wildlife Sites.

17 - Listed Buildings.

18 - Historic Parks and Gardens: *HG3 Ashwell Bury*

19 - Conservation Areas: *Ashwell Conservation Area.*

BARKWAY - Maps 4,8,9, D and F

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

7 - Selected Villages beyond the Green Belt: *Barkway Village with Village Character area V1.*

Reference	Area Name	Policy Aims
<i>V1</i>	<i>West of High Street</i>	<i>Character of area contains open spaces with trees which should be retained to integrate edge into countryside.</i>

12 - Landscape Conservation: *LC2*.

13 - Countryside Areas: *40 Therfield - Barley Slopes; 41 Whiteley Hill Slopes; 42 Reed Upland; 43 River Quin Valleys; 44 Nuthampstead Plateau*.

14 - Nature Conservation: *NR3 Barkway Chalk Pit Nature Reserve; WS37 Biggin Moor*.

15 - Ancient Monuments: *AM6(101) Hill Fort & Ring Ditches, Whitely Hill*.

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS64 Whiteley Hill; AA59 S of Coopers Green; AA61 E of Hatchpen; AA65 N of St Mary Magdalen Church; AA68 Cokenach; AA69 Barkway Village; AA71 Reed Village (part)*.

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

19 - Historic Parks and Gardens: *HG4 Cokenach (part)*.

20 - Conservation Areas: *Barkway Conservation Area*.

Other policies and proposals:

Ed/P2 PROPOSED PRIMARY SCHOOL ROYSTON ROAD.

BARLEY - Maps 4, 8, 9 and F

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

7 - Selected Villages beyond the Green Belt: *Barley Village with Village Character areas V1 to V6.*

Reference	Area Name	Policy Aims
V1	<i>Playstow</i>	<i>Central focus of village layout and large open space to be preserved as essential to character of village and countryside.</i>
V2	<i>High Street</i>	<i>Essential open spaces between buildings to be retained as characteristic of village centre.</i>
V3	<i>Western Edge</i>	<i>Informal edge of village should be maintained and enhanced with tree planting and so integrate village into landscape.</i>
V4	<i>Church End</i>	<i>Character of large buildings surrounded by important large open spaces with significant trees to be retained at the village edge.</i>
V5	<i>Southern Edge</i>	<i>Important hedges and existing dwellings up lane should be retained to give village generally undeveloped character.</i>
V6	<i>London Road</i>	<i>High banks and trees to be retained as visually attractive way into village.</i>

12 - Landscape Conservation: *LC2.*

13 - Countryside Areas: *40 Therfield; Barley Slopes; 41 Whiteley Hill Slopes; 44 Nuthampstead Plateau; 45 Barley Slopes.*

14 - Nature Conservation: *WS38 New England Woods; WS39 Crossley Wood.*

15 - Ancient Monuments: *AM7(80) Barley Lock Up.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS64 Whiteley Hill (part); AA12 Waddington Bottom, S of Noons Folly; AA67 Barley Village; AA199 Abbotsbury.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: *Barley Conservation Area.*

BYGRAVE - Maps 5, 6, and A

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: Most of the Parish including the village and the Wedon Way area is within the Green Belt.

3 - Settlements within the Green Belt.

6 - Rural Areas beyond the Green Belt: Applies to the rural part of the Parish not within the Green Belt.

12 - Landscape Conservation: LC2.

13 - Countryside Areas: 27 Newnham - Odsey Slopes; 29 Bygrave Outliers.

15 - Ancient Monument: AM50(20643) 2 Bowl Barrows, Bygrave.

16 - Areas of Archaeological Significance and other Archaeological Areas: AS28 Manor Farm; AS93 S of Blackhorse Farm (part); AA24 NE of the Nook (part); AA27 S of Bygrave Plantation (part); AA28 Manor Farm; AA29 SW of Bygrave Village; AA30 N and S of Royston Road (part); AA35 N of Icknield Way (part); AA92 E of Blackhorse Farm; AA101 S of Halfway Farm.

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

Other policies and Proposals:

The A505 which forms the southern boundary of the Parish will change from a Strategic Route (Principal) (SR(P)) to a **Local Distributor (LD)** when the Baldock Bypass is built.

The Royston Road employment area is essentially part of Baldock's urban area, shown as **BE1**. Also, a Special Restraint Area **BSR** has been defined to the east of this area.

CALDECOTE - Map 1 and 5

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

12 - Landscape Conservation: LC2.

13 - Countryside Area: 27 Newnham - Odsey Slopes.

16 - Areas of Archaeological Significance and other Archaeological Areas: AA15 Caldecote Manor; AA16 E of Caldecote Manor (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

Other Policies and Proposals:

The Department of Transport is proposing to upgrade the A1 to motorway standard from junction 10 (Baldock/Stotfold) northwards (**SR(M)**).

CLOTHALL - Maps 6, 13, 14 and A

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: A large part of the Parish including the village of Clothall is within the Green Belt.

3 - Settlements within the Green Belt.

6 - Rural Areas beyond the Green Belt: Applies to the rural part of the Parish not within the Green Belt.

12 - Landscape Conservation: LC2.

13 - Countryside Areas: 27 Newnham - Odsey Slopes; 30 Wallington Edge; 31 Weston Plateau; 33 Cumberlow Green Edge.

14 - Nature Conservation: WS28 Clothallbury Wood; WS30 Hooks Green Meadows; WS32 Rydals/Coldash Woods; WV20 Round Wood/Bush Spring.

15 -Ancient Monuments: AM9(111) Enclosure and Earthworks, Clothall Bury; AM10(11517) Moated Site, Hooks Green Farm; AM12(109) Cumberlow Manor House Site.

16 - Areas of Archaeological Significance and other Archaeological Areas: AS96 Clothall Common (part); AS106 Quickwood; AS112 Clothall Bury; AS113 SE of Clothall Bury House; AS114 W of Hooks Green Farm; AS115 Burnthouse Lane; AS118 Rydals Wood; AS119 Cumberlow Green (part); AA30 N and S of Royston Road (part); AA96 Clothall Common; AA102 Wallington Road (part); AA105 Spital Wood (part); AA106 Quickwood; AA111 Clothall; AA116 N of Toggs Spring; AA117 Kingswood Bury; AA196 Luffenhall.

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

Other Policies and Proposals:

A small length of the A505 near to Baldock will change from a Strategic Route (Principal) (SR(P)) to a **Local Distributor (LD)** when the Baldock Bypass is built.

CODICOTE - Maps 19, 20 and E

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: The part of the parish west of the A1(M) falls within the Green Belt except the village of Codicote which is itself excluded. (Policy 5)

3 - Settlements within the Green Belt: This policy does not apply to Codicote village which is excluded. (Policy 5)

5 - Excluded Villages: *Codicote Village.*

Large sites (5 or more dwellings) proposed for new residential development are shown.

Proposals	Location
CR43	BURY LANE

6 - Rural Areas beyond the Green Belt: Applies to that part of the parish east of the A1(M).

12 - Landscape Conservation: *LC1 and LC2.*

13 - Countryside Areas: *7 Blackmore Plateau; 8 Mimram Valley; 9 Codicote Slopes; 11 Old Knebworth Plateau.*

14 - Nature Conservation: *WS21 Knebworth Park; WV1 Kimpton Mill/Valley Farm Meadow; WV11 Codicote High Heath (part)/field near Codicote Lodge.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AA182 Tanyard Lane; AA183 Bottom Farm; AA184 Codicote Village; AA185 Church of St Giles; AA186 SE of Ridge Farm; AA193 St Albans Road Site.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: *Codicote Conservation Area.*

Other Policies and Proposals:

The Department of Transport is proposing to widen the A 1(M) motorway to dual three-lane standard from junction 6 near Welwyn to junction 7 at Stevenage South.

GRAVELEY - Maps 12, 13, 17 and C

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: All of Graveley Parish, except for the area immediately adjoining NE Stevenage, (Policy 4) falls within the Green Belt.

3 - Settlements within the Green Belt.

4 - North East Stevenage: The need for housing in this location as identified in the Structure Plan means that the outer boundary of the development site will extend northwards from Stevenage into Graveley Parish, (see Proposals Map)

6 - Rural Areas beyond the Green Belt: Applies to the rural part of the Parish not within the Green Belt.

12 - Landscape Conservation: LC2.

13 - Countryside Areas: 23 Wymondley Plateau; 24 Jacks Hill Slopes; 31 Western Plateau; 32 Warren Green Slope.

14 - Nature Conservation: NR4 Pryors Wood (formerly Box Wood) Nature Reserve.

15 Ancient Monument: AM13(12) Chesfield Church.

16 - Areas of Archaeological Significance and other Archaeological Areas: AS155 Graveley Village; AA155 Graveley Village; AA156 Chesfield; AA152 S of Jacks Hill Farm (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

19 - Conservation Areas: Graveley Conservation Area.

26 - Housing Proposals

Large sites (5 or more dwellings) proposed for development are shown.

Proposals	Location	Priority
NES 1 NES 2	LAND NORTH EAST OF STEVENAGE	<p><i>Major tree and shrub planting within and on the edge of the site essential.</i></p> <p><i>Necessary open space provision to be accommodated within the development site.</i></p> <p><i>Community and service uses and facilities to be accommodated within the development site.</i></p> <p><i>Arrangements for the disposition of principal land uses, for major landscaping areas and for the provision of access to and within each of the areas of allocation (NES1 and NE2) will be required to be first approved as part of a masterplan for that allocation before any part of the relevant development is commenced.</i></p>

HEXTON - Maps 10 and 15

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2 - Green Belt:** The whole of the Parish of Hexton falls within the Green Belt defined east of Luton.
- 3 - Settlements within the Green Belt.**
- 11 - Chilterns Area of Outstanding Natural Beauty.**
- 12 - Landscape Conservation: LC1.**
- 13 - Countryside Areas: 1 Hexton Lowland; 2 Ravensburgh Castle Slopes; 3 Mortgrove Plateau.**
- 14 - Nature Conservation: SI4 Ravensburgh Castle and Barton Hills SSSI (part); NR5, Hexton Chalk Pit Nature Reserve; WS1 Telegraph Hill; WS7 Gravel Hill Roadsides; WS41 Ravensburgh Castle.**
- 15 - Ancient Monument: AM 14(8) Ravensburgh Castle.**
- 16 - Areas of Archaeological Significance and other Archaeological Areas: AS131 Ravensburgh Castle; AS132 Telegraph Hill (part); AA72 Church Wood; AA73 Hexton Village.**
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 19 - Historic Parks and Gardens: HG5 Hexton Manor.**
- 20 - Conservation Areas: Hexton Conservation Area.**

HINXWORTH - Maps 1 and 2

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 6 - Rural Areas beyond the Green Belt.**
- 13 - Countryside Areas: 27 Newnham - Odsey Slopes; 28 Rhee Levels.**
- 16 - Areas of Archaeological Significance and other Archaeological Areas: AA1 Hinxworth Village; AA2 Bury End; AA3 East of Bury Farm part; AA13 Hinxworth Place; AA14 New Inn.**
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 20 - Conservation Areas: Hinxworth Conservation Area.**

Other Policies and Proposals:

The Department of Transport is proposing to upgrade the A1 to motorway standard from junction 10 (Baldock/Stotfold) northwards (**SR(M)**).

HOLWELL-Maps 11, E, and F

Policies

1 - Pattern and Character of North Hertfordshire

6 - Rural Areas beyond the Green Belt.

7 - Selected Villages beyond the Green Belt: *Holwell Village with Village Character Area V1.*

Reference	Area Name	Policy Aims
V1	<i>The Church and surroundings</i>	<i>The Church, the red-brick buildings and cottages are the historic part of the village, of which the character should be preserved.</i>

13 - Countryside Areas: 17 Pirton Levels; 18 Ickleford Green; 19 Wilbury Plateau.

16 - Areas of Archaeological Significance and other Archaeological Areas: AA81 Lordship Farm (part); AA85 (part) West of Pound Farm; AA87 Riddy Park Farm.

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

ICKLEFORD - Map 11, B, C and E

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: Most of the Parish is within the Green Belt but because of its size and character, Ickleford Village itself is excluded (Policy 5).

3 - Settlements within the Green Belt: This policy does not apply to the excluded area of Ickleford Village. (Policy 5)

5 - Excluded Villages: *Ickleford Village.*

6 - Rural Areas beyond the Green Belt: Applies to the rural areas of the Parish not within the Metropolitan Green Belt.

13 - Countryside Areas: 17 Pirton Levels; 18 Ickleford Green; 19 Wilbury Plateau.

14 - Nature Conservation: WS14 Ickleford Common; WS15 Icknield Way/Wilbury Hill; WS16 Cadwell Railway Crossing banks; WS25 Wilbury Hill; WV9 Cadwell Grove Meadows.

16 - Areas of Archaeological Significance and other Archaeological Areas: AA82 Ramerick; AA83 E of Ramerick Cottages; AA84 NE of New Ramerick Farm; AA86 Ickleford Village; AS88 Wilbury Hill (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

19 - Conservation Areas: *Ickleford Conservation Area.*

Part 5

Policies & Proposals

RURAL AREA

KELSHALL - Maps 2,3,6 and 7

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

12 - Landscape Conservation: *LC2*.

13 - Countryside Areas: *27 Newnham - Odsey Slopes; 29 Bygrave Outliers; 36 Kelshall Dip Slope; 37 Coombe Bottom; 40 Therfield - Barley Slopes.*

14 - Nature Conservation: *WV24 Coombe Bottom.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AA35 N of Icknield Way (part); AA36 W of Gallows Hill; AA37 S of Odsey; AA38 Galley Hill (part); AA43 Heath Barn, S of the Icknield Way (part); AA48 NW of Therfield (part); AA49 Therfield Village (part); AA50 Kelshall Village (part).*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

KIMPTON -18, 19 and E

Policies

1 - Pattern and Character of North Hertfordshire.

2 - **Green Belt:** The whole of Kimpton Parish is within the Green Belt except Kimpton Village which is excluded (Policy 5).

3 - **Settlements within the Green Belt:** This policy does not apply to the Village of Kimpton which is excluded from the Green Belt.

5 - **Excluded Villages:** *Kimpton Village.*

Large sites (5 or more dwellings) proposed for development are shown

Proposal	Location
KR1	LLOYD WAY

10 - **Special Restraint Areas:** KSR is frontage land fronting High Street not within the Green Belt or currently within the excluded village (for the purpose of Policy 5). **The land (KSR) will not be brought forward for any form of development until all other land in the village has been taken. Priority will then be given to development which satisfies a proven local need. Any development should be along the road frontage, and its scale and character will have regard to the low density nature of the adjacent Kimpton Bottom Conservation Area. Where appropriate, development will result in the creation or strengthening of the Green Belt boundary.**

12 - Landscape Conservation: *LC1 and LC3.*

13 - Countryside Areas: *4 Breachwood Green Ridge; 5 Whiteway Bottom; 6 Peters Green Plateau; 7 Blackmore Plateau; 8 Mimram Valley.*

14 - Nature Conservation: *Kimpton Mill/Valley Farm Meadow (part).*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS181 Prior's Wood; AA179 Kimpton Village; AA180 Gorse Field; AA205 Claggy Bottom Cottage.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: *Kimpton Conservation Area; Kimpton Bottom Conservation Area; and small part near Blackmore End related to Gustardwood Conservation Area in St Albans District.*

KINGS WALDEN - Maps 15,16,18 and 19

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: The area south west of the village of Kings Walden falls within the Green Belt.

3 - Settlements within the Green Belt.

6 - Rural Areas beyond the Green Belt: Applies to the area north east of the village.

12 - Landscape Conservation: LC1.

13 - Countryside Areas: 4 Breachwood Green Ridge; 5 Whiteway Bottom; 6 Peters Green Plateau; 8 Mimram Valley; 10 Offley Plateau; 11 Old Knebworth Plateau.

14 - Nature Conservation: WS5 Hitch Wood; WS10 Westbury Wood; WV6 West Wood.

16 - Areas of archaeological Significance and other Archaeological Areas: AA167 Kings Walden Village; AA197 Lilley Bottom Road; AA202 Sootfield Green (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18- Listed Buildings.

22 - Aircraft Noise: A large part of the Parish falls within the 35-60 NNI noise contours.

KNEBWORTH - Maps 17, 19, 20 and E

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: The part of the Parish to the East of the B656 falls within the Green Belt. However, because of its size and character, the village of Knebworth itself is excluded.

3 - Settlements within the Green Belt: This policy does not apply to the village of Knebworth which is excluded from the Green Belt.

5 - Excluded Villages: *Knebworth Village.*

Large sites (5 or more dwellings) proposed for development are shown.

Proposal	Location
KbR32	ST MARTINS ROAD (RESIDENTIAL)
KbR51	ORCHARD WAY (RESIDENTIAL) <i>Retention of existing mature hedgerow on northern boundary required.</i> <i>High quality planting necessary to other boundaries including substantial new hedgerow/tree planting.</i> <i>Open Space adjoining Orchard Way desirable.</i>
KbS	PROPOSED SHOPPING, LONDON ROAD
KbR/S/E	PROPOSED MIXED USE (RESIDENTIAL SHOPPING, EMPLOYMENT) <i>The Council recognises the problems caused by the present builders merchant to the amenities and traffic flows in the village. Thus redevelopment from Milestone Road will be encouraged.</i>

6 - Rural Areas beyond the Green Belt: Applies to the rural part of the Parish not within the Green Belt.

12 - Landscape Conservation: *LC1.*

13 - Countryside Areas: *11 Old Knebworth Plateau; 12 Bragbury End Plain; 14 Langley Valley.*

14 - Nature Conservation: *SI6 Knebworth Wood including Langley Meadow SSSI; WS19 Crouch Green; WS20 Holl Lays Wood; WS21 Knebworth Park (NW part); WS23 Graffridge Wood; WV1 Kimpton Mill/Valley Farm Meadow (part); WV12 Meadows N of Graffridge Wood; WV13 Meadow W of Norton Green.*

15 - Ancient Monuments: *AM20(81) Deards End Bridge; AM21(30) Round Barrows, Graffidge Wood.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS176 Graffidge Wood; AA177 Knebworth Estate.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18- Listed Buildings.

19 - Historic Parks and Gardens: *HG8 Homewood; HG9 Knebworth Park.*

20 - Conservation Areas: *Old Knebworth Conservation Area; Stockens Green Conservation Area; Deards End Conservation Area.*

39 - Leisure: *LO/CP Knebworth Country Park:* Knebworth House and Park is located to the west of junction 7 of the A1(M). The house was built in the 16th Century and is a Grade II* Listed Building. It has been open to the public since 1951 and has become an important tourist attraction. The Council is sympathetic to the need to maintain the character and fabric of the Listed Building and in support of this aim, planning permissions have been given for a range of uses in the grounds of Knebworth House including a visitor centre, museum and caravan park.

Other Policies and Proposals:

The Department of Transport is proposing to widen the A1(M) motorway to dual three-lane standard from junction 6 near Welwyn to junction 7 at Stevenage South.

LANGLEY - Maps 16,17,19

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2 - Green Belt:** The area to the East of the B656 falls within the Green Belt.
- 3 - Settlements within the Green Belt.**
- 6 - Rural Areas beyond the Green Belt:** Applies to the rural area of the Parish not within the Green Belt.
- 12 - Landscape Conservation: LC1.**
- 13 - Countryside Areas: 14 Langle Valley; 22 Titmore Green Upland.**
- 14 - Nature Conservation: NR15 Hill End Pit; WS5 Hitch Wood; WS18 Burleighcroft Wood.**
- 15 - Ancient Monuments: AM22(14) Minsden Chapel.**
- 16 - Areas of Archaeological Significance and other Archaeological Areas: AA173 N of Hill End Farm (part); AA175 Langle Village; AA178 Minsden Chapel.**
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 22 - Aircraft Noise:** A band of land north of the hamlet of Langle is within the 35NNI noise contour.

LILLEY - Maps 10 and 15

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2 - Green Belt:** The majority of the Parish falls within the Green Belt.
- 3 - Settlements within the Green Belt.**
- 6 - Rural Areas beyond the Green Belt:** Applies to part of the Parish.
- 11 - Chilterns Area of Outstanding Natural Beauty.**
- 12 - Landscape Conservation: LC1.**
- 13 - Countryside Areas: 2 Ravensburgh Castle Slopes; 3 Mortgrove Plateau; 4 Breachwood Green Ridge; 8 Mimram Valley; 10 Offley Plateau.**
- 14 - Nature Conservation: NR14 Telegraph Hill Nature Reserve; SI6 Knebworth Wood including Langle Meadow SSSI (part); WS8 Lilley Park Wood.**
- 15 - Ancient Monument: AM51 (20623) Round Barrow, Telegraph Hill.**
- 16 - Areas of Archaeological Significance and other Archaeological Areas: AS132 Telegraph Hill (part); AA134 S of Brogsdell Plantation; AA135 Lilley Village (part); AA136 E of Pond Farm; AA137 Lilley Park Wood.**
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 20 - Conservation Areas: Lilley Conservation Area.**

NEWNHAM - Maps 1,2,5 and 6

Policies

- 1 - Pattern and Character of North Hertfordshire.
- 2 - Green Belt: The southern part of the Parish falls within the Green Belt.
- 3 - Settlements within the Green Belt.
- 6 - Rural Areas beyond the Green Belt: Applies to the rural part of the Parish not within the Green Belt.
- 12 - Landscape Conservation: *LC2*.
- 13 - Countryside Areas: *27 Newnham - Odsey Slopes; 29 Bygrave Outliers*.
- 15 - Ancient Monuments: *AM23(108) Ring Ditch and Enclosure*.
- 16 - Areas of Archaeological Significance and other Archaeological Areas: *AA16 E of Caldecote Manor (part); AA17 Newnham Road; AA19 White House, Ashwell Road (part); AA20 E of Newnham Village; AA21 S of Newnham Road; AA25 E of Newnham Hall; AA26 NW of Gravelpit Hill; AA27 S of Bygrave Plantation (part)*.
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.
- 18 - Listed Buildings.
- 20 - Conservation Areas: *Newnham Conservation Area*.

NUTHAMPSTEAD - Maps 8 and 9

Policies

- 1 - Pattern and Character of North Hertfordshire.
- 6 - Rural Areas beyond the Green Belt.
- 12 - Landscape Conservation: *LC2*.
- 13 - Countryside Areas: *43 River Quin Valleys; 44 Nuthampstead Plateau*.
- 14 - Nature Conservation: *WS38 New England Woods; WS40 Scales Park; WV22 Earls Wood*.
- 15 - Ancient Monument: *AM43(17003) Moated Site, Little Cokenach*.
- 16 - Areas of Archaeological Significance and other Archaeological Areas: *AS124 Little Cokenach; AS187 Shepwash Grove; AA70 Earls Wood; AA130 S of Nuthampstead Village*.
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.
- 18 - Listed Buildings.
- 19 - Historic Parks and Gardens: *HG4 Cokenach (part)*.

Part 5 Policies & Proposals RURAL AREA

OFFLEY - Maps 10,11,15,16,18 and F

Policy

- 1 - Pattern and Character of North Hertfordshire.
- 2 - **Green Belt:** The part of the Parish, south-west of Westbury Wood, falls within the Green Belt.
- 3 - **Settlements within the Green Belt.**
- 6 - **Rural Areas beyond the Green Belt:** Applies to the rural area north-east of Westbury Wood.
- 7 - **Selected Villages beyond the Green Belt: *Great Offley Village with Village Character areas V1 and V2.***

Reference	Area Name	Policy Aims
V1	<i>Luton Road</i>	<i>Character of village entrance with open spaces at road bend of highway verge and allotment frontage to be retained.</i>
V2	<i>Southern End</i>	<i>Loose-knit character of development to remain at village edge.</i>

- 11 - Chilterns Area of Outstanding Natural Beauty.
- 12 - Landscape Conservation: *LC1.*
- 13 - Countryside Areas: *4 Breachwood Green Ridge; 8 Mimram Valley; 10 Offley Plateau; 13 Hitchin Gap Scarp; 15 Halfway Hill; 16 Wellbury Slopes.*
- 14 - Nature Conservation: *WS10 Westbury Wood; WS11 Markhams Hill banks; WV4 Stubbocks Wood; WV5 Cockrood Spring; WV6 West Wood.*
- 16 - Areas of Archaeological Significance and other Archaeological Areas: *AA75 Punch Cross (part); AA133 SW of Musselford Wood; AA135 Lilley Village (part); AA138 N of Lilley Bottom Farm; AA139 Great Offley Village; AA140 N of Hexton Road; AA161 E of Mangrove Green; AA166 Great Offley Village; AA203 Mangrove Green & Cockernhoe.*
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.
- 18 - Listed Buildings.
- 19 - Historic Parks and Gardens: *HG7 Putteridge Bury.*
- 20 - Conservation Areas: *Great Offley Conservation Area.*

PIRTON - Maps 10.11.B.E and F

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2 - Green Belt:** The south-eastern part of the Parish adjoining Hitchin is within the Green Belt.
- 3 - Settlements within the Green Belt.**
- 6 - Rural Areas beyond the Green Belt:** Applies to the rural part of the Parish not within the Green Belt.
- 7 - Selected Villages beyond the Green Belt: *Pirton Village with Village Character areas V1 to V4.***

Reference	Location	Policy Aims
V1	Toot Hill	<i>Large open area relates to countryside outside village, is important historically and essential to character which should be preserved. Any development should have regard to this character.</i>
V2	Western Edge	<i>The character of this area should remain as a transition from countryside to the built-up part of the village.</i>
V3	Eastern Edge	<i>Similar area of transition where development should not spread outwards to open countryside.</i>
V4	Rear of Fox PH	<i>A large remaining undeveloped area within the main body of the village, abutting the Conservation Area and visible in part from it, is open space framed by listed buildings. Any new development must reflect the established open character of the site particularly safeguarding views from the Conservation Area and the setting of the adjacent listed buildings.</i>

- 11 - Chilterns Area of Outstanding Natural Beauty.**
- 12 - Landscape Conservation: *LCI.***
- 13 - Countryside Areas: *15 Halfway Hill; 16 Wellbury Slopes; 17 Pirton Levels.***
- 14 - Nature Conservation: *NR6 Oughton Head Nature Reserve; WS10 Wood Lane; WS12 Tingley Wood; WS13 Tingley Downs.***
- 15 - Ancient Monuments: *AM24(13612) Motte and Bailey Castle, Toot Hill; AM44(11568) Moated Enclosure and Setting Pond, Pirton Grange; AM45(20419) Bowl Barrow, Knocking Knowl; AM52(20648) Moat and Associated Works, Rectory Farm.***
- 16 - Areas of Archaeological Significance and other Archaeological Areas: *AS74 Pirton Grange; AS75 Pirton; AA75 Pirton Village; AA76 Punch Cross (part); AA77 E of Pirton; AA78 S of Hambridge Way; AA79 N of Icknield Way; AA80 W of Oughtonhead Common; AA81 Lordship Farm (part); AA85 W of Pound Farm.***
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 20 - Conservation Areas: *Pirton Conservation Area.***

PRESTON - Maps 16 and B

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2 - Green Belt:** A small area to the North of the Parish is within the Green Belt.
- 3 - Settlements within the Green Belt.**
- 6 - Rural Areas beyond the Green Belt:** Applies to the rural part of the Parish not within the Green Belt.
- 12 - Landscape Conservation: LC1.**
- 13 - Countryside Areas: 10 Offley Plateau; 11 Old Knebworth Plateau; 13 Hitchin Gap Scarp; 14 Langley Valley; 15 Halfway Hill.**
- 14 - Nature Conservation: S18 Wain Wood SSSI; WS4 Wain Wood; WS5 Hitch Wood; WV5 Cockrood Spring; WV6 West Wood; WV13 Target Plantation and Beech Grove.**
- 16 - Areas of Archaeological Significance and other Archaeological Areas: AA146 S of Charlton (part); AA168 Temple Dinsley; AA188 NW of Wain Wood; AA192 Butchers Lane; AA202 Sootfield Green (part).**
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 19 - Historic Parks and Gardens: HG12 Temple Dinsley.**
- 20 - Conservation Areas: Preston Conservation Area.**
- 22 - Aircraft Noise:** A small portion of the Parish falls within the 35-60 NNI noise contours.

RADWELL - Maps 1 and 5

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2. Green Belt:** The southern half of the Parish falls within the Green Belt.
- 3 - Settlements within the Green Belt.**
- 6 - Rural Areas beyond the Green Belt:** Applies to the rural part of the Parish not within the Green Belt.
- 12 - Landscape Conservation: LC2**
- 13 Countryside Areas: 26 Ivel Valley; 27 Newnham - Odsey Slopes.**
- 14 - Nature Conservation: WV5 Radwell Hill; WV18 Radwell Mill.**
- 15 - Ancient Monuments: AM25(100) Roman Villa, Bury Farm.**
- 16 - Areas of Archaeological Significance and other Archaeological Areas: AA22 Radwell Lodge; AA23 E of Bury Farm; AA24 NE of The Nook (part); AA222 Nortonbury Farm (part).**
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**

Other Policies and Proposals:

The Department of Transport is proposing to widen the A1(M) motorway to dual three-lane standard from Letchworth Gate interchange to Junction 10 at Baldock/Stotfold. From junction 10 northwards the Department of Transport propose to upgrade the A1 to motorway standard (**SR(M)**).

REED - Maps 8, 4 and D

Policies

- 1 - Pattern and Character of North Hertfordshire.
- 6 - Rural Areas beyond the Green Belt.
- 9 - Royston Development Limits.
- 12 - Landscape Conservation: *LC2*.
- 13 - Countryside Areas: *40 Therfield, Barley Slopes; 41 Whiteley Hill Slopes; 42 Reed Upland*.
- 14 - Nature Conservation: *NR9 Reed Chalk Pit Nature Reserve; WS36 Reed Wood; WV25 Fiddlers Green Meadow*.
- 15 - Ancient Monuments: *AM26(11514) Moated Site, Bush Wood; AM27(11513) Moated Site and Hollow Way, Gannock Grove; AM46(11569) Moated Site, Reed Hall*.
- 16 - Areas of Archaeological Significance and other Archaeological Areas: *AS71 Reed Village; AA56 NE of Hatchpen; AA57 Mill End Farm; AA58 E of Old Chalk Pit; AA60 N of North Farm; AA66 Reed Wood; AA71 Reed Village (part); AA128 Southfield Grove*.
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.
- 18 - Listed Buildings.
- 20 - Conservation Areas: *Reed Conservation Area*.

RUSHDEN - Maps 7,13 and 14

Policies

- 1 - Pattern and character of North Hertfordshire.
- 6 - Rural Areas beyond the Green Belt.
- 12 - Landscape Conservation: *LC2*.
- 13 - Countryside Areas: *31 Weston Plateau; 34 Rushden Valley Slope; 35 Roe Green Plateau*.
- 14 - Nature Conservation: *WS34 Friars Wood*.
- 16 - Areas of Archaeological Significance and other Archaeological Areas: *AS120 Rushden Village; AA119 Cumberlow Green (part); AA127 Friars Farm; AA195 Adjacent to Friars Wood; AA200 Southern Green*.
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.
- 18 - Listed Buildings.
- 19 - Historic Gardens: *HG10 Julians*.
- 20 - Conservation Areas: *Rushden Conservation Area; Southern Green Conservation Area*.

ST IPPOLLITTS - Maps 16,17, and B

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: Most of the Parish falls within the Green Belt except for the residential areas HR11B and HR12b, which essentially form part of the built up area of Hitchin. (see section 5.3).

3 - Settlements within the Green Belt.

6 - Rural Areas beyond the Green Belt: Applies to the small south-western part of the Parish.

12 - Landscape Conservation: LC1.

13 - Countryside Areas: 13 Hitchin Gap Scarp; 14 Langley Valley; 20 Purwell Flats; 21 Ippollitts Valley; 22 Titmore Green Upland.

14 - Nature Conservation: WS9 Folly Alder Wood.

16 - Areas of Archaeological Significance and other Archaeological Areas: AA145 Maydencroft Farm; AA146 S of Charlton (part); AA147 St Ippollitts Village; AA148 S of St Ippollitts Village; AA149 W of Wymondley Road (part); AA159 S of Stevenage Road; AA160 WSW of Redcoats Farm; AA173 N of Hill End Farm (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: Gosmore Conservation Area; St Ippollitts Conservation Area.

ST PAULS WALDEN - Maps 16, 18, 19 and F

Policies

- 1 - Pattern and Character of North Hertfordshire.**
- 2 - Green Belt:** The western extremes of the parish fall within the Green Belt.
- 3 - Settlements within the Green Belt.**
- 6 - Rural Areas beyond the Green Belt:** Most of the parish lies outside the Green Belt.
- 7 - Selected Villages beyond the Green Belt:** *Whitwell Village with Village Character Areas V1 to V4.*

Reference	Area Name	Policy Aims
<i>V1</i>	<i>River Valley</i>	<i>Unspoilt valley area to be kept as open and attractive fringe to village.</i>
<i>V2</i>	<i>Bradway</i>	<i>Field boundary provides limit to further development but landscaping needed to integrate village into surrounding countryside.</i>
<i>V3</i>	<i>Tower View</i>	<i>Village entrance needs enhancement through any redevelopment and new landscaping.</i>
<i>V4</i>	<i>St Pauls Walden JMI</i>	<i>Landscape character to remain and be enhanced as characteristic of village entrance to complement open watercress beds opposite.</i>

- 12 - Landscape Conservation:** *LC1.*
- 13 - Countryside Areas:** *4 Breachwood Green Ridge; 5 Whiteway Bottom; 8 Mimram Valley; 11 Old Knebworth Plateau; 14 Langley Valley.*
- 14 - Nature Conservation:** *WS5 Hitchwood; WS6 Walk Wood; WV7 Reynolds Wood; WV8 Rose Farm Meadows, Whitwell.*
- 15 - Ancient Monuments:** *AM29(73) Bridge, Hoo Park.*
- 16 - Areas of Archaeological Significance and other Archaeological Areas:** *AA169 St Pauls Walden Village; AA170 Claggdell Spring; AA171 E of Whitwell; AA172 S of Northstreet Lane; AA174NE of Panmill Cottages.*
- 17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.**
- 18 - Listed Buildings.**
- 19 - Historic Parks and Gardens:** *HG6 The Hoo; HG11 St Pauls Walden Bury.*
- 20 - Conservation Areas:** *Bendish Conservation Area; Whitwell Conservation Area.*
- 22 - Aircraft Noise:** An area of land which includes the hamlets of Bendish and St Pauls Walden is within the 35NNI noise contour.

Part 5 Policies & Proposals RURAL AREA

SANDON - Maps 6,7, 13,14, and F

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

7 - Selected Villages beyond the Green Belt: *Church End with Village Character areas V1 and V2.*

Reference	Area Name	Policy Aims
V1	<i>Church End Green</i>	<i>Scattered buildings are surrounded by open spaces of greens, large gardens, cemetery and roads should be retained as essential to village character.</i>
V2	<i>Southern Edge</i>	<i>Village entrance to remain undeveloped and integrated with rural landscape.</i>

12 - Landscape Conservation: *LC2.*

13 - Countryside Areas: *27 Newnham - Odsey Slopes; 29 Bygrave Outliers; 30 Wallington Edge; 34 Rushden Valley Slope; 35 Roe Green Plateau; 36 Kelshall Dip Slope.*

14 - Nature Conservation: *SI11 Green End SSSI; NR11 Blagrove Common; WS34 Roe Wood; WV27 Tichney Wood; WV26 Sandon Moor; WV29 Roe Green.*

15 - Ancient Monuments: *AM30(106) Triple Ditches, Galley Hill; AM31(11512) Hankins Moated Site, Roe Green; AM32(18) The Mount; AM54 (20664) Deadman's Hill, Bowl Barrow.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS121 Hankins; AS 122 Danyells Farm, AS123 The Mount; AS126 N of Hyde Hall Farm; AA35 N of Icknield Way (part); AA38 Galley Hill (part); AA39 W of Metley Hill; AA54 E of Wheat Hill; AA122 Danyells Farm; AA194 Noxley Green; AA198 Roe Green; AA204 Green End Sandon.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: *Sandon Conservation Area; Roe Green Conservation Area.*

THERFIELD – Maps 3, 4, 7, 8, D and F

Policies

1 - Pattern and Character of North Hertfordshire.

6 - Rural Areas beyond the Green Belt.

7 - Selected Villages beyond the Green Belt: *Therfield Village with Village Character areas V1 to V4.*

Reference	Area Number	Policy Aims
V1	<i>Tuthill Manor/Church</i>	<i>Large buildings surrounded by large spaces with mature trees provide special character to be retained as village setting in the landscape.</i>
V2	<i>Village Meadow</i>	<i>Extension of countryside into main area of village to be protected.</i>
V3	<i>Village Centre</i>	<i>Essential village characteristic of open spaces, greens and trees to be retained.</i>
V4	<i>Eastern Edge</i>	<i>Trees, large gardens and agricultural buildings provide setting which should be kept at village edge.</i>

9 - Royston Development Limits.

12 - Landscape Conservation: *LC2.*

13 - Countryside Areas: *36 Kelshall Dip Slope; 38 Therfield Heath Grassland; 39 Therfield Heath Slopes; 40 Therfield - Barley Slopes; 41 Whiteley Hill Slopes; 42 Reed Upland.*

14 - Nature Conservation: *LN1 Therfield Heath Local Nature Reserve; SI12 Therfield Heath SSSI; NR12 Fordhams Wood Nature Reserve; NR13 Fox Covert Nature Reserve; WV23 Wing Hall Banks; WV28 Hawking Wood.*

15 - Ancient Monuments: *AM35(125) Mile Ditches; AM33(17) Long Barrow & Round Barrows; AM34(97) Two Round Barrows, Pen Hills; AM53(20672) Motte and Bailey, Tuthill Farm.*

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS9 Therfield Heath; AS49 Therfield Village; AA42 Greys; AA43 Heath Barn, S of Icknield Way (part); AA44 NW of Whimsey Hall Plantation; AA45 N of Park Farm; AA46 East of Therfield; AA47 North of Therfield; AA48 NW of Therfield (part); AA49 Therfield Village (part); AA50 Kelshall Village (part); AA51 Hayward Lane; AA52 Mardleybury; AA53 S of Sherlocks and Hay Green; AA62 N of Reedend Farm; AA63 S of Whimsey Hall Plantation; AA125 N of Hudenhoe Manor; AA129 Bull Moat, Buckland.*

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: *Therfield Conservation Area.*

WALLINGTON - Maps 6,7 and 13

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: A small part of the parish falls within the Green Belt.

3 - Settlements within the Green Belt.

6 - Rural Areas beyond the Green Belt: Applies to the large part of the parish not within the Green Belt.

12 - Landscape Conservation: LC2.

13 - Countryside Areas: 27 Newnham - Odsey Slopes; 29 Bygrave Outliers; 30 Wallington Edge; 31 Weston Plateau.

16 - Areas of Archaeological Significance and other Archaeological Areas: AS104 Wallington Village; AA35 N of Icknield Way (part); AA40 Metley Hill; AA41 W of Bygrave Lodge; AA102 Wallington Road (part); AA103 N of Wallington Village; AA104 Wallington Village; AA105 Spital Wood (part).

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: Wallington Conservation Area.

WESTON - Maps 12,13 A and C

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: The whole of the Parish, except for that area East of Halls Green, falls within the Green Belt.

3 - Settlements within the Green Belt.

4 - North East Stevenage: Although the expansion of development to the North East of Stevenage does not extend into Weston Parish, it is appropriate to mention this proposal as it is so close to the Parish and village of Weston.

6 - Rural Area beyond the Green Belt: Applies to the rural part of the Parish not within the Green Belt.

12 - Landscape Conservation: LC2.

13 - Countryside Areas: 24 Jack Hill Slopes; 27 Newnham - Odsey Slopes; 30 Wallington Edge; 31 Weston Plateau; 32 Warren Green Slope.

14 - Nature Conservation: WS27 Weston Hills Chalk Grassland; WS29 Bush Wood/Green Grove; WS33 Weston Church Meadow/Recreation Ground; WV17 Weston Hills; WV21 Newfield Hill.

16 - Areas of Archaeological Significance and other Archaeological Areas: AS107SW of Newfield Hill Wood; AS163 Fairclough Hall; AA108NW of Green End; AA109 Darnalls Hall; AA110 Lammas Field; AA161 The Church of Holy Trinity; AA164 E of Fairclough Hall.

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

20 - Conservation Areas: Weston Conservation Area.

WYMONDLEY - Maps 12, 17, B, C and E

Policies

1 - Pattern and Character of North Hertfordshire.

2 - Green Belt: The whole of the Parish falls within the Green Belt except for the village of Little Wymondley which is excluded.

3 - Settlements within the Green Belt: This policy does not apply to the village of Little Wymondley which is excluded from the Green Belt.

5 - Excluded Villages: *Little Wymondley Village.*

Large sites (5 or more dwellings) proposed for new development are shown.

Proposals	Location
LWR1	TOWER CLOSE
LWR2	SICCUT ROAD
LWR14	STEVENAGE ROAD

13 - Countryside Areas: 20 *Purwell Flats*; 22 *Titmore Green Upland*; 23 *Wymondley Plateau*; 24 *Jacks Hill Slopes*.

14 - Nature Conservation: *WV14 Titmore Green Meadow*.

15 - Ancient Monuments: *AM36(11) Great Wymondley Castle*; *AM37 (11518) Barn, Moat and Well, Wymondley Priory*; *AM38 (90) Roman Villa, N of Nine Springs*.

16 - Areas of Archaeological Significance and other Archaeological Areas: *AS150 Ninesprings (part)*; *AS151 S of Roxley Court*; *AS153 Great Wymondley*; *AS157 The Priory*; *AA105 Ninesprings (part)*; *AA149 W of Wymondley Rd (part)*; *AA151 S of Roxley Court (part)*; *AA153 Great Wymondley*; *AA154 Graveley Lane*; *AA158 Little Wymondley*; *AA162 S of Lower Titmore Green*.

17 - Removal of Permitted Development Rights for Archaeological and Wildlife Sites.

18 - Listed Buildings.

19 - Conservation Area: *Great Wymondley Conservation Area*.

5.7 COUNTRYSIDE PRIORITIES

The largest area of North Hertfordshire is countryside. Thus, the Council considers a framework for changes is essential. For each of the forty-six Countryside Areas which have been defined within the District, priorities have been given which are based upon Policy 13 in Part 2 of this Plan. The Council will consider any development proposals in the light of the relevant policies and the priorities. The Countryside Areas, referenced by numbers, are shown on the Proposals Map. Certain areas of North Hertfordshire lie within Landscape Development Areas as defined on the Structure Plan key diagram; these are also subject to Policy 13(iv) within Countryside Areas 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27.

1. Hexton Lowland

This flat farmland lies on heavy soils with mature deciduous woodlands close to the village of Hexton. To try and prevent the loss of wildlife habitat and visual interest, the open farmland would benefit from the planting of **hedg**es and **amenity trees (Policy 13(i))** taking particular advantage of unused field corners and road and track verges. The woodlands should be retained and maintained for **timber production (Policy 13(ii))**, wildlife habitats, and particularly as part of the rural setting of Hexton. To keep the rural landscape and to prevent the loss of agricultural land, the intrusion of buildings into an open **landscape** should be prevented (**Policy 12**). In particular, the sewage disposal works should be screened. Appropriate management to maintain the **aquatic wildlife habitats (Policy 13(ii)b)** is also desirable.

2. Ravensburgh Castle Slopes

Steep chalk scarp slopes of woods, grass and arable land face northwards over Hexton village. **Hedges (Policy 13(i))** on the farmland would prevent the creation of a prairie-like landscape and define boundaries. The planting of indigenous hardwood species, replacing softwoods in this part of the **Chilterns AONB (Policy 11)** would improve the visual and **biological environment (Policy 13(ii)a)**. **Chalk grassland (Policy 13(ii)c)** should be preserved where possible and link with the Hertfordshire and Middlesex Trust for Nature Conservation Reserve. Furthermore, the **recreational use (Policy 13 (vi))** of Ravensburgh Castle and its **archaeological importance (Policies 13(v) and 13(iii))** could be studied in a management plan in conjunction with the owners.

3. Mortgrove Plateau

The level, open farmland with few hedges and wide roadside verges would be improved visually using **hedg**es (**Policy 13(i))** to mark boundaries along roads and the Icknield Way footpath and to display a cared-for landscape. **Chalk grassland (Policy 13(ii)c)** on roadsides should be identified and management advice given. Icknield Way for recreation **walking (Policy 13(vi))** and **wildlife habitats (Policy 13(ii)a)** should continue to be managed.

4. Breachwood Green Ridge

This narrow, level ridge of mixed farming uses with some small woods runs from Mangrove Green to Hoo Park lying between the valleys of Whiteway Bottom and Lilley Bottom. More **hedg**es and **trees (Policy 13(i))** would maintain its rural character with its many small settlements. In particular, buildings should only be allowed where they can be sited sensitively and integrated into the existing land use pattern and **landscape character (Policy 12)**. The value of **woodlands (Policy 13(i))** on less fertile soils for visual and wildlife reasons should be encouraged particularly bearing in mind the proximity of Luton, as should the continued **coppice management (Policy 13(ii)d)** of Christmas Wood and **recreation opportunities (Policy 13(vi))**.

5. Whiteway Bottom

Shallow valley of mainly arable farming, where **hedg**es and **trees (Policy 13(i))** would maintain the variety in the landscape and provide wildlife habitats. **Informal recreation (Policy 13(vi))** opportunities could be encouraged.

6. Peters Green Plateau

Open, level landscape of farmland and parkland at Lawrence End adjacent to Luton, where **hedg**es, **amenity trees and additional woodlands (Policy 13(i))** are considered essential. As **landscaping (Policy 12)**, this would achieve the screening of existing development but any new buildings should be related to existing settlements. In particular, improvements by the screening of the water tower at Peters Green should be made.

7. Blackmore Plateau

A mostly level arable area around Blackmore End and Ayot St. Lawrence, where **amenity trees (Policy 13(i))** and in particular **woodlands (Policy 13(i))** would integrate existing development into its rural setting. New buildings should be carefully sited in the **landscape (Policy 12)**.

8. Mimram Valley

A large countryside area from Lilley (in the north) and Kimpton Bottom (in the west) to Codicote (in the east) consists of mixed farmland and woodland. **Small woodlands (Policy 13 (i))** are suggested for the intensive farming area north of Whitwell whereas **hedges and amenity trees (Policies 13(i))** are more appropriate south of the village. Detailed management proposals for **aquatic and marsh habitats (Policy 13(ii)b)** would enhance the mixture of wildlife habitats. **Landscaping (Policy 12)** existing buildings, especially the sewage works near Kimpton and the pumping station near Kings Walden together with particular emphasis on the siting and landscaping of any new buildings would complement the aims of rural conservation. The retention of **archaeological features (Policy 13(iii))** on farmland will require advice. **Recreation footpaths (Policy 13(vi))** for walking and bridleways for horse-riding are desirable adjacent to existing settlements.

9. Codicote Slopes

The slopes from Codicote to the River Mimram are mostly grassland, apart from disused mineral workings. The area needs investment in forestry or agriculture to achieve a high level of management. Sites, which are difficult to cultivate might be more appropriately used for wildlife or recreation purposes; this could also apply to the area of common land. On completion of the after treatment of the quarries, **hedges and amenity trees (Policy 13(i))** should be planted as part of the reinstatement and as a basis for improving the landscape and hence diversifying wildlife. An examination is required of the existing important habitats - **aquatic, marshland and neutral grassland (Policies 13(ii) b and c)** to establish appropriate management. Problems requiring small scale practical work and preventing conflicts with **recreation (Policy 13(vi))** would be best solved through Countryside Management.

10. Offley Plateau

This gently rolling landscape lying between Offley and Preston is used for mixed farming, grassland and woodlands. Present **woodlands (Policy 13(i))** are attractive and their management is essential in this intensive farming area to provide valuable wildlife habitats. However, **unimproved grassland (Policy 13(ii)c)** should not be improved or planted with trees, such as the remaining area of land at Lilley Hoo. Buildings in this area should be carefully sited adjacent to existing development in conjunction with substantial **landscaping (Policy 12)**. Efforts should be made to improve the screening around Offley water tower. Tree planting around settlements will reduce their impact in the **landscape (Policy 13(iv))**

11. Old Knebworth Plateau

Another gently rolling piece of countryside lies south of Preston to the new village of Knebworth and is used for mixed farming, woods and parkland. The large deciduous woods are significant features in landscape and wildlife terms and hardwood **timber production (Policy 13(i))** should be encouraged. This should include some **coppice management (Policy 13 (ii)d)** if possible, particularly if financial aid could be given by the Nature Conservancy Council in the Sites of Special Scientific Interest. New buildings should be very carefully sited and **landscaped (Policy 12)** and new woods around Potters Heath and Knebworth would help integrate the urban areas into the **landscape (Policy 13(iv))**. **Archaeology (Policy 13 (iii))** will need to be considered in any management proposals for Graffidge Wood and ploughing grassland west of Knebworth. In the south of the area a footpath system between settlements could be developed as **informal recreation (Policy 13(vi))**.

12. Bragbury End Plain

This open almost treeless area of farmland lies east and north of Knebworth. In this area between Stevenage and Knebworth as many trees as possible should be planted as **woods or amenity trees (Policy 13(i))**. The pumping station east of Knebworth **in particular should be part of a newly created landscape (Policy 13 (iv))**. Some planting could be achieved together with solving urban fringe problems in the area using the Countryside Management Services.

13. Hitchin Gap Scarp

The steep slopes, forming the western edge of the Hitchin Gap, are covered by several woods and farmed for stock and arable crops. Encouragement should be given for **woods (Policy 13(i))** in particular for landscape and wildlife, although **chalk grassland (Policy 13(ii)c)** should also be preserved. The encouragement of **wildlife (Policy 13(ii)a)** especially on Grade 4 agricultural land, together with the possibility of creating a **footpath route (Policy 13(vi))** from the existing network are important opportunities in this area.

14. Langley Valley

This shallow valley south of Hitchin lies hidden from the west of Stevenage and is farmed for livestock and arable crops. The lack of trees or hedges in certain areas should be redressed by encouraging **woodlands or amenity trees (Policies 13(i))**, particularly where quarries/tips, pylons and other urban elements are obvious in the **landscape (Policy 13(iv))**. Such an approach would not only develop the landscape, but also add to the value of existing deciduous woodlands for wildlife.

15. Halfway Hill

The rolling arable countryside west of Hitchin includes Oughtonhead Common and Priory Park. Adjacent to Hitchin and along the A505 dual carriageway in particular, **amenity tree planting (Policy 13(i))** is desirable to screen the town and vary the **landscape (Policy 13(iv))**. Apart from attention to **aquatic and marsh habitat (Policy 13(ii)b)**, in particular through the continuation of the Oughtonhead Management Plan, there is a need to reduce urban fringe conflicts and encourage **informal recreation (Policy 13(vi))**.

16. Wellbury Slopes

Much of this farming area is grassland with a few woods on the higher ground. The grass fields include valuable wildlife areas. Therefore any improvement or tree planting should be considered in terms of the loss of **wildlife (Policy 13(ii))**. **Amenity tree planting (Policy 13(i))** would add to the character of the area and any new buildings should be suitably **landscaped (Policy 12)** by trees or bushes. Icknield Way has potential for wildlife together with its **recreation role (Policy 13(vi))**.

17. Pirton Levels

This very open lowland with few trees lies around Pirton and Holwell. As an intensively farmed area, the pattern of fields should be kept, if possible, for historic reasons, with some replacing and adding of **hedgerow trees (Policy 13(i))**. Buildings should be located close to or in existing settlements for **landscape reasons (Policy 12)**. Small areas of **grassland and water (Policies 13(ii)b and c)** could be preserved through appropriate management by owners.

18. Ickleford Green

The valley of the River Hiz contains a mixture of urban and rural land uses. Unmanaged common land, urban fringe problems and **recreation opportunities (Policy 13(vi))** conflict with farming and would be best solved using Countryside Management. The management of **water and marsh areas (Policy 13(ii)c)** together with extensive **landscaping (Policy 13(iv))** in and adjacent to Ickleford and Hitchin would improve the amenity of private and County Council owned land.

19. Wilbury Plateau

This open farming area is a very important "green wedge" of land between Hitchin and Letchworth. Being well farmed, **tree planting (Policy 13(i))** would add to the area's rural character and screen urban development. Icknield Way and Wilbury Hills Picnic Site are **recreation opportunities (Policy 13(vi))**

20. Purwell Flats

Including the Purwell Valley near Hitchin, the farmland is crossed by roads, pylons and the railway, and the area includes urban areas, the Wymondley villages and quarries. Agriculture should be encouraged together with **landscape improvements (Policy 13(iv))** in the whole of this area which exhibits urban fringe problems. North of the railway, **woodlands, amenity trees and hedges (Policy 13(i))** should be encouraged to screen urban developments and create a more rural landscape. Wildlife habitats of **grassland, marshland and water (Policies 13(ii)b and c)** and **archaeological remains (Policy 13(iii))** should be taken into account.

South of the railway, the dominance of urban related uses indicates a need to re-establish a rural **landscape (Policy 13(iv))** and in particular ensure that unused and underused land is brought back into productive use, particularly in relation to existing and future gravel quarries. Countryside Management efforts would be suitable in the south area to resolve conflicts and provide for appropriate **informal recreation (Policy 13(vi))** close to a large housing area

21. Ippollitts Valley

This valley contains a noticeable area of parkland on its steep slopes and forms a green "finger" into the urban area of Hitchin. The continuation of **amenity tree planting (Policy 13(i))** is essential, together with positive management of **footpaths (Policy 13 (vi))** to minimise urban fringe problems. Any loss of farming land would be undesirable in landscape terms.

Part 5 Policies & Proposals RURAL AREA

22. Titmore Green Upland

The area lies close to Stevenage and suffers urban fringe problems. Encouragement to maintain farming land uses and in particular to maintain and plant **woods (Policy 13(ii))** would keep the rural **landscape (Policy 13(iv))**. Any new buildings should be carefully sited and well screened. With several footpaths used for **recreation (Policy 13(vi))**, the Countryside Management approach for this area is felt to be a positive means of maintaining the rural environment.

23. Wymondley Plateau

More or less open farmland lies between Great Wymondley and the A1(M). Visual improvement to maintain a rural **landscape (Policy 13(iv))** is the major requirement, probably by planting small **woodlands or amenity trees (Policy 13(i))**. Together with improving **recreation opportunities (Policy 13(vi))**, **archaeological remains (Policy 13(iii))** are important, although possible conflicts with farming should be considered.

24. Jacks Hill Slopes

Running parallel to the A1 (M), this open farmland area overlooks the southern edge of Letchworth. In order to retain an attractive **landscape (Policy 12)** around Letchworth, the main aim should be the planting of **trees and woods (Policy 13(i))** taking into account **wildlife and archaeology (Policies 13(ii)a and 13(iii))**.

25. Letchworth Plateau

This open farming area has very few trees or hedges, immediately north of Letchworth. After the conservation of certain **marsh and grassland wildlife sites (Policies 13(ii)b and c)**, the major priorities are **landscaping (Policy 13(iv))** Letchworth's town edge and other urban features, and general enhancement with **hedges and amenity trees (Policy 13(i))**.

26. Ivel Valley

Predominantly grassland beside the River Ivel between Baldock and Stotfold, this area has important **archaeological and wildlife features (Policies 13(ii)a and 13(iii))**. Planting should be with **amenity trees (Policy 13(i))** to replace elms and other hedgerow trees, without disrupting present wildlife habitats. Some urban fringe problems and opportunities for **recreation (Policy 13(vi))** indicate suitability for Countryside Management.

27. Newnham - Odsey Slopes

This large area consists of farmland in an attractive open landscape with typical chalk soils to the east of Baldock. Intensive farming and the existing attractive landscape indicate a need for **amenity tree planting (Policy 13(i))** as a means of enhancing the environment. Such planting into the **landscape (Policy 13(iv))** and any other land use changes should be assessed beforehand in **wildlife and archaeological terms (Policies 13(ii)a and 13(iii))**. Any essential new development should be carefully sited in this open countryside.

28. Rhee Levels

As with the Hexton Lowland and the Pirton Levels, this area of drained heavy soils comprises open farmland. After considering the preservation of the **wildlife sites (Policy 13(ii)a)**, the long views should be preserved with **amenity tree planting (Policy 13(i))** which could be used to create a new type of landscape. Any new building should be carefully sited and advice to farmers on **archaeology (Policy 13(iii))** should be given if any conflicts arise.

29. Bygrave Outliers

Open rolling chalkland of intensive farming surrounds the village of Bygrave. The retention of an open **landscape (Policy 12)** is considered desirable, particularly by careful siting of any essential development. This should include the retention of **grassland habitats (Policy 13(ii)c)** and the consideration of **archaeological interests (Policy 13(iii))**. Some **amenity planting and hedges (Policies 13(i))** along major boundaries would not detract from the overall landscape and would provide a more diverse vegetation for **wildlife (Policy 13(ii)a)**. Footpaths across large fields are frequently inappropriate for farming operations and some improvement is desirable to improve **recreation opportunities (Policy 13(vi))**.

30. Wallington Edge

These scarp slopes of the chalk ridge east of Baldock face north towards the A505. **Chalk grassland (Policy 13(ii)c)** is a valuable wildlife habitat and should be conserved where possible such as along road verges and in association with **archaeological remains (Policy 13(iii))**. Amenity planting (Policy 13(i)) along the horizon is considered appropriate in this area and new buildings should be carefully sited in the **landscape (Policy 12)**.

31. Weston Plateau

This gently rolling mixed farming and woodland countryside lies north east of Stevenage. The mixed land uses should be enhanced by encouraging **woodlands (Policy 13(i))**. The use of **unimproved grasslands (Policy 13(ii)c)** as a cover for **archaeological remains (Policy 13(iii))** could achieve some aims of agriculture in addition to the conservation of wildlife and archaeology. Any new buildings should be related to existing development in the **landscape (Policy 12)** and, as with existing development and utilities, efforts should be made to screen them with **amenity landscaping (Policy 13(iv))**.

32. Warren Green Slope

In this small area of arable farmland and woodland between Stevenage and Weston, the maintenance of **woods (Policy 13(i))** should be the priority. Buildings should be appropriately sited and integrated into the **landscape (Policy 12)**. Problems occur associated with the urban fringe and opportunities for using footpaths and bridleways indicate a need for the Countryside Management approach to absorb **recreation uses (Policy 13(vi))**.

33. Cumberlow Green Edge

Situated on moderately steep valley slopes, this mainly arable area is attractive with hedges and some woods. The maintenance of **hedges and amenity tree planting and replacement (Policy 13 (i))** are the main landscape needs, which would also enhance opportunities for wildlife, perhaps taking account of the areas liable to flood to benefit **wetland habitats (Policy 13(ii)b)**.

34. Rushden Valley Slope

This area of valley slopes with arable and grass fields is surrounded by **hedges, close to Rushden. The maintenance of hedges and amenity tree planting (Policy 13(i))** are essential to retain the rural environment and the settlements. The common at Southern Green should be managed as part of the maintenance of this landscape.

35. Roe Green Plateau

Arable and grass fields, woods, hedges, commons and the scattered settlements make up this landscape. As the area is relatively level, the retention of **woods and amenity trees (Policy 13(i))**, together with careful siting and screening of new buildings are essential to the landscape. The retention of **grassland and marshland (Policies 13(ii)b and c)** together with woodland management, would be beneficial for wildlife. Any improvements to water courses and drainage schemes should be considered in the light of their effects on **aquatic and wetland habitats (Policy 13(ii)c)**.

36. Kelshall Dip Slope

This gently rolling area slopes from Therfield to Buckland and is generally a more open landscape than further west. **Trees and hedges (Policy 13(i))** have been lost and should be replaced as part of changes on farms. Proper siting and **landscaping (Policy 12)** of buildings together with landscaping of existing settlements would result in their integration into, rather than dominance of, the landscape. Expansion of **woodland (Policy 13(i))** is also desirable although valuable areas of **grassland and wetland (Policies 13(ii) b and c)** and **archaeology (Policy 13(iii))** should be retained. The role of the various commons and greens should be related to the above aims as well as taking advantage of their **recreation opportunities (Policy 13(vi))** in the context of the footpath and bridleway network.

37. Coombe Bottom

This very small grassland area in a dry chalk valley is unusual in the district. While the retention of **grassland (Policy 13(ii)c)** for wildlife reasons is most important, **hedges and amenity trees (Policy 13(i))** could be planted to maintain a large variety of plants in the area.

38. Therfield Heath Grassland

The area of Therfield Heath alongside the A505 is mainly open rough grassland. Informal recreation is the main activity, alongside sports and golf, but the primary role should be as a Local Nature Reserve to preserve the **chalk grassland (Policy 13(ii)c)**. The management of the whole Heath is the responsibility of the Conservators, under the Commons Regulation (Therfield) Provisional Order Act 1888. However, a ranger has recently been appointed under the direction of the Countryside Management Service.

39. Therfield Heath Slopes

South of the heathland is mostly arable land with areas of grass and woods. On the farmland, more **amenity tree planting (Policy 13(i))** should be encouraged. The grass and woodland areas are part of Therfield Heath Local Nature Reserve and managed for wildlife. As there are opportunities for **recreation (Policy 13(vi))** these must be considered in the light of any problems of trespass on farmland.

40. Therfield - Barley Slopes

Moderately steep slopes in a strip of open countryside running past the villages of Therfield, Reed, Newsells and Barley are farmed mainly for cereal crops. The intensive farming landscape would be enhanced by **woodlands and amenity trees (Policy 13(i) b) and c)** preferably at the top of or at right angles to the slopes. The open character should be preserved by ensuring that any new buildings are appropriately sited in the **landscape (Policy 12)** and by encouraging the retention of unimproved grassland for the benefit of **wildlife and archaeology (Policies 13(ii)c) and 13(iii))**. The footpath and bridleway network, with its attractive views, have potential for **walking or horse-riding (Policy 13(vi))**.

41. Whiteley Hill Slopes

From the Therfield Road, south of Royston to the Newmarket Road, this rolling arable landscape includes scattered hedgerows and tree-belts. While maintaining an essentially open character, small **woods and amenity trees (Policies 13(i))**, particularly deciduous trees, would enhance the landscape as well as increase wildlife habitats. Advice for protecting **archaeological remains (Policy 13(iii))** may be necessary for farmers in the area and also provides the possibility of creating additional **chalk grassland areas (Policy 13(ii)c)**.

42. Reed Upland

Around Reed and to the south, this mostly level area is farmed for a variety of arable crops and around the village for grass. The few **trees and hedges (Policies 13(i))** should be improved or new ones planted to prevent a loss of visual interest in the area and to increase the variety of **wildlife habitats (Policy 13(ii)a)**. Consideration should be given to **archaeology (Policy 13(iii))** and **recreational opportunities (Policy 13(vi))**, in particular near Reed.

43. River Quin Valleys

This mixed landscape around Barkway with grass, arable fields and woods is attractive and should be retained through the maintenance of **woodlands (Policy 13(i))**. This would integrate the village and other urban elements, particularly the Barkway sewage disposal works into the **landscape (Policy 13(iv))**. Special attention should be given to the **wildlife value (Policy 13(ii)a)** of Earls Wood as part of the forestry enterprise and to the streams. Footpaths and bridleways around Barkway require further study to avoid conflicts between **recreation (Policy 13(vi))** and farming.

44. Nuthampstead Plateau

The woodlands in this flat area contribute significantly to the landscape around Nuthampstead. There is a need to maintain and encourage **woodlands (Policy 13(i))**. Also **amenity trees (Policy 13(i))** are needed, particularly around the old airfield, which is an open and uninteresting landscape. More woods would also be valuable for wildlife, although **neutral grassland habitats and archaeological (Policies 13(ii)c) and 13(iii))** features should be retained.

45. Barley Slopes

The open arable land north of Barley changes to a mixed grass, arable and woodland area south of the village. This attractive landscape should be enhanced by additional **woods (Policy 13(i))** and so add to existing wildlife habitats. Consideration should be given to **archaeological features** and the value of **grassland for wildlife (Policies 13(ii)c) and 13(iii))**. Screening with amenity trees of the village and its sewage works should improve the **landscape (Policy 12 and 13(iv))**.

46. Cambridge Plain

West of Royston, the land is part of the open farmland in Cambridgeshire. Within the line of the bypass, and therefore in the District, this area forms an essential part of the setting to Therfield Heath. To increase the visual interest and improve the urban edges, particularly of the industrial area, **landscaping (Policy 13 (iv))** is important and should include management and replacement of existing **tree belts (Policy 13 (i))**.

PROPOSALS MAP	CHANGES TO GREEN BELT BOUNDARIES	REASONS
SHEET A	Moved to exclude BSR	Not necessary to be permanently kept open.
SHEET B	Moved to exclude school building	To exclude existing building
SHEET B	Moved east to exclude new car park	To exclude new car park
SHEET B	Moved south at Priory to north bank of River Hiz.	To exclude proposed new car park, offices and northern parkland.
SHEET B	Moved west at Priory from Park Street	To exclude new car park
SHEET C	Moved at Leisure Centre to exclude LLO/P17 & LLO/L	Not necessary to be permanently kept open.
SHEET C	Moved north to include school buildings in GB	Drafting Error
SHEET E	Moved from west to east side of A600 road	Notation clarity
SHEET E	Moved north to exclude all of school building	To exclude new building
SHEET E	Moved west of Bowman's Mill buildings	To exclude new building
SHEET E	Moved to exclude road	Drafting error
SHEET E	Moved to wall	Notation Clarity
SHEET 5	Moved northward to wood boundary	Drafting error
SHEET 6	Moved north to coincide with field boundary	Notation Clarity
SHEET 6	Moved north to coincide with field boundary	Notation Clarity
SHEET 11	Moved from west to east side of A600 road	Notation Clarity
SHEET 13	Moved to field boundaries at Howells Farm	Notation Clarity
SHEET 13	Moved to exclude road	Notation Clarity
SHEET 13	Moved north	North East Stevenage
SHEET 13	Moved to west of road	Notation Clarity
SHEET 13	Moved north to exclude road	Notation Clarity
SHEET 16	Moved east of track	Notation Clarity
SHEET 16	Moved north and east of track and road	Notation Clarity
SHEET 17	Moved east of road	Notation Clarity

LEISURE AND OPEN SPACE
(Existing facilities with proposals shown in colour)

APPENDIX 2

BALDOCK

Allotments

BLO/A1 Great North Road
 BLO/A2 Wallington Road (Clothall Parish)

Public Open Space

BLO/P1 Weston Woods (part Weston parish)
 BLO/P2 Holroyd Crescent
 BLO/P3 Avenue Park Recreation Ground
 BLO/P4 Bakers Close Recreation Ground (Clothall Road)
BLO/P5 PROPOSED WALLSFIELD OPEN SPACE
 BLO/P6 Nightingale Way

Private Playing Fields

BLO/PF1 Norton Road (Baldock Town F.C.)

Allotments

HITCHIN

HLO/A1 Old Hale Way
 HLO/A2 Burford Way
HLO/A2/1 PROPOSED EXTENSION BURFORD WAY
 HLO/A3 Pirton Road
 HLO/A4 Nightingale Road

Public Open Space

HLO/P1 Walsworth Common
 HLO/P2 Purwell Field Recreation Ground
 HLO/P3 Ippollitts Brook Riverside Walk
 HLO/P4 St. Johns Road Recreation Ground
 HLO/P5 Standhill Road
 HLO/P6 Windmill Hill and Woodside
 HLO/P7 Smithsons Recreation Ground
 HLO/P8 Oughtonhead Way
 HLO/P9 Butts Close and Hitchin Swimming Centre
 HLO/P10 Bancroft Recreation Ground
 HLO/P11 Swinburn Avenue Recreation Ground
 HLO/P12 Oughtonhead Common
 HLO/P13 Burford Way Recreation Ground
 HLO/P14 King George V Playing Field
 HLO/P15 Cadwell Lane Recreation Ground
 HLO/P16 Ransom's Recreation Ground
 HLO/P17 Cloister Gardens
 HLO/P18 St. Mary's Churchyard and Lawns
 HLO/P19 Biggin Lane
 HLO/P20 Reginald Hine Memorial Garden
 HLO/P21 Chaucer Way

Private Playing Fields

HLO/PF1 Bedford Road (Hitchin Town F.C.)
 HLO/PF2 Lucas Lane (Hitchin Cricket and Hockey Club)

Allotments

LETCHWORTH

LLO/A1 Green Lane
 LLO/A2 Pryor Way
 LLO/A3 Hillbrow
 LLO/A4 Icknield Way (Hitchin)
 LLO/A5 Runnalow

Golf Course

LLO/GC Letchworth Golf Course

Leisure Centre

LLO/L Leisure Centre

Public Open Space

LLO/P1 Grange Playing Field
 LLO/P2 Temple Gardens Icknield Way
 LLO/P3 Baldock Road Recreation Ground
 LLO/P4 Jackman's Plantation
 LLO/P5 Jackman's Play Area
 LLO/P6 Jackman's Playing Field
 LLO/P7 Howard Drive Spinney
LLO/P8 PROPOSED PUBLIC OPEN SPACE, OLD GRAMMAR SCHOOL PLAYING FIELD
 LLO/P9 Hillbrow Recreation Ground
 LLO/P10 Kennedy Gardens
 LLO/P11 Howard Park and Gardens
 LLO/P12 Archers Way Wilbury Recreation Ground
 LLO/P13 Wilbury Hill
LLO/P14 PROPOSED OPEN SPACE AND WALK WILBURY ROAD/ RUNNALOW TO NORTON COMMON
 LLO/P15 Norton Common
 LLO/P16 Penn Way
 LLO/P17 Former Pixmore Playing Field, Baldock Road
 LLO/P19 Pryor Way

Private Playing Fields

LLO/PF1 Letchworth Town F.C., Baldock Road
 LLO/PF2 Letchworth Rugby Club, Baldock Road
 LLO/PF3 Whitethorn Way (ICL), Baldock Road
 LLO/PF4 Pitch And Putt Course, Willian Way
 LLO/PF5 Letchworth Cricket Club, Muddy Lane

ROYSTON

Allotments

RLO/A Green Street (Coombes Hole)

Public Open Space

RLO/P1 Burns Road BMX Track
 RLO/P2 Ermine Close/Serby Avenue Recreation Ground
 RLO/P3 Newmarket Road Playing Fields
 RLO/P4 Bury Plantation
 RLO/P5 Stile Plantation
 RLO/P6 Green Walk Plantation
 RLO/P7 York Way Recreation Ground
 RLO/P8 Prioory Memorial Gardens and Churchyard
 RLO/P9 The Warren
 RLO/P10 Studlands Rise (including Play Area)

Private Playing Fields

RLO/PF Royston Town F.C., Garden Walk

RURAL AREAS

LO/CP Knebworth Country Park (Knebworth/Codicote parishes)
 LO/PS Wilburv Hill Picnic Site (Ickleford Parish)

PUBLIC UTILITIES, SOCIAL AND COMMUNITY FACILITIES (Existing facilities with proposals shown in colour)

APPENDIX 3

1. EDUCATION

BALDOCK

Primary Schools

BEd/P1	Hartsfield JMI School, Clothall Road
BEd/P2	PROPOSED 1 FORM ENTRY CLOTHALL COMMON
BEd/P3	St. John's R.C. JMI School, Lime Kiln Lane
BEd/P4	St. Mary's JMI School, St. Mary's Way

Secondary School

BEd/S	Knights Templar School, Park Street
-------	-------------------------------------

Other Educational Establishments

BEd/01	Brandles Close Special School, Weston Way
BEd/02	Weston Way, Nursery School, Weston Way

Educational Playing Fields

BEd/PF	Knights Templar/Brandles Close Playing Fields
--------	---

HITCHIN

Primary Schools

HEd/P1	Highover JMI School, Cambridge Road
HEd/P2	Purwell JMI School, Fairfield Way
HEd/P4	Mary Exton JMI School, St Michaels Road
HEd/P5	William Ransom JMI School, Stuart Drive
HEd/P6	Whitehill JMI School, Whitehill Road
HEd/P7	Highbury Infants School, Standhill Road
HEd/P8	St Andrews JMI School, Benslow Lane
HEd/P9	Samual Lucas JMI School, Gaping Lane
HEd/P10	PROPOSED JMI SCHOOL, GAPING LANE
HEd/P11	Wilshere Dacre JMI School, Fishponds Road
HEd/P12	Oughtonhead JMI School, Mattocke Road
HEd/P13	Strathmore Infants School, Old Hale Way
HEd/P14	Our Lady's RC JMI School, Old Hale Way

Secondary Schools

HEd/S1	Hitchin Girls' School, Highbury Road
HEd/S2	Hitchin Boys' School, Grammar School Walk
HEd/S3	Hitchin Priory School, Bedford Road

Further Education

HEd/F	
-------	--

Other Education Establishments

HPV4	Greenside Special School (expected to close within plan period: see Hitchin Town Centre Proposal, HTC4/1)
------	---

Educational Playing Fields

HEd/PF1	Hitchin Girls' School Playing Fields r/o Chiltern Road Strathmore
HEd/PF2	Infants School Playing Fields, Old Hale Way

LETCHWORTH

Primary Schools

LEd/P1	Northfields School, Burley
LEd/P2	Grange JMI School, Sparhawke
LEd/P3	Hillshott Infants School, Ridge Avenue
LEd/P4	Pixmore Junior School, Rushby Mead
LEd/P5	PROPOSED PRIMARY SCHOOL, PRYOR WAY

LEd/P6	Lannock JMI School, Whiteway
LEd/P7	Lordship Farm JMI School, Four Acres
LEd/P8	St. Thomas More JMI School, Highfield
LEd/P9	Westbury JMI School, West View
LEd/P10	Icknield Infants School, Archers Way
LEd/P11	Wilbury JMI School, Bedford Road
LEd/P12	PROPOSED PRIMARY SCHOOL, SOUTHERN WAY
LEd/P13	Stonehill JMI School, Western Close

Secondary Schools

LEd/S1	Norton School, Norton Road William
LEd/S2	School, Radburn Way
LEd/S3	Highfield School, Highfield
LEd/S4	Fearnhill School, Icknield Way

Further Education

LEd/F	Letchworth College, Broadway - Annexe to North Herts College
-------	--

Other Education Establishments

LEd/02	Woolgrove Special School, Pryor Way
LEd/03	St Christophers School, Barrington Road
LEd/04	St Francis College, Broadway

Educational Playing Fields

LEd/PF1	Norton School Playing Field, Croft Lane
LEd/PF3	Highfield School Playing Field, Briar Patch Lane
LEd/PF4	Westbury JMI School Playing Field, High Avenue

ROYSTON

First Schools

REd/P1	Roman Way School, Burns Road
REd/P3	Icknield Walk School, Poplar Close
REd/P4	Studlands Rise School, Studlands Rise
REd/P6	Tannery Drift School, Tannery Drift

Primary School

REd/P2	St Mary's School, Melbourn Road
--------	---------------------------------

Middle Schools

REd/M1	Roysia Middle School, Burns Road
REd/M2	Greneway Middle School, Garden Walk

Upper School

REd/S	Meridian Upper School, Garden Walk
-------	------------------------------------

Other Educational Establishments

REd/01	St Mary's Convent School, Melbourn Road
REd/02	Shaftesbury House Boys Boarding School, Barkway Road

EXCLUDED VILLAGES

CEd/P	Codicote JMI School, Meadow Way
IEd/P	Ickleford JMI School, The Green
KEd/P	Kimpton JMI School, High Street
KbEd/P1	Knebworth Primary School, Swangleys Lane
KbEd/P2	PROPOSED INFANTS SCHOOL, ORCHARD WAY, KNEBWORTH
LWEd/P	Little Wymondley Primary School, Sicut Road

RURAL AREAS

Ed/P2	PROPOSED PRIMARY SCHOOL, ROYSTON ROAD, BARKWAY
-------	---

2. COMMUNITY FACILITIES

BALDOCK

Place of Assembly BP/A	Youth and Community Centre, Simpsons Drive
Fire Station BP/FS	Fire Station, Weston Way
Library BP/L	Baldock Library, New Clare House
Police Station BP/PS	Police Station, High Street
Place of Worship BP/W	St Mary's Church and Cemetery

HITCHIN

Places of Assembly HP/A1 HP/A2 HP/A3	Town Hall, Brand Street Church House, Church Yard Queen Mother Theatre, Walsworth Road
Fire Station HP/FS	Fire Station, Newtons Way
Public Buildings Complex HP/V1	Nightingale Road, Grove Road includes:- Police Station Church of Our Lady Immaculate & St. Andrew Old Persons Day Centre
HP/V2	Walsworth Road, Highbury Road, includes:- Baptist Church Youth Centre
HP/V3	Paynes Park includes:- Library Museum
HP/V4	Bedford Road includes:- Health Centre Christchurch Old Persons Home Greenside Special School
HP/V5	Grammar School Walk includes:- Divisional Education Office Hitchin Social Work Team Office Registration Service
Places of Worship HP/W1 HP/W2	Friends Meeting House, Bedford Road St Mary's Church and Grounds
Courts HP/C1 HP/C2	Magistrates Court, Bancroft County Court, Old Park Road

	LETCHWORTH
Public Buildings Complexes	
LP/V1	Bridge Road, Nevells Road includes:- Police Station Clinic Nursery School Telephone Exchange
LP/V2	Broadway and Gernon Road includes:- Library Museum Art Gallery Brotherhood Hall Church of St Hugh of Lincoln Town Hall Town Lodge
LP/V3	Old Grammar School Buildings include:- County Council Divisional Office Letchworth Social Work Team Office Day Centre
LP/V4	Council Offices, Gernon Road
Court	
LP/C	Magistrates Court, Broadway
Places of Worship	
LP/W	Free Church and Hall, Norton Way South
	ROYSTON
Fire Station	
RP/FS	Fire Station, Baldock Road
Police Station	
RP/PS	Police Station, Melbourn Street
Library	
RP/L	Library, Market Hill
Public Buildings Complex	
RP/V	Melbourn Street includes:- Town Hall Local Government Offices Health Centre
Place of Worship	
RP/W	St John The Baptist Church, Melbourn Street
	EXCLUDED VILLAGES
Place of Assembly	
CP/A	Peace Memorial Hall, High Street, Codicote
IP/A	Ickleford Village Hall, Arlesey Road, Ickleford
KP/A	Kimpton Memorial Hall, Kimpton
KbP/A	Knebworth Village Hall, Park Lane, Knebworth

Place of Worship

CP/W	Parish Church of St. Giles, Codicote
IP/W	Church of St. Katherine, Ickleford
KP/W	Church of St. Peter and St. Paul, Kimpton
KbP/W	St. Martin's Church, London Road, Knebworth
LWP/W	Church of St. Mary The Virgin, Little Wymondley

Library

KbP/L	Knebworth Library, St. Martins Road, Knebworth
-------	--

3. PUBLIC UTILITIES

BALDOCK

Cemetery

BU/C	Cemetery, Norton Road
------	-----------------------

Sewage Disposal

BU/S	Sewage Works, Icknield Way
------	----------------------------

Water

BU/W1	Boring Pumping Station, Baldock Lane, Letchworth
BU/W2	Fuller Pumping Station, Baldock Lane, Letchworth
BU/W3	Reservoir and Booster, London Road

HITCHIN

Cemetery

HU/C	Cemetery, Standhill Road
------	--------------------------

Gas

HU/G	Depot, Storage and Operational Land, Cadwell Lane
------	---

Health

HU/H	Pinehill Hospital, Benslow Lane
HP/V4	Health Centre, Bedford Road

Post Office

HU/P	Head Post Office, Sorting Office and Motor Transport Workshop
------	---

Sewage Disposal

HU/S1	Sewage Treatment Works, Burymead Road
HU/S2	Sewage Treatment Works, Cadwell Lane

Telecommunications

HU/T	International Telephone Exchange, Hollow Lane
------	---

Water

HU/W1 Reservoir, Windmill Hill
 HU/W2 Reservoir and Depot, Queen Street

LETCHWORTH

Cemetery

LU/C1 Cemetery, Icknield Way
 LU/C2 **PROPOSED CEMETERY AND CREMATORIUM,
 NORTON ROAD, BALDOCK**

Electricity

LU/E1 Letchworth Gas Turbine Power Station, Works Road
 LU/E2 Major Sub Station, Baldock Road

Health

LU/H1 Letchworth Hospital, Baldock Road
 LU/H2 Rosehill Hospital, Hitchin Road

Post Office

LU/P Post Office, Broadway

Sewage Disposal

LU/S Sewage Works, Stotfold Road

Telecommunications

LP/V1 Telephone Exchange, Bridge Road

Water

LU/W Reservoir, Willian Road (incorporating sewage pumping station)

ROYSTON

Cemetery

RU/C1 Cemetery (Church Of England) Melbourn Road
 RU/C2 Cemetery (N.H.D.C.)

Electricity

RU/E Major Sub-station, Stamford Avenue

Health

RU/H Royston and District Hospital, London Road
 RP/V Royston Health Centre, King James Way

Post Office

RU/P Post Office, Baldock Street

Telecommunications

RU/T Telephone Exchange, Baldock Street

Water

RU/W Reservoir, Wicker Hall

EXCLUDED VILLAGES

Sewage Disposal

IU/S Sewage Pumping Station, Arlesey Road, Ickleford

Cemetery

KbU/C Cemetery, Knebworth

TRANSPORT LAND USES
(Existing facilities with proposals shown in colour)

APPENDIX 4

BALDOCK

BT/P	The Twitchell	Car Park
BT/P	High Street	Parking Area
BT/RP	Baldock Station	
BT/RO	Baldock Railway	Operational Land

HITCHIN

HT/P	Woodside (Walsworth Road)	Car Park
HT/P	Bancroft	Car Park
HT/P	St Mary's Square	Car Park
HT/P	Portmill Lane	Car Park
HT/P	Biggin Lane	Car Park
HT/P	Charlton Road	Car Park
HT/P	Christchurch (Bedford Road)	Car Park
HT/P	Multi-storey, Lairage	Car Park

PROPOSALS

HTC1/3	PORTMILL LANE	Additional Public Car Parking
HTC3/1	RUSSELLS/RANSOMS	Additional Public Car Parking
HT/RO	Hitchin Railway	Operational Land
HT/RP	Hitchin Station	

LETCHWORTH

LT/P	Station Way/r/o Broadway	Car Park
LT/P	Bridge Road/Station Place	Car Park
L/TP	Station Place	Car Park
LT/P	Arena Parade	Car Park
LT/P	Multi Storey, Rowland Way	Car Park
LT/P	The Wynd	Car Park
LT/PR/o	Arena Parade	Car Park
LT/RG	Norton Way North	Goods Yard
LT/RO	Letchworth Railway	Operational Land
LT/RP	Letchworth Station	

ROYSTON

RT/B	Barkway Street	Bus Station
RT/P	Civic Centre, King James Way	Car Park
RT/P	The Warren	Car Park
RT/P	Baldock Street	Car Park

PROPOSAL

RTC4/3	THE WARREN	Additional Public Car Parking
RT/RG	Old North Road	Goods Yard
RT/RO	Royston Railway	Operational Land
RT/RP	Royston Station	

KNEBWORTH

KbT/RP	Knebworth Station	
--------	-------------------	--

TRANSPORT ROUTES
(Existing facilities with proposals shown in colour)

APPENDIX 5

BALDOCK - ROADS

Road Status*	Route	Proposals
Strategic Roads (Principal)-SR(P)	A6141: Letchworth Gate to A505 including London Road and High Street	On completion of a Bypass the whole route will become a Secondary Distributor(SD)
	A505 Whitehorse Street	On completion of a Bypass Whitehorse Street will become a Secondary Distributor (SD)
	A505 Royston Road	On completion of a Bypass Royston Road will become a Local Distributor (LD)
Main Distributors (Principal)-MD(P)	A507 Old North Road A507 Clothall Road A505 Letchworth Road and Hitchin Street	On completion of a Bypass and to an alternative route for A505 East-West traffic, these would become Secondary Distributors (SD) .
Local Distributors (LD)	A507 to A6141 South Road A505 to A6141 Weston Way	

BALDOCK CYCLE ROUTES

PROPOSALS

BCR1	CLOTHALL COMMON TO A507 CLOTHALL ROAD	
BCR2	WESTON WAY TO A1 (M) SUBMAY	Part of link with LCR1

HITCHIN - ROADS

Road Status	Route	Proposals
Main Distributors (Principal)-MD(P)	A505 Offley Road Tilehouse Street (Upper Part) Bedford Road (South of Fishponds Road) Fishponds Road Bunyan Road (part) Nightingale Road Old Park Road Paynes Park Cambridge Road A600 Bedford Road (North of Fishponds Road) A602 Stevenage Road Park Way (Priory Bypass)	
Secondary Distributors (SD)	B655 Pirton Road B656 London Road Hitchin Hill Park Street Queen Street Walsworth Road Stotfold Road	

Local Distributors (LD)	Cadwell Lane Wilbury Way St Michael's Road Wymondley Road Highbury Road Hollow Lane Whitehill Road Grove Road Woolgrove Road Verulam Road
-------------------------	--

HITCHIN - CYCLE ROUTES

CR	A505 Cambridge Road
----	---------------------

PROPOSALS

HCR1	OLD HALE WAY AND STRATHMORE AVENUE
HCR2	THE MEAD/BURMEAD ROAD
HCR3	MASEFIELD/CAMBRIDGE ROAD

LETCHWORTH - ROADS

Road Status	Route	Proposals
Strategic Roads (Motorway)-SR(M)	A1(M) between Letchworth and Baldock	
Main Distributors (Principal)-MD(P)	A505 Baldock Road A505 Hitchin Road	With the provision of an alternative route for A505 East & West traffic, Baldock Road (East of Letchworth Gate) will become a Secondary Distributor (SD)
	A6141 Letchworth Gate to Baldock Road (north of Letchworth Gate)	
Secondary Distributors (SD)	Broadway Bedford Road Birds Hill Bridge Road Jubilee Road Norton Road Norton Way South Pixmore Way Station Road Stotfold Road Wilbury Hills Road Works Road	

Appendix 5 cont'd

	Works Road (East)	In order to improve accessibility to the industrial areas and provide environmental improvements, Works Road will be extended north-eastwards to join the continuation of Norton Road, Baldock. This is likely to be within the safeguarded area (LSD)
	Avenue One	
	Norton Road Letchworth Norton Way North	And these link roads will become Local Distributors (LD)
Local Distributors (LD)	Blackhorse Road Green Lane Icknield Way Norton Road Baldock Wilbury Road Norton Road Baldock	In order to improve accessibility, Blackhorse Road will be extended eastwards to join with the Works Road Extension, within the safeguarded area (LLD). On completion of the extension to Works Road north-eastwards, the northern part of Norton Road, Baldock will become a Secondary Distributor (SD)

LETCHWORTH - CYCLE ROUTES

CR A505 Cambridge Road/ Hitchin Road

PROPOSALS

- | | |
|-------------|--|
| LCR1 | A1(M) SUBWAY TO JACKMANS ESTATE |
| LCR2 | A505 CAMBRIDGE ROAD/ HITCHIN ROAD |
| LCR3 | JACKMANS/SPRING ROAD |
| LCR4 | LORDSHIP/SPRING ROAD |
| LCR5 | GAUNTS WAY/ICKNIELD WAY |

ROYSTON- ROADS

Road Status	Route	Proposal
Strategic Roads (Trunk)-SR(T)	A10 London to Cambridge and Kings Lynn	

Strategic Roads (Principal)-SR(P)	A505 East-West By-Pass
Secondary Distributors (SD)	B1039 Royston to Saffron Walden Baldock Street Baldock Road
Local Distributors (LD)	Kneesworth Street Mill Road/Queens Road Newmarket Road Old North Road York Way

PROPOSALS

RCR1	MELBOURN ROAD	This route links with RTC4/6 (See Section 5.5.3).
RCR2	OLD NORTH ROAD AND KNEESWORTH STREET.	This route links with RTC3/5 (see Section 5.5.3)

RURAL - ROADS

Road Status	Route	Proposal
Strategic Roads (Trunk)-SR(T)	A1 Stotfold/Baldock interchange to boundary with Mid-Bedfordshire District	The Department of Transport is proposing to upgrade the A1 to motorway standard from junction 10 (Baldock/Stotfold) northwards (SR(M)) .
Strategic Roads (Motorway)-SR(M)	A1(M) Stotfold/Baldock interchange to boundary with Welwyn Hatfield District	The Department of Transport is pro- posing to widen the A1(M) motor- way to dual three-lane standard from Letchworth Gate interchange to junction 10 at Baldock/Stotfold and from junction 8 at Corey's Mill, Stevenage to junction 6 near Welwyn.
Strategic Roads (Principal)-SR(P)	A505 Slip End to Royston A6141 Letchworth Gate interchange to A505 in Baldock A505 Baldock to Slip End	On completion of the Baldock Bypass this will become a Secondary Dis- tributor (SD) On completion of the Baldock Bypass this will become a Local Distributor (LD)
Main Distributors (Principal)-MD(P)	A507 Stotfold/Baldock A1(M) interchange to boundary with East Hertfordshire District A600 Bedford to Hitchin Road A602 Hitchin to Stevenage Road A505 Luton to Hitchin A602 Wymondley Bypass	

Appendix 5 cont'd

Secondary Distributors (SD)	<p>B197 Stevenage to Welwyn Road</p> <p>B651 Nr. Chapelfoot, Langley via Whitwell and Kimpton to boundary with St Albans City and District</p> <p>B652 Boundary with St Albans City and District via Kimpton to B656</p> <p>B655 Barton to Hitchin Road</p> <p>B656 Hitchin via Codicote to boundary with Welwyn Hatfield District</p> <p>B1037 Buntingford to Stevenage Road</p> <p>B1039 Royston via Barley to boundary with South Cambridgeshire District (Nr. Chishill)</p> <p>B1368 Barley to boundary with South Cambridgeshire District</p> <p>C21/C110 Ickleford to Letchworth Road</p>
-----------------------------	---

In the recent White Paper entitled "Roads for Prosperity", the Government has announced a programme to add new or widened roads to the trunk road network. The main objectives of this programme are to assist economic growth by reducing transport costs, improve the environment by removing through-traffic from unsuitable roads in towns and villages and to enhance road safety. There are five such possible schemes in North Hertfordshire:

Road Status	Description/Location	Proposal
SR(M)	A1(M)	Widening between junctions 6 and 8
SR(M)	A1(M)	Widening between junctions 9 and 10
SR(T)	A1	Upgrade to motorway standard between junction 10 and boundary with Mid Bedfordshire District SR(M) .
SR(T)	A5 - A1	A new road as part of the Aylesbury to A12 route comprising of A5 to A1 link which may pass through the District
SR(T)	A1 - A10	Continuation of the above A5 to A1 route which may pass through the District on its way to Stansted Airport.

GLOSSARY

Access Road: See Road Status.

Ancient Monuments: Nationally important archaeological sites designated under the Ancient Monuments and Archaeological Areas Act 1979 by the Secretary of State for the Environment. Each site has two index numbers: the first relates only to North Hertfordshire and the second, in brackets, to English Heritages index for Hertfordshire e.g. AM28(7).

Area of Outstanding Natural Beauty: An area which is of such outstanding natural beauty to be of national importance and which has had its designation under Section 87 of the National Parks and Access to the Countryside Act 1949 confirmed by the Secretary of State.

Broadleaved Species: Tree species which have leaves rather than needles and normally lose their leaves each year.

Character of a Settlement/Area: Includes not only features of buildings (their size, architecture characteristics and so on), but also involves due regard being paid to other features of the environment (for example, the character and quality of gardens).

Circulars: The legislation of Town and Country Planning is supplemented by Central Government advice on a wide range of issues which are addressed in circulars (but also see Planning Policy Guidance).

Conservation Area: Area of special architectural or historic interest which has been determined by the Local Planning Authority as one where the character or appearance is worthy of preservation or enhancement (s.69, Planning (Listed Buildings and Conservation Areas) Act 1990).

Coppice Woodland: Woodland which consists of trees managed in a way which promotes 'shoots' which can be cut every 10-20 years.

dB(A): The unit of noise measurement which expresses the loudness in terms of decibel (dB) scale and the frequency rating factor (A).

Density: It is a ratio of units to an area often used for comparative purposes, for example, in housing developments: dwellings, persons, habitable rooms or bedrooms per hectare, or in employment developments: floorspace per site area, workers per site or floorspace area.

Development Plan: The Development Plan for an area consists of the provisions of the approved Structure Plan (q.v.) and any adopted Local Plan (q.v.) which are in force for that area (see Section 54 Town and Country Planning Act 1990).

DoE: Department of the Environment.

Elderly Persons Dwellings:

- Category 1 dwellings are self-contained and designed to accommodate one or two elderly people of the more active kind.
- Category 2 accommodation is in grouped flatlets for the less active elderly people normally with a self-contained warden's dwelling.
- Category 3 accommodation is provided by the County Council, usually for the inactive in the form of a home with all facilities communal.

Grade 1,2,3,4,5 Agricultural Land: The Agricultural Land Classification for England and Wales produced by the Ministry of Agriculture, Fisheries and Food shows the relative importance of land based on physical criteria. It ranges from Grade 1, representing land with very minor or no physical limitations and consistently high yields, to Grade 5 which has severe limitations due to adverse soil, relief or climate and generally is grassland. Grade 3 is the commonest of the classes with moderate limitations but, having a wide variation, it has been sub-divided into 3a, 3b, and 3c, with 3a being the better productive land.

Indigenous Hardwood Species: Broadleaved tree species which are considered to have been present in Britain as a species since the last Ice Age.

Landscape Conservation Area: An area which has been assessed as having significant scenic beauty to warrant particular measures to retain its character (broadly assessed and defined in the County Structure Plan).

Landscape Development Area: Areas where the landscape is in need of new 'investment' to improve its character. Such areas are sometimes called degraded landscapes due to poor agricultural practices, lack of tree and hedge management, mineral workings or other unattractive changes and developments in the countryside.

Listed Building: A building which has been identified by the Secretary of State for the Environment as being of special architectural or historic interest and is entered on the list of such buildings (Planning (Listed Buildings and Conservation Areas) Act 1990 s.1(5)).

Listed Building Consent: The written permission of the Local Planning Authority or Secretary of State to carry out works for the demolition, alteration or extension of a Listed Building (Planning (Listed Building and Conservation Areas) Act 1990 s.8).

L10 Index: L10 is the sound level in dB(A) (q.v.) which is exceeded for 10% of a given time period. The index gives a method of accounting of the way in which noise levels fluctuate.

Local Distributor Road: See Road Status

Local Plan: A detailed plan for an area which defines use proposals and policies. Part of the Development Plan (q.v.).

Main Distributor Road: See Road Status

NNI: Noise and Number Index - a method of assessment for aircraft noise disturbance based on the intensity of noise and the number of aircraft during a daytime period derived from a survey around Heathrow Airport.

Overhead Line: A general term covering electricity, telephone and other cables suspended from poles, pylons etc.

Operational Parking Requirements: This is the parking required for vehicles necessarily involved in the operation of particular buildings including provision for the picking up and setting down of passengers and delivery; and the collection of goods. It does not include the provision of space for employees or for the storing, parking or servicing of vehicles except where in the Council's opinion these are essential as part of the business. Also, it does not include the provision for visitors nor any other requirement which does not need to be provided within the premises in which a vehicle users' business lies. Note: Definition excludes the word 'car' in relation to parking spaces to cover accommodation of service vehicles.

Parking Control Areas: Areas in which the Council will expect payment towards public car parking provision in accordance with the adopted standard except in the case of operational parking (q.v.).

Planning Policy Guidance: The Government prepares a number of Notes about key issues for which it wishes to set down comprehensive guidance. In doing so, it clarifies advice already given in circulars*.

Public Unallocated Spaces: Car parking spaces which are provided within housing developments to serve general parking needs such as for visitors and short stay parking rather than spaces specifically needed to serve particular dwellings.

Residential Area: An area which is considered to be acceptable in principle for residential development.

Road Status: The road network is classified into an hierarchy of categories which reflect the function and importance of the roads and takes account of traffic and environmental factors.

Strategic Roads - important National and County through-routes of regional significance which link major centres of population. These are Motorways, the more important Trunk Roads and some Principal (A) Roads.

Main Distributor Roads - the roads between main towns and connecting main towns to the Strategic Network. These are the less important Trunk Roads and Principal (A) Roads.

Secondary Distributor Roads - the roads forming the network for distributing traffic within towns and to rural settlements and to link areas to the Main Distributor and Strategic Network. These are the non-principal Category 1 roads normally classified B.

Local Roads - These are all the remaining roads in the highway network. In the District Local Plan a sub-division of this category has been used as follows:-

Local Distributor - the more important Local Roads which for example serve major residential and industrial areas and link to the Secondary and main Distributor network.

Access Road - a Local Road which provides access to a particular area or site and which does not perform the function of distributing traffic.

Shelter Belt: A narrow belt of woodland which provides protection for livestock from the weather.

Structure Plan: A statement of the County Council's general proposals for the development of land in the County which, when approved by the Secretary of State, forms part of the Development Plan (q.v.).

Town Scheme: An arrangement between the Department of the Environment, the County Council and District Council to allocate grants towards the cost of repairing selected buildings in Conservation Areas.

Unimproved Grassland: Grassland which is not managed by adding fertilisers, herbicides or other substances and therefore has a characteristic mixture of plants.

Produced by Policy & Environment Group, Planning Services, North Hertfordshire District Council, Council Offices, Gernon Road, Letchworth, Hertfordshire.