

# FULL COUNCIL

20 JULY 2016

\*PART 1 – PUBLIC DOCUMENT

AGENDA ITEM No. 4

## NORTH HERTFORDSHIRE LOCAL PLAN 2011-2031- OFFICER CLARIFICATIONS

### 1. SUMMARY

- 1.1 Full Council are asked to note the following clarifications that officers are already aware of and, subject to the outcomes of tonight's meeting, intend to include in the Proposed Submission version of the Local Plan presented for consideration in September.

### 2. CLARIFICATIONS

- 2.1 Strategic Policies 'Policy SP17: Site HT1- Highover Farm' (p.61 of the committee bundle) and 'Policy SP18: Site GA2 – Land off Mendip Way' (p.62) to include as criterion a:

*'A site masterplan to be approved prior to submission of any detailed matters'*

with consequential renumbering of subsequent / existing policy criteria.

- 2.2 Under the Communities chapter at Hitchin (p.96), following the entry for site HT11 – 'Churchgate and its surrounding area' to include the following site-specific criteria for the retail allocation site at Paynes Park:

HT12	<b>Paynes Park</b>	Mixed use
	<ul style="list-style-type: none"><li>• Redevelopment to provide approximately 4,000m<sup>2</sup> of gross additional main town centre use floorspace;</li><li>• Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including:<ul style="list-style-type: none"><li>○ Protection and enhancement of Paynes Park House and The Cock Public House which lie within the site boundary</li><li>○ Respect for the setting of the Green Hythe, Bank Flat and 3-4 High Street which are adjacent to the site;</li></ul></li><li>• Incorporate and maintain alignment of PROW along West Alley (Hitchin 090);</li><li>• Environmental improvements to the area and frontage along Paynes Park;</li></ul>	

2.3 Under the Communities Chapter at Royston, for housing site RY4 'Land north of Lindsay Close' (p.132), to amend the first site-specific criterion to read (*intended additions in **bold** text and deletions ~~struck through~~*):

- 'Access **connecting** from Old North Road in the west ~~and~~ **to** Burns Road **at** ~~from~~ the east'