

Record count: 9

Supporting Documents, Baldock, Bygrave and Clothall Neighbourhood Plan – Consultation on proposed changes to the examiners’ report

8478

Comment

Respondent: Anglian Water Services Ltd

Summary:

We note that amendments are proposed by the Council to the wording of Policy G3, G6 and E2 as set out in the Examiner’s report and no change to the text of Policy E5. The changes do not appear to raise any issues of relevance to Anglian Water as a sewerage undertaker. Therefore we have no comments to make relating to the Neighbourhood Plan as amended.

Attachments: None

8479

Comment

Respondent: Transport for London (TfL)

Summary:

I can confirm that we have no comments to make on the proposed changes

Attachments: None

8480

Comment

Respondent: Hertfordshire Gardens Trust

Summary:

We have studied these proposed changes and the examiner's report and are satisfied that they be accepted by NHDC.

Attachments: None

8481

Comment

Respondent: Natural England - East of England Region

Summary:

See Attached

Attachments: None

8482

Comment

Respondent: The Chilterns Conservation Board

Summary:

See attached

Attachments: None

8484

Comment

Respondent: Historic England**Summary:**

See Attached

Attachments: Representation - https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc_class_code=JD&case_number=16514&doctype=PUBbbcp

8485

Comment

Respondent: Hertfordshire County Council - Environment & Infrastructure Department**Summary:**

HCC have the following comments to make in regard to the Policy G6 recommendations for changes within the document titled Baldock, Bygrave and Clothall Neighbourhood Plan: schedule of decisions which the local planning authority propose to make which differ from the recommendations of the independent examiner;

Local and Neighbourhood plans should be and are an opportunity for, more tailored policies for local heritage assets and environments rather than having an Asterix which says "as per NPPF".

Our previous advice does not appear to have been taken and the text/policy only refers to buildings, hence NHDC comments. Heritage assets include archaeological remains and landscapes as well as historic buildings. Heritage assets can have local significance which used to be different from historic buildings that have been identified as locally significant by the local planning authority. This is often referred to as a Local List and gives some material consideration to otherwise undesignated buildings in planning, primarily to facades/exterior. Interestingly, recent government guidance now expands this Local List to include all types of heritage asset as per their definition in the NPPF. So this is an opportunity for the plan to be clear about this and extend protection to all heritage assets that have been identified as "locally important". Perhaps for example those that may relate to one another such as the part of the Baldock bowl that lies within the Neighbourhood Area to the north of the town and coordinate responses to new development accordingly. Previously, if something had local significance then that has been justification for archaeological planning conditions and investigation and recording in mitigation of development and in most cases I would assume this to still be the case. This is/was an opportunity for the community to do a little more for all types of heritage assets in the same way that they are proposing for buildings.

Given the development pressure on the historic settlement of Baldock and its surrounding historic landscape this is regrettable.

Attachments: None

8486

Comment

Respondent: Hertfordshire County Council - Property**Agent:** WYG**Summary:**

See Attached

Attachments: Representation - https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc_class_code=JD&case_number=16812&doctype=PUBbbcp

8487

Comment

Respondent: Buckinghamshire Council

Summary:

Thank you for the consultation on this neighbourhood plan examiners changes.

I confirm this council has no comments to make.

Attachments: None



Historic England

By e-mail to: Strategic Planning and Projects Group

Our ref: PL00108563

Your ref:

Date: 11/12/2020

Direct Dial: 01223 582746

Mobile: 07833 718273

Dear Clare Skeels,

Ref: Post-Examination Modifications Baldock, Bygrave and Clothall Neighbourhood Plan Consultation

Thank you for inviting Historic England to comment on the above consultation.

We welcome the production of this neighbourhood plan, but do not currently have capacity to provide detailed comments. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate [your local Historic Environment Record](#).

There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: <https://neighbourhoodplanning.org/>, which you may find helpful.

To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Edward James

Historic Places Advisor, East of England

Edward.James@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU

Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Our Ref: A090070-171-2 – NP Reps

Strategic Planning and Projects Group
North Hertfordshire District Council
PO Box 10613, Nottingham
NG6 6DW

BY EMAIL ONLY

8th December 2020

Dear Sirs,

BALDOCK, BYGRAVE AND CLOTHALL NEIGHBOURHOOD PLAN: SCHEDULE OF ADDITIONAL MODIFICATIONS – NOVEMBER 2020

REPRESENTATIONS BY HERTFORDSHIRE COUNTY COUNCIL PROPERTY RESOURCES

Hertfordshire County Council Property previously submitted comments on the Submission version of the Neighbourhood Plan and wish to provide further comments on the schedule of additional modifications that the Council has issued in response to Inspector's Report of Examination (21 August 2020).

Policy G.3 (5.9)

We note that the Inspector has agreed with our comments on the Submission Version and we maintain the position that there is no justification for special arrangements for the sites in Baldock. The Council has a Design Review Process in place and accordingly the protocol for this process should be followed for all relevant schemes, across the Borough, and should not be modified for specific schemes. Deleting the words as recommended by the Inspector is not contrary to National Planning Practice Guidance (Paragraph: 017 Reference ID: 26-017-20191001). Indeed, the criteria for an effective Design Review Panel set out in the PPG includes "*ensuring they work for the benefit of the public and reflect relevant local and national design objectives*" and requires them to have "*set clear, meaningful terms of reference to ensure a transparent, objective, robust and defensible process that demonstrates benefit to the public*". In addition, public consultation events are an important part of the application process and allow for community involvement at an early stage and feedback on all development proposals.

In accordance with the Inspector's recommendation, we recommend that all words after "design review process" are deleted.

Policy E2 (6.10)

We note that the Inspector has agreed with our comments on the Submission Version and we maintain the position that there should be more emphasis on a demonstration that satisfactory measures will be in place to secure implementation at the appropriate time. The bullet points are highly prescriptive and planning applications should not have to include every detail in order to comply with each one.

We recommend the following final sentence: "*In making this provision the applications should consider existing needs for green infrastructure within Baldock, Bygrave and Clothall, and where appropriate, the following principles:*".

Policy E5 (6.17)

We note that the Inspector agrees with our recommendation in relation to bullet point e) and the addition of "where possible" after "retain and incorporate". In its reason for a different decision, the Council states that *"If, in practice, the policy needs to be departed from (e.g. because it is not possible to retain an existing landscape feature), then reliance can be placed on other material considerations at the point of decision"*. The addition of "where possible" would justify a discussion on other material considerations during the application process in accord with the statutory provisions of the Planning Act.

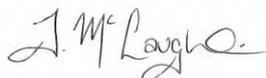
We recommend that bullet point e) reads as follows: *"retain and incorporate, where possible, existing landscape and built features that contribute to the site's history and character, including Bygrave Road/Ashwell Road, trees and hedgerows (while safeguarding the habitat value of the Bygrave Road local wildlife site)"*.

We respectfully ask that you fully consider the points raised within this letter.

Conclusion

HCC Property thanks you for the opportunity to comment on the additional changes and looks forward to continued engagement with the Baldock, Bygrave and Clothall Planning Group.

Yours faithfully,



Julie Mc Laughlin

Associate

WYG Environment Planning Transport Limited