



# North Hertfordshire Local Plan 2011 - 2031



**North  
Herts**  
Council





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# **SECTION ONE - INTRODUCTION AND CONTEXT**





# SECTION ONE - INTRODUCTION AND CONTEXT

## 1 Introduction

- 1.1 Planning is about making important decisions affecting the environment and character of our towns, villages and countryside and ensuring that development happens in the right place at the right time. These decisions affect how we live and work and how we feel about places.
- 1.2 The processes of preparing local plans and controlling development are firmly based within a legal framework set by the Government. The legislation and national planning advice state that all local authorities should have an up-to-date local plan. The last District Local Plan was adopted in 1996. North Hertfordshire District Council's new Local Plan directs where new development will take place across the plan area, describes what changes will occur and identifies how our towns and villages will be shaped in the future.
- 1.3 This Local Plan seeks to address the key issues facing North Hertfordshire and will set a strategic vision and spatial strategy for the District over the period 2011 to 2031. The Local Plan contains five main sections, not including the appendices. A separate Local Plan Policies Map is published alongside the Local Plan to show the spatial implications of policies:
- **Section One: Introduction and Context** – This section explains the planning system and provides an overview of North Hertfordshire and the wider area. It also sets out the key challenges and issues facing the District.
  - **Section Two: Spatial Strategy and Strategic Policies** – This section sets out the spatial strategy and vision for the future of the District and links this to the strategic policies which provide the guidance on the main issues that the Plan seeks to address. It sets out our overall approach to topics such as housing, employment, Green Belt and countryside. It also contains a separate policy for each of the Strategic Housing Sites (defined as sites of 500 or more homes) which will make a substantial contribution towards housing requirements over the plan period.
  - **Section Three: Development Management Policies** – This section covers the detailed requirements that new development must meet to be granted planning permission. It includes issues such as open space, design and car parking.
  - **Section Four: Communities** – This section sets out the site allocations for each community on a parish / town basis. It identifies the detailed site-specific criteria for each local housing allocation. Retail and employment allocations are also identified.
  - **Section Five: Implementation, Monitoring and Review** – This section sets out how the proposals in the Plan will be delivered. It identifies key supporting infrastructure and the partners that will help to deliver it. It sets out a monitoring framework that will be used to ensure that our vision and

strategic policies are being met and sets out an approach to a future review of the Plan.

- 1.4 It is important to note that the policies and supporting text in this Plan are inter-related and need to be read together when considering a specific proposal or issue. This Local Plan supersedes the saved policies from the 1996 North Hertfordshire District Local Plan No 2 (with Alterations). Appendix 1 provides a list of policies that have been superseded. Appendix 2 provides a list of Local Plan designations as shown on the Policies Maps and where to view other designations which policies in the Local Plan refer.

## **The Planning Framework**

### National Policy and Guidance

- 1.5 The National Planning Policy Framework (NPPF)<sup>1</sup> was first published in 2012 and revised in 2018 and 2021. The NPPF sets out the Government's planning policies for England and must be taken into account along with other national planning policy in the preparation of local and neighbourhood plans and in determining planning applications. The NPPF is supplemented by detailed Planning Practice Guidance (PPG), first released in 2014, which provides additional detail on certain topics. Local plans must be consistent with national planning policy to pass examination. This Local Plan has been prepared in accordance with the 2012 version of the NPPF.
- 1.6 One of the key elements of the NPPF is the presumption in favour of sustainable development. Local plans must be based on and reflect the presumption and include clear policies setting out how the presumption should be applied locally. It also states that local plans should meet objectively assessed needs for housing, business and other requirements, with sufficient flexibility to adapt to rapid change, unless the adverse impacts of doing so would significantly outweigh the benefits or other specific policies in the NPPF indicate that development should be restricted.
- 1.7 In relation to local plans, matters covered by the NPPF include (but are not limited to) requirements to:
- Properly assess the need for new development (known as objectively assessed needs) and planning to meet these insofar as is consistent with the framework;
  - Where appropriate, carry out these assessments with regard to market areas which may cross administrative boundaries and ensuring that development needs across these wider areas are also met;
  - Protect existing Green Belt and only alter it in exceptional circumstances;
  - Identify what infrastructure will be required to support planned development;

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<sup>1</sup> National Planning Policy Framework (DCLG) March 2012 – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



- Address issues such as climate change and ensure a positive approach to the conservation and enhancement of natural and historic environments; and
- Where potential harm to relevant natural or historic assets may occur, consider this against the public benefits that may arise from any proposed development.

### Duty to co-operate

- 1.8 Another important element of the National Planning Policy Framework is the Duty to Co-operate. The 'Duty-to-Co-operate' was introduced via the 2011 Localism Act. Public bodies have a legal duty to co-operate on strategic planning issues that cross administrative boundaries, with local planning authorities working together to meet development requirements which cannot wholly be met within their own areas. Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their local plans are submitted for examination.
- 1.9 The Council has sought to engage constructively and on an on-going basis with other neighbouring authorities and public bodies throughout the preparation of the Plan. This includes the joint commissioning and sharing of evidence base studies and the identification of infrastructure requirements. In particular, the Council has worked with Stevenage Borough Council, Luton Borough Council and Central Bedfordshire District Council in terms of addressing housing and employment requirements. The Council has also worked with Hertfordshire County Council and other national bodies in terms of transport and other infrastructure requirements.

### Relationship to Neighbourhood Plans

- 1.10 Neighbourhood plans have been introduced by the Localism Act 2011 and enable local communities to shape development in their area. These are plans produced by a parish council or a neighbourhood forum. Towns and parishes also have the option of working together to prepare a joint neighbourhood plan. If a neighbourhood plan is prepared, independently examined, is supported by the Council and receives a majority vote in a referendum it becomes part of the statutory development plan for that neighbourhood and is used when determining planning applications, alongside the Local Plan.
- 1.11 In order for a neighbourhood plan to become part of the statutory development plan for an area it must:
- have appropriate regard to national policy and guidance;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies contained in the development plan for the area; and
  - not breach and be otherwise compatible with EU obligations.

- 1.12 The first step in preparing a neighbourhood plan is to define a neighbourhood area. There are currently thirteen neighbourhood planning areas designated within the District with one further community considering preparing a neighbourhood plan. Four neighbourhood plans have been “made” and form part of the Development Plan; Pirton, Wymondley, Preston and the joint neighbourhood plan for Baldock, Bygrave & Clothall. Those plans under preparation include the parishes of Ashwell, Codicote, Barkway and Nuthampstead, Ickleford, Kimpton, Knebworth, St Ippolyts, St. Pauls Walden, and Wallington. In addition, a neighbourhood planning forum and planning area has been designated for the unparished area of Charlton.
- 1.13 National policy makes it clear that once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the relevant local plan, and has been brought into force, the policies it contains will take precedence over existing non-strategic policies in the local plan for that neighbourhood, where they are in conflict.
- 1.14 This local plan clearly distinguishes between strategic and non-strategic policies to assist in the development and interpretation of Neighbourhood Plans.
- 1.15 Local planning authorities have a general duty to support communities producing neighbourhood plans. The Council is committed to neighbourhood planning as a process and offers support and guidance to parish councils in preparation of their plans.

#### Appraisals and Assessments

- 1.16 The Local Plan must undergo a Sustainability Appraisal (SA) and a Strategic Environment Assessment (SEA) as part of its preparation. These are required under national law. SEA takes into consideration the likely impacts of the Plan on the environment. The SA appraises the likely significant environmental, social and economic effects of the proposed policies in the Plan and how these can be mitigated and controlled. These assessments are normally carried out as a single process and this approach has been taken.
- 1.17 This Plan is accompanied by a sustainability appraisal report. The findings of the assessments have fed directly into the development of the policies. For the strategic policies reference is made in the Plan to the most important findings of the report.
- 1.18 In preparing the Local Plan, we have also carried out a Habitat Regulations Screening Assessment to determine whether the Plan is likely to have any significant effects on known European wildlife habitat sites. This assessment concluded that, within the measures and safeguards included in this Plan, the

scale and type of development being proposed is unlikely to have a significant effect upon and European sites<sup>2</sup>.

### Statement of Community Involvement

- 1.19 The Local Plan has been prepared following consultation with the local community in accordance with the Council's Statement of Community Involvement<sup>3</sup> which sets out when the Council will consult the community in relation to the Local Plan, how the Council will engage with the community and who the Council will involve in that consultation. Consultation on the Local Plan has also been carried out in accordance with requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

### Local Development Scheme

- 1.20 The Local Plan has been prepared in accordance with the Council's Local Development Scheme<sup>4</sup> which shows the programme for preparing this Local Plan and the timetable for its review.

### The Local Plan Evidence Base

- 1.21 All local plans are required to have an evidence base to draw from during their preparation to ensure that accurate, robust and up-to-date information is available to formulate meaningful and effective policies. The Council has prepared a wide-ranging evidence base for the Local Plan. This is listed on the Council website and is updated on an ongoing basis.

### **Previous Consultation**

- 1.22 The policies and proposals within this Local Plan have evolved through a number of previous consultation stages.
- 1.23 Under new legislation in 2004 with the introduction of the Planning and Compulsory Purchase Act, the local plan process was renamed the 'Local Development Framework' (LDF). The contents of the LDF were guided by regional plans, formally known as Regional Spatial Strategies (RSS). These set out development targets and strategic policies for the local planning authorities in their area. North Hertfordshire was located within the East of England region and an RSS for this area was adopted in 2008.

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<sup>2</sup> NHDC Habitats Regulations Assessment (2018); Habitats Regulations Assessment Addendum Note (2021)

<sup>3</sup> North Hertfordshire Statement of Community Involvement updated July 2020; NHDC Habitats Regulations Assessment (2018); Habitats Regulations Assessment Addendum Note (2021)

<sup>4</sup> North Hertfordshire Local Development Scheme January 2022



- 1.24 The Council published several consultation papers as part of the LDF between 2005-2009 to conform to the emerging and adopted proposals of the RSS, including:
- Core Strategy and Development Policies Issues & Options (2005);
  - Core Strategy Preferred Options (2007);
  - Development Policies Preferred Options (2007);
  - Stevenage & North Herts Action Plan Issues and Options (2007, jointly with Stevenage Borough Council);
  - Land Allocations Issues & Options (2008); and
  - Land Allocations Additional Suggested Sites Issues & Options (2009)
- 1.25 The publication of the NPPF in March 2012, followed by the eventual revocation of the East of England Plan in January 2013 effectively ‘reset the clock’ for North Hertfordshire’s Local Plan. A decision was made to merge the work on the emerging core strategy and the land allocations into a single local plan. As a consequence of these events, the Council became responsible for determining strategic planning matters formerly set out in the RSS, such as the setting of housing targets for the area.
- 1.26 Since March 2012, the Council has carried out three public consultations on a new Local Plan for North Hertfordshire. Given the significant changes above, it is these consultations that are viewed as marking the formal preparation of this Plan. This was in response to the evidence work carried out in assessing the objectively assessed need for housing and requiring consultation on proposed housing sites. These included the:
- Housing Options Growth Levels and Locations 2011-2031 (February 2013)
  - Housing Additional Local Options (July 2013); and
  - Local Plan Preferred Options (December 2014)
- 1.27 All three of these consultations saw relatively strong responses from residents, businesses, organisations, elected representatives and other stakeholders. All representations have been assessed and summarised and have been key in shaping this document. The Statement of Consultation<sup>5</sup> sets out how the Council has taken into account the comments it has received and forms part of the Council’s evidence base.
- 1.28 Further consultation was undertaken on the Inspector’s Proposed Main Modifications in 2019 and 2021.

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<sup>5</sup> Statement of Consultation (NHDC - September 2016)

## 2 A Picture of North Hertfordshire

Figure 1: North Hertfordshire in Context:

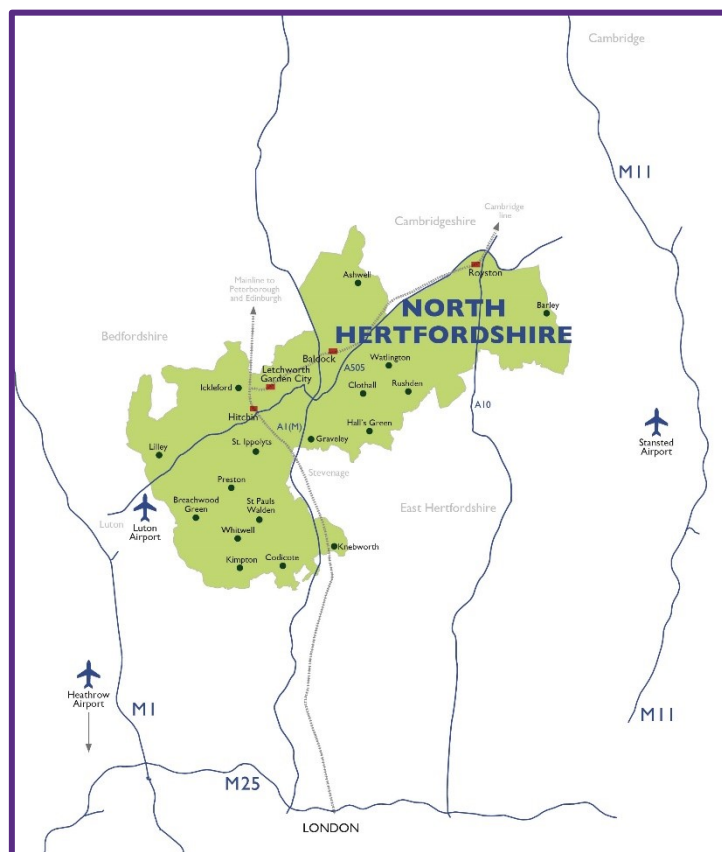


- 2.1 North Hertfordshire is a predominantly rural district covering approximately 375 square kilometres of land and is the most northern district within the County of Hertfordshire. The District is bounded by eight local authority areas – Stevenage, East Hertfordshire, St. Albans and Welwyn Hatfield within Hertfordshire, but also Luton, Central Bedfordshire, South Cambridgeshire and Uttlesford (Essex). Stevenage and Luton are relatively small in size and primarily urban by nature.
- 2.2 North Hertfordshire is characterised by a number of small to medium sized towns with a range of facilities and smaller settlements located within open countryside. The main settlements within North Hertfordshire are Hitchin, Baldock, Royston and the world's first Garden City, Letchworth, each representing a significant focus for employment and housing. Most of the Great Ashby estate on the edge of Stevenage lies in North Hertfordshire. There are also about 40 villages and hamlets. Although there is no one dominant centre serving the District, there is a high degree of interdependency between the various towns and villages, as well as with surrounding larger towns like Stevenage, Luton, Milton Keynes, Cambridge, Welwyn Garden City and London.
- 2.3 A large proportion of the rural area of the District is covered by Green Belt, with the remainder classified as rural area beyond the Green Belt. North Hertfordshire has two areas of Green Belt, the London Metropolitan Green Belt covering Hitchin, Letchworth Garden City, Baldock, Stevenage and

nearby settlements, and the Luton Green Belt covering parts of the west of the District<sup>6</sup>.

- 2.4 The District is strategically positioned with good rail and road connections. It is less than 40 miles from central London. The five railway stations within North Hertfordshire provide direct services north to Peterborough, north-east to Cambridge and King's Lynn, and south to London and Hertford. There are also services to Stevenage that offers access to the North East and Scotland. However, no rail links from the District to the west exist, meaning towns like Luton and Milton Keynes are less accessible via public transport.
- 2.5 The A1 linking London to the North also passes through the District, as does the A505 running from east to west. Other main roads serving the local authority area include the A600, A602 and A507, while the two airports of Stansted and Luton are also situated in close proximity to the District as shown on Figure 2 below.

Figure 2: North Hertfordshire in detail



<sup>6</sup> See Green Belt Review (NHDC 2016), updated 2018



## Demographic Profile<sup>7</sup>

### Population & Distribution

- 2.6 North Hertfordshire is a diverse area. The total population figure for North Hertfordshire, from the 2019 Mid-Year Estimates, was 133,570 (males = 65,382 and females = 68,188)<sup>8</sup>. Over 70% of the population live in the four main settlements of Hitchin, Letchworth Garden City, Royston and Baldock.
- 2.7 The District age profile shows that there is a lower proportion of 15-29 year olds than in Hertfordshire (North Hertfordshire 14.9% compared to 16.6% in the county). However, the proportion of people in the District in the 30 – 54 age group mirrors the proportion in the county as a whole (North Hertfordshire 35.1% compared to 34.9% for Hertfordshire)<sup>9</sup>.
- 2.8 Official statistics indicate that the population is likely to increase over the next 10 years by nearly 9,000 residents (population estimate at 2031 – 146,500)<sup>10</sup>. This is due to a combination of factors, including people living longer, changes in social patterns, and the attractiveness of the District as a place to live. This will put considerable pressure not just on our housing numbers but on vital social support mechanisms such as schools and GP surgeries as well as our transport infrastructure.

### Ethnicity

- 2.9 The District has a diverse population, with a black and minority ethnic population comprising 10.5% of the total population, compared with 14.6% for England, and 9.2% for the East of England region.

### Economic Activity and Inactivity

- 2.10 More than 8 in 10 (87.6%) of North Hertfordshire's 16-64 year olds are economically active (in or seeking employment) compared to a national figure of 79%<sup>11</sup>. The unemployment rate in North Hertfordshire is 2.8%; this is below the East of England figure (3.6%) and below the national rate (4.2%)<sup>12</sup>. Approximately 1 in 5 (12.4%) of North Hertfordshire's 16-64 year olds are economically inactive<sup>13</sup>.

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<sup>7</sup> Summary of the demographic profile of North Hertfordshire is based on data taken from nationally recognised sources such as the Office for National Statistics, NOMIS, Sport England and Experian.

<sup>8</sup> ONS (2019) Mid 2019 Population Estimates for UK, England and Wales, Scotland and Northern Ireland

<sup>9</sup> ONS (2019) Population Estimates by single year of age

<sup>10</sup> ONS 2016

<sup>11</sup> Nomis (2020) – Official Labour Market Statistics; Employment and unemployment (Oct 2019 – Sept 2020)

<sup>12</sup> Nomis (2020) – Model based estimates of unemployment (Sept 2020)

<sup>13</sup> Nomis (2020) – Official Labour Market Statistics; Employment and unemployment (Oct 2019 – Sept 2020)

### Deprivation

- 2.11 According to the 2019 Index of Multiple Deprivation, North Hertfordshire is relatively affluent compared to other local authority areas. The District ranks 269<sup>th</sup> out of 317 local authority areas in England (1 being the most deprived)<sup>14</sup>. None of the District's population lives in areas within the bottom 10% of Super Output Areas (SOA) nationally, i.e. in the most deprived parts of the country. North Hertfordshire does however have five areas in the next two cohorts, i.e. those which are in the top 30% are seen as being most deprived, this includes one area in Hitchin and four in Letchworth Garden City.

### Health

- 2.12 On the whole the quality of life in North Hertfordshire is good. Life expectancy in North Hertfordshire is similar to the national figure; the male rate is currently 81 years compared to 79.8 years for England, and the female equivalent is 84.3 years compared to 83.7 years nationally. Life expectancy is 4.7 years lower for men in the most deprived areas of North Hertfordshire than in the least deprived areas<sup>15</sup>.
- 2.13 Projected population changes for North Hertfordshire to 2031 and beyond shows the impact that higher life expectancy has in regard to the age of the general population, with a higher proportion of our residents living between the 70 to 90+ age bands who will require differing degrees of support in terms of health and social care.
- 2.14 Adult and child obesity rates in North Hertfordshire are below the national and regional averages. Adult obesity rates in the District at 2020 were 58.2% of all adults compared with a national rate of 62.3% which still presents a key challenge for the District<sup>16</sup>.

### **Economy**

- 2.15 Like most areas North Hertfordshire did not escape the detrimental effects of the economic downturn in 2009 and many variables including unemployment and job growth figures suffered as result. Figures have only recently returned to pre-2008 levels and the local employment environment is improving and the figures are moving in the right direction. It is estimated that there are around 54,000 jobs<sup>17</sup> in North Hertfordshire.
- 2.16 There is a higher concentration of people working in the District employed in sectors such as manufacturing, construction, retail, motor trades, property, entertainment and recreation. Many higher skilled residents commute out of the District for employment. Nonetheless sectors such as finance & insurance

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<sup>14</sup> Ministry of Housing, Communities and Local Government English indices of deprivation 2019

<sup>15</sup> Public Health England (2019 - 2020) – North Hertfordshire Health Profile

<sup>16</sup> Public Health England (2019 - 2020) – Obesity Profile North Hertfordshire

<sup>17</sup> Nomis Local Authority Profile 2019

and information & communication make a substantial contribution to the District's overall economic output, although not employing a huge number of people. These represent opportunities for future expansion and development<sup>18</sup>.

- 2.17 The District hosts a number of internationally important businesses in the environmental technologies, insurance and electronics, as well as companies in pharmaceutical technologies, advanced engineering. Information technology and in the service and business support sectors.
- 2.18 The District has a working age population of 81,600 of which 76,700 are economically active. The majority of these are employees and work full-time but a small proportion of the population are self employed (10.5%).
- 2.19 In 2020, the median gross pay for full time employees was £644.10 per week which compares favourably with the national average of £586.70.
- 2.20 16.65% of the population do not have access to a car. This is much lower than the national figure (25.8%) and slightly lower than regionally (16.93%).

## Housing

- 2.21 At the start of the plan period in 2011, there were approximately 55,000 homes in North Hertfordshire. Almost one-quarter of homes in North Hertfordshire were detached houses. This proportion was slightly higher than both the Hertfordshire county and national figures. Conversely, the proportion of flats (including converted houses) was slightly lower<sup>19</sup>.
- 2.22 House prices in the District are well above the regional and national averages, although slightly below the average for Hertfordshire which is skewed significantly upwards by prices in areas such as St Albans. The average cost of a home in the District is around £355,000, meaning prices are around 44% higher than the national average<sup>20</sup>.
- 2.23 Plainly, these district-wide figures mask some fairly significant variations within and between North Hertfordshire's towns and villages.
- 2.24 In the ten-year period preceding this Plan, almost 5,500 new homes were built. The level of housing completions was highest over the period 2001-2008. On average, more than 600 homes were built each year during this period, with more than 700 new homes built in both 2001/02 and 2007/08. However, the completion of work at Great Ashby coincided with the financial 'crash' and general downturn in the property market. Since 2008, housing completion rates in the District have almost halved to around 330 new homes per year<sup>21</sup>.

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<sup>18</sup> Employment land review (Regeneris Consulting, 2013)

<sup>19</sup> 2011 Census, Table KS401EW

<sup>20</sup> ONS House Price Statistics for Small Areas 2019-2020

<sup>21</sup> NHDC monitoring data

- 2.25 There are currently more than 2,100 households on the local authority housing register awaiting assistance with their housing needs<sup>22</sup>.

## Natural and Built Environment

### Natural environment

- 2.26 The natural environment of North Hertfordshire contributes to its character and distinctiveness. North Hertfordshire has a diverse range of green infrastructure and environmental assets of local, regional and national importance. This includes Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Wildlife Sites, protected trees and woodlands, extensive areas of agricultural land, minerals reserves, rivers, floodplains, and a comprehensive network of open space.
- 2.27 North Hertfordshire comprises a broad band of attractive undulating countryside following the chalk escarpment of the Chiltern Hills. This ridge forms the watershed between the river basins of the Thames and The Wash. The highest point is Telegraph Hill at Lilley, at 184m above sea level and the lowest point of 32m above sea level is where the River Rhee leaves the District north of Ashwell. Most of the rural area is farmland, although there is some woodland, especially in the west of the District. Part of the District is within the Chilterns Area of Outstanding Natural Beauty located to the far north west, an area designated for its nationally significant landscape.
- 2.28 The District contains a variety of habitats for wildlife and plants, including areas of high biodiversity - notably the chalk grasslands and chalky boulder clay woodlands and meadows in the east of the District, the oak and hornbeam woodlands in the west and the wet meadows and fens along the River Hiz and tributaries.
- 2.29 North Hertfordshire is located at the head of both Great Ouse and Thames river catchments and as a result fluvial flooding is not a huge issue based on the size and flow of the watercourses. Of greater significance is surface and groundwater flooding associated with historic settlement pattern topography. Also of concern is the potential for pollution of watercourses linked to the lack of dilution in the river environment. Additionally, North Hertfordshire is identified as an area of water stress.
- 2.30 Minerals such as sand, gravel, crushed rock, chalk and clay are an important natural resource locally. The southern part of the District falls within a sand and gravel belt which stretches across Hertfordshire from Bishops Stortford to Hemel Hempstead. This provides the raw minerals required for constructing and maintaining roads, buildings and other infrastructure. Hertfordshire County Council is responsible for minerals planning for Hertfordshire.

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<sup>22</sup> NHDC Summary Statistics 2020

### *Built Environment*

- 2.31 The settlements of Hitchin, Baldock and Royston are all historic market towns each with their own distinctive character. Letchworth Garden City is based on Ebenezer Howard's original concept of a self-contained settlement combining both town and country living. Hitchin, Letchworth Garden City and Baldock lie very close to each other and have strong relationships in terms of housing markets and job movements. All four towns are service centres with a range of shops, jobs and community facilities that serve their respective rural hinterlands. The District has 35 civil parishes and three unparished areas (Baldock, Hitchin and Letchworth Garden City). The Communities Chapter provides more detail on each of the towns and rural settlements across north Hertfordshire.
- 2.32 All the towns and many of the villages have historic areas and buildings; there are 40 conservation areas and approximately 2750 listed buildings. There are also a number of registered historic parks and gardens. The District has a long history of human habitation and is crossed by the prehistoric Icknield Way. It also contains many ancient monuments, including the iron age Ravensburgh Castle at Hexton, the largest fort in south-east England.
- 2.33 It is important for the Council to review and understand changes and trends in its economy and local population and associated pressures on its environment. The Spatial Strategy and policies in this Plan make provision for guiding development, improving and providing for facilities for the future, whilst protecting and enhancing the natural and historic environment. This cannot be done in isolation without understanding cross boundaries issues and working with key agencies.

### **Relationship with Other Plans and Strategies**

- 2.34 In preparing this Local Plan for North Hertfordshire, we also need to consider how it relates to, and affects, the wider area and the plans of other local authorities and agencies, including taking into consideration our own district plans and strategies.

### *Wider Area Plans and Strategies*

- 2.35 The plan has been developed in consultation with nearby councils and other bodies under the duty to co-operate. National policy is clear that development should be co-ordinated across wider 'market areas' for both housing and employment. These are zones that share similar characteristics in terms of house prices, commuting patterns or the costs of business premises. They will not necessarily follow administrative boundaries and authorities should work together to try and meet development needs across these areas.<sup>23</sup>

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<sup>23</sup> Paragraphs 47, 159 and 160 of the 2012 NPPF.

- 2.36 The evidence work that supports this Local Plan has defined both the Housing Market Areas<sup>24</sup> and Functional Economic Market Area in which North Hertfordshire sits<sup>25</sup>.

*Housing Market Areas and Strategic Housing Market Assessment*

- 2.37 The District Council has worked collaboratively with six other authorities to identify *Housing Market Areas in Bedfordshire and surrounding areas*. This identifies that the substantial majority of North Hertfordshire (98.7%) lies in a housing market area stretching from Welwyn Garden City, through and across the District to the Cambridgeshire borders and into Bedfordshire. This covers all of Stevenage's administrative area, smaller parts of Welwyn Hatfield, Central Bedfordshire and East Hertfordshire and a minimal area within South Cambridgeshire. This functional HMA has a population of around 350,000 and is referred to as the Stevenage HMA. This area is shown green in figure 3 over the page.
- 2.38 The small area to the west of the District, including Hexton, Lilley and Breachwood Green, lies within a different housing market area centred on Luton. This HMA covers all of Luton's administrative area, a substantial area of Central Bedfordshire and a small area of Aylesbury Vale. This functional HMA has a population of around 323,000 and is referred to as the Luton HMA.
- 2.39 The HMA geography informed the preparation of Strategic Housing Market Assessments (SHMA) which were completed on a 'best fit' basis by groups of local authorities. The Council prepared a joint SHMA<sup>26</sup> with Stevenage which, at the time of the plan's submission, identified an objectively assessed need (OAN) for 13,800 homes in North Hertfordshire and 7,600 homes within Stevenage over the period 2011-2031. Further Government household projections were released during the examination and a revised assessment for North Hertfordshire identified an OAN of 11,500 homes<sup>27</sup>. The plans of both authorities show that their individual housing needs can be accommodated in full within their administrative areas.
- 2.40 The Council has also been involved in the SHMA prepared for Luton and Central Bedfordshire<sup>28</sup>. The identified need for housing in this area is significant.

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<sup>24</sup> Housing Market Areas in Bedford and Surrounding Areas (ORS 2015)

<sup>25</sup> Functional Economic Market Area Study: Stevenage, North Hertfordshire and Central Bedfordshire Councils (NLP 2015)

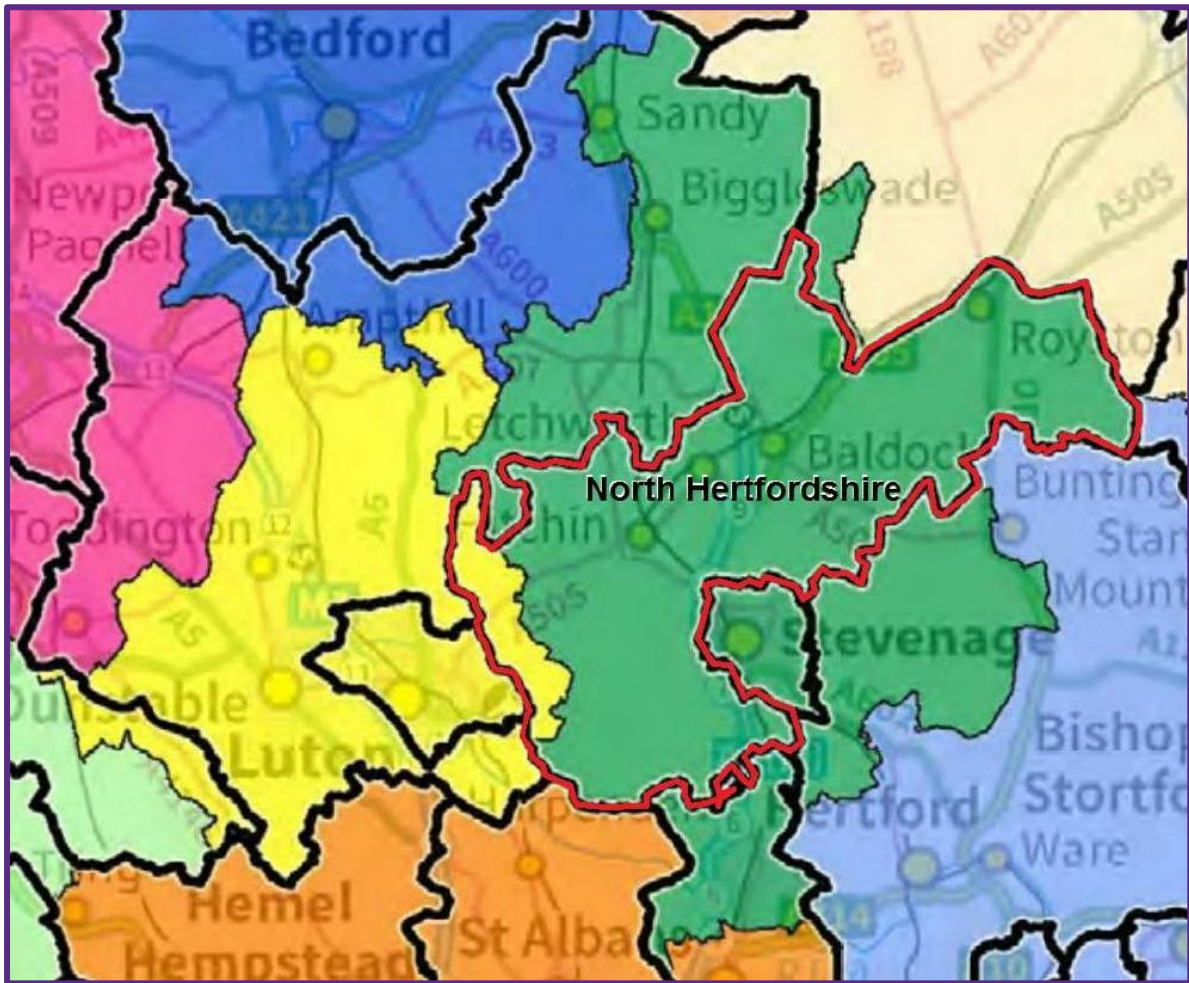
<sup>26</sup> Stevenage and North Hertfordshire Strategic Housing Market Assessment Update (ORS 2015) as *updated / superceded by* Updating the Overall Housing Need (ORS, 2016)

<sup>27</sup> Review of the Official Projections for North Hertfordshire (ORS, 2020)

<sup>28</sup> Luton and Central Bedfordshire Strategic Housing Market Assessment (ORS 2014)



Figure 3: Housing Market Areas



The majority of North Hertfordshire (outlined in red) falls within the Stevenage Housing Market Area (shown green). A small area to the west of the district falls within the Luton Housing Market Area (shown yellow)

- 2.41 Luton's plan and associated evidence base identifies a requirement for approximately 18,000 homes in the Borough but has capacity for just 8,500. The most recent projections for Luton did not lead to a meaningful change in the housing situation presented in Luton's adopted Plan. The issue of unmet needs from Luton is therefore a significant matter to be considered under the Duty to Co-operate.
- 2.42 The Council's own evidence base establishes with sufficient certainty that there are sites within North Hertfordshire which could contribute towards these needs, and the approach proposed for our own Plan will maximise the amount of housing that can reasonably be accommodated within this part of the Luton HMA that falls within the District.

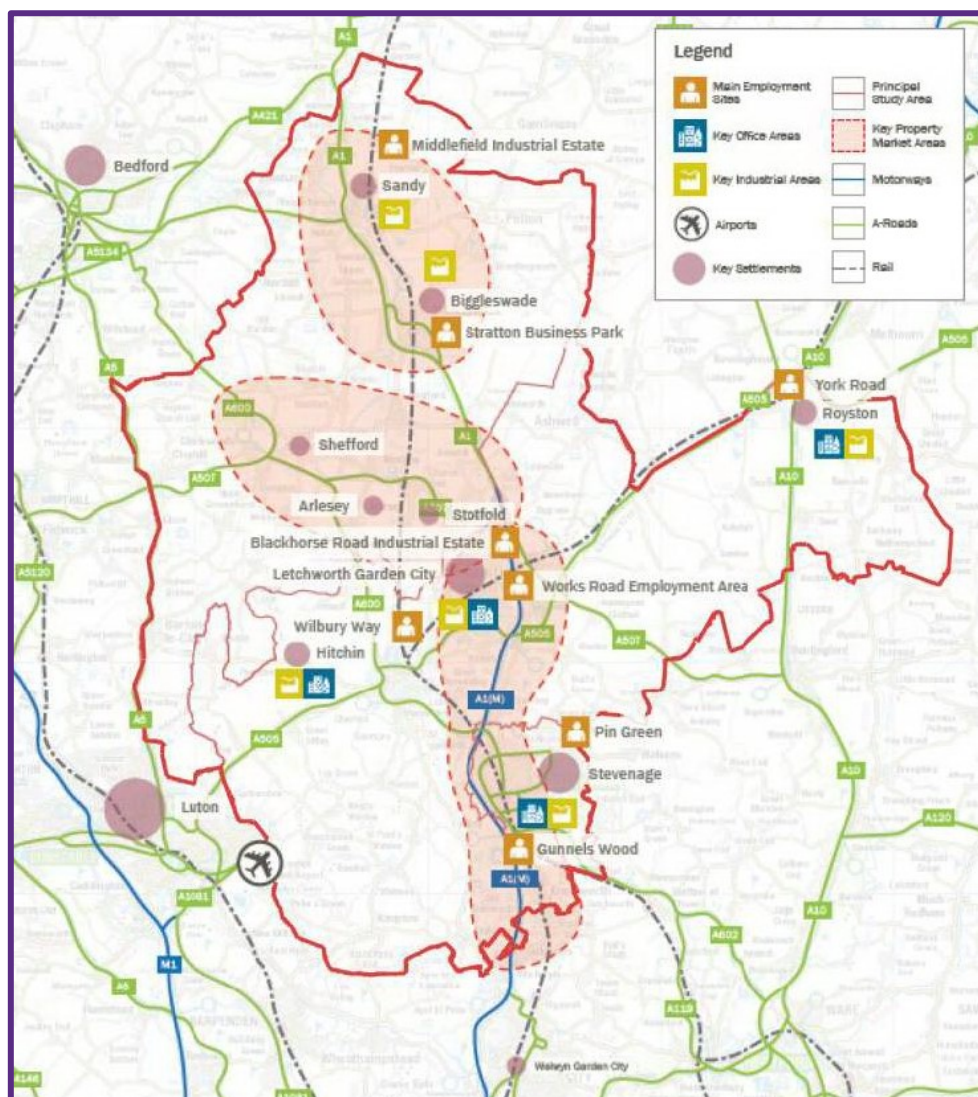
#### Functional Economic Market Area

- 2.43 The Functional Economic Market Area (FEMA) covers a similar area to the Stevenage HMA. Our evidence shows that Stevenage, North Hertfordshire and the eastern half of Central Bedfordshire form a clearly defined FEMA that

stretches along the A1 corridor<sup>29</sup>. 70% of people that work in this area, also live here. The economic profiles of the three areas are complementary while commercial property market data does not suggest that nearby commercial property markets, such as Luton, Bedford or Watford, extend this far). The FEMA is shown in figure 4 below.

- 2.44 The FEMA considers the employment strategies of the associated authorities and the overall supply of jobs and employment land and future employment requirements that could arise from changes to future commuting patterns. It concludes that there will be a requirement for additional employment land to be provided within the FEMA to meet Stevenage's growth which cannot be met within their own administrative boundary.

Figure 4: Extent of FEMA



*North Hertfordshire shares a Functional Economic Market Area with Stevenage and the eastern half of Central Bedfordshire*

<sup>29</sup> Functional Economic Market Area Study - Nathaniel Lichfield & Partners (NLP) 2015.

## Hertfordshire Plans and Strategies

2.45 A number of key plans and strategies are produced at a county level to which the Council should have regard to in preparing the Local Plan. Key amongst these are the:

- Strategic Economic Plan, 2017 - 2030 of the Hertfordshire Local Enterprise Partnership (LEP).
- Hertfordshire Local Nature Partnership
- Hertfordshire Waste and Minerals Local Plans
- Hertfordshire Local Transport Plan

### Hertfordshire LEP

2.46 In October 2013 the Hertfordshire LEP published their Strategic Economic Plan for the county which was refreshed in July 2017. This strategy sets out the LEPs vision, that by 2030, Hertfordshire will be the leading economy at the heart of the UKs Golden Triangle, which encompasses Cambridge, Oxford and London. To deliver the vision, the LEP has identified a number of priority areas, which represent major opportunities for Hertfordshire. These include:

- Maintaining Hertfordshire's global excellence in science and technology;
- Harnessing Hertfordshire's relationship with London (and elsewhere);
- Re-invigorating Hertfordshire's places for the 21st Century; and
- Building the wider foundations for growth across both businesses and people.

2.47 The aim of the strategy is to promote growth in the county and ensure that Hertfordshire is perfectly placed for business. The plan focuses on three key growth corridors. North Hertfordshire lies within the A1 (M) corridor.

2.48 The Hertfordshire LEP is responsible for bidding and prioritising infrastructure investment within the county.

### Hertfordshire Local Nature Partnership

2.49 The purpose of the Hertfordshire LNP is to ensure the county's natural environment is fully considered and valued in local decision making and that it delivers benefits for wildlife, people, landscapes and the local economy. To this end the LNP has prepared a strategy covering the period from 2013 to 2016, which identifies the following priorities for Hertfordshire:

- Healthy and resilient ecological networks;
- Delivering health and wellbeing through the natural environment;
- Sustainable economic growth through the natural environment; and
- Water for people and wildlife.

2.50 Underpinning the strategy is the need to deliver new green infrastructure and to protect/ enhance existing green infrastructure. To support growth in



Hertfordshire local authorities will need to work together and with the LNP to achieve this.

#### Hertfordshire Waste Local Plan

- 2.51 The Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (DPD) adopted in 2012, covers the period from 2011 to 2026. These documents set out the spatial vision and strategic objectives for waste planning in Hertfordshire up to 2026 and also contain the policies needed to implement these objectives, along with detailed generic development management policies that will be used to make decisions on waste planning applications.
- 2.52 This document is supported by the Waste Site Allocations (WSA) DPD which was adopted in 2014 and identifies sites for waste management facilities across the county. In addition to the Waste Local Plan, the County Council has produced Supplementary Planning Document for Employment Land Areas of Search for new waste management facilities, reflecting that designated Employment Land Areas are often an appropriate location for waste management uses.
- 2.53 When planning for new growth in North Hertfordshire, it will be necessary to have regard to this document when considering the implications of new development on waste disposal.

#### Hertfordshire Minerals Local Plan

- 2.54 The Hertfordshire Minerals Local Plan adopted in 2007 covers the period 2002 -2016. Policy 5 of that plan sets out the approach to minerals sterilisation. These have been taken into account in the selection of sites in this Plan. The County Council has commenced a review of the Minerals Local Plan.
- 2.55 The County Council's adopted Mineral Consultation Area Supplementary Planning Document identifies areas of the district where particular care is needed to prevent the unnecessary sterilisation of sand and gravel resources.
- 2.56 In order to prevent sterilisation of mineral resources the council and developers will consider the effect of future development on mineral resources in these areas at an early stage and seek the advice of Hertfordshire County Council as the Mineral Planning Authority in accordance with the Minerals Consultation Area SPD (and any future revisions/successor).

#### Hertfordshire Local Transport Plan

- 2.57 The County Council is also the Highway Authority with responsibility for transport matters. This Plan supports key priorities and proposals from the Hertfordshire Local Transport Plan (LTP4) adopted in 2018. LTP4 sets out the transport strategy for Hertfordshire (over the period from 2018 to 2031), the goals and challenges to be met, and outlines a programme of transport

schemes and initiatives to be delivered subject to available funding. The LTP covers all modes of transport - including walking, cycling, public transport, car based travel and freight - and takes account of the effect of transport on wider aspects including the economy, environment, climate change and social inclusion.

- 2.58 It will therefore be necessary to both have regard to this strategy and work with the Highway Authority when taking forward the development sites set out in the Local Plan.

### **District Plans and Strategies**

- 2.59 The Local Plan is a key Council document. It is the spatial expression of the District's priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council Plan 2022 – 2027, and other Council strategies covering economic development, housing, leisure, climate change, environment and waste.

#### North Hertfordshire Council Plan

- 2.60 The North Hertfordshire Council Plan 2022 – 2027 sets out the Council's vision and corporate objectives for the District. The council's vision set out in the Council Plan is:

*“We put people first and deliver sustainable services, to enable a brighter future together”*

- 2.61 The Council plan sets out the priorities that the Council will address over the next five years. The plan also lays out how North Hertfordshire District Council will achieve its aims for the district.
- 2.62 The Council Plan explains the Council's co-operative values and sets out three priorities:
- **People First** People make North Herts work. We value all our residents, businesses, staff, contractors, councillors, and other partners, and place them at the heart of everything we do.
  - **Sustainability** We recognise the challenges our towns and district as a whole face and are committed to delivering services which are relevant and sustainable. In doing so we will place our environmental responsibilities, as well as sound financial planning, at the centre of our policy making.
  - **A Brighter Future Together** We are far-sighted and plan for the long term to secure the best outcomes for our people, towns and villages, and the local economy, ensuring North Herts continues to thrive.

### North Hertfordshire Economic Development Strategy

- 2.63 'Productive North Herts' the Council's economic development strategy adopted in September 2015 covers the period 2015 to 2025. The Strategy identifies a number of priorities that will provide a more coordinated and focussed approach to the needs of the local economy, and at the same time links to the Council's corporate objective to promote sustainable growth within our District. The Strategy and its associated Action Plan seek to guide economic activities across the District whilst also providing the basis for greater connection with the business community and key stakeholders. It recognises the need to work in partnership with key stakeholders to support and grow new and existing businesses and to attract inward investment.

### Other relevant plans and Strategies

- 2.64 The spatial implications of other plans and strategies have been taken into account in the preparation of this Local Plan. These include the investment plans of key infrastructure and utilities providers including Network Rail, Highways England and Thames Water, emerging local plans of neighbouring authorities, the public health strategy for Hertfordshire and relevant European directives and requirements that need to be incorporated. Of particular relevance to this Plan is the Water Framework Directive, which seeks to improve the quality of all water bodies as well as those directives relating the protection of key species and the environmental assessment of relevant plans and strategies.

### **Key Challenges and Opportunities for North Hertfordshire**

- 2.65 There are a number of challenges facing North Hertfordshire over the next 15 years which the Local Plan will need to address in terms of national policy and at the District and local level. There are also a number of opportunities associated with development which the Council should seek to utilise for the benefit of the District as a whole.
- 2.66 The National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It also identifies a need for the planning system to perform an economic role, a social role and an environmental role, if sustainable development is to be achieved<sup>30</sup>. These roles give rise to many issues and challenges for the District.
- 2.67 The key challenges are:
- Identifying and delivering the most sustainable forms and patterns of development around the District,
  - Providing the right type and level of growth to meet the needs of the District and considering the strategic needs of adjoining authorities,

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<sup>30</sup> Paragraphs 6 and 7 of the 2012 NPPF



- Protecting and enhancing the environment and encouraging the prudent use of resources, and
  - Creating places where people want to live, work and spend their leisure time.
- 2.68 In addressing these key challenges the following issues will need to be taken into account.
- 2.69 Our evidence states that North Hertfordshire needs to provide a significant number of homes and jobs over the plan period. We also need to ensure that our Plan helps meet development requirements in market areas that cross our administrative boundaries. Managing the growth of the economy, housing and meeting the needs of our existing communities, against a backdrop of financial constraint, are key issues for the District.
- 2.70 Some of the sites to be developed will be substantial new communities. Each will need careful planning to ensure that the development is properly integrated into the surrounding area, has the appropriate level of facilities on site and mitigates its impact on the local area. The most appropriate way to achieve this is, is through the preparation of masterplans with relevant bodies and joint plans where sites are close to or straddle the district boundary with neighbouring authorities.
- 2.71 The population is increasing, migration levels have been high in recent years, more people are living on their own, people are living longer and household sizes are becoming smaller all of which creates a high demand for housing and places additional pressure on community facilities. In addition the market cost of housing is increasingly out of reach for many households. There is also a need for more affordable housing.
- 2.72 The District is generally prosperous with lower levels of unemployment than the national average, and some areas of North Hertfordshire are amongst the most deprived in Hertfordshire. There is a need for job growth to continue to support the local economy and meet the needs of a growing population.
- 2.73 Recent changes in planning legislation and policy mean the Council does not have the same ability to protect the supply of employment land for the future.
- 2.74 A number of our employment areas are tired and dated and are in need of investment. There are also access issues with some employment areas as well as infrastructure constraints across the District and wider area.
- 2.75 There is a need to ensure that our town centres remain vibrant in a changing and volatile retail environment. The nature of our town centres has also transformed with changing shopping patterns and practices. There is a need to be more flexible in our approach towards the changing needs of our town centres whilst ensuring that they retain their market share in supporting their local communities.

- 2.76 Transport connections from north to south are strong with the main road and rail routes radiating from London. Links from east to west are generally less well developed placing pressures on local routes and rural roads are being used as cut-throughs, particularly in the western part of the District between Stevenage, Luton and Hitchin.
- 2.77 The District has a considerable daily outflow of commuters, to highly skilled employment areas mainly in central London but also to the high tech and development industries which surround Cambridge. Working in partnership with the Local Enterprise Partnerships, the business sector, and other key stakeholders will help identify opportunities for inward investment to increase our employment base and encourage new enterprise.
- 2.78 Improving physical and mental health is a key element of quality of life. The need to plan for new development creates the opportunity to build in the infrastructure and facilities for 'healthy living' from the start as well as providing opportunities to improve existing facilities, social networks and infrastructure.
- 2.79 Infrastructure that may be needed to accommodate this growth across the District includes; schools, surgeries, community buildings and sports facilities as well as roads, energy and sewerage. This is likely to require considerable inward investment to overcome issues related to transportation, health care, education and the provision of more new homes.
- 2.80 Inward investment can be secured through the planning system but only if it does not compromise the viability of new development. The Infrastructure Delivery Plan<sup>31</sup> (IDP) prepared alongside this Plan identifies the infrastructure requirements, cost, timing, potential funding mechanisms and responsibilities for delivery.
- 2.81 The quality of the District's natural and historic environment, its open spaces and countryside are highly valued by its residents. Protecting these areas and assets for the future alongside balancing the needs for development and ensuring suitable mitigation measures are put in place to reduce their impact will need to be addressed through the policies in the Plan.
- 2.82 Housing and economic growth is likely to lead to an increase in overall greenhouse gas emissions arising from domestic, transport and industrial sectors. It is also likely to lead to an increase in overall water consumption, and the associated need to treat waste water.
- 2.83 Changes to legislation and national planning policy in 2015 and 2016 mean that the CO2 and water performance of new dwellings is now governed by Building Regulations L, with changes to the Building Regulations in 2022 and 2025 expected to bring in tighter standards for CO2 emissions.

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<sup>31</sup> North Hertfordshire Infrastructure Delivery Plan September 2016 (updated 2018)

- 2.84 Any new development will need to be located in places which have good access to jobs, shops, services and public transport and also provide opportunities to travel by foot or on a bike. Provision of measures for water conservation, improved biodiversity, increasing energy efficiency of new development, and renewable energy can help to ensure that development is more sustainable.



# **SECTION TWO - SPATIAL STRATEGY AND STRATEGIC POLICIES**





## SECTION TWO - SPATIAL STRATEGY AND STRATEGIC POLICIES

### 3 Spatial Strategy and Spatial Vision

- 3.1 The spatial strategy sets out our overall approach for sustainable development and growth and how this will be distributed across the District. The key components of the strategy are meeting future housing needs and supporting economic growth as well as making provision for infrastructure and services whilst protecting the natural and historic environment.
- 3.2 In preparing our spatial strategy a number of options have been considered through the SA/SEA<sup>32</sup> process, this includes identifying policy options for how the District should develop, and in particular where development should happen, and how much development there should be.
- 3.3 Our spatial strategy is one of promoting sustainable development by supporting the use of suitably located previously developed land and buildings and by focusing the majority of development on our towns (including urban extensions) in order to make maximum use of existing facilities, social networks and infrastructure, and maximise opportunities to deliver new infrastructure. It also allows for some growth of our villages in order to allow those communities to continue to thrive.
- 3.4 Our vision for the District, strategic objectives and strategic policies together with their supporting text sets out our Spatial Strategy.

#### Spatial Vision

- 3.5 Having identified the main challenges facing North Hertfordshire, this section sets out the spatial vision for North Hertfordshire. The vision is a statement of what North Hertfordshire will be like in 2031.
- 3.6 In developing the vision we have had regard to the Council's aspirations set out in its Corporate Plan, other organisations strategies and plans and to the views expressed by organisations and individuals to previous consultations on the preparation of this Plan.

#### Vision

- By 2031 North Hertfordshire will be an attractive and vibrant place where people will want to live, work and spend their leisure time.
- A mixture of quality new homes including affordable houses with a choice of tenure catering for the needs of North Hertfordshire's residents

<sup>32</sup> Sustainability Appraisal of the North Hertfordshire Local Plan (CAG, 2022)

and, where appropriate, the wider housing market, will be provided in appropriate sustainable locations.

- New development will have contributed to the creation of sustainable communities. These are safe, attractive and inclusive; well-integrated into settlements; respect local distinctiveness; raise the standards of sustainable design and architectural quality; make a positive contribution to the local area; and ensure the protection, restoration and enhancement of valuable natural and historic resources. Strategic and significant sites will have been masterplanned in accordance with the guiding principles set out within this Plan.
- New development will help to maintain and enhance the vibrancy of existing settlements, enabling the towns and villages to embrace their roles within the District's settlement hierarchy and provide an enhanced variety of new housing, employment opportunities and essential infrastructure that is of benefit to existing and future residents.
- North Hertfordshire will have a robust and prosperous economy (including sustainable tourism) with a greater mix of skilled jobs, focused in locations that best support the District's growing population. Local and smaller scale businesses will have had the opportunity to thrive and grow.
- The vitality and viability of the towns of Hitchin, Letchworth Garden City, Royston and Baldock are safeguarded in a way that takes account of their distinctive role. This will have been achieved through carefully planned development which meets the needs of these centres, retaining their market share in terms of their retail offer, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres shopping facilities that meet local needs will be supported.
- The District's important natural and historic areas and buildings that help to create the distinctive identity of the District in both urban and rural areas will have been protected and enhanced where possible. The quality and attractiveness of the landscape of North Hertfordshire, which contributes to its distinctive character, will have been conserved and enhanced where possible. New green infrastructure will have enhanced the network of green corridors linking settlements to the open countryside, providing greater opportunities for healthy lifestyles.
- The rich biodiversity and geodiversity of North Hertfordshire will have been protected and enhanced where possible. Where new development could potentially have an adverse impact on biodiversity and geodiversity, measures will have been taken to ensure that the impact was either avoided or mitigated.
- North Hertfordshire will have a range of community, leisure, cultural and recreational facilities in locations that are accessible to the local population, creating cohesive communities that recognise the needs of the older population; and enhance the opportunities for children and young people.

- The District will play its part in addressing climate change by improving opportunities for travelling by public transport, walking and cycling, using natural resources more efficiently, reducing the demand for water, securing high quality sustainable design and managing the risk of flooding.
- By working in partnership with service providers, government bodies, the Local Enterprise Partnership, developers, other local authorities and other key bodies we will ensure the timely delivery of necessary supporting infrastructure.

## Strategic Objectives

- 3.7 The strategic objectives provide the link between our vision for the District and the strategic policies set out in the Local Plan.

### Environmental:

- ENV1** Direct development towards the most sustainable locations which seek to maintain the existing settlement pattern.
- ENV2** Protect and enhance the historic character of North Hertfordshire's towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.
- ENV3** Protect, maintain and enhance the District's historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.
- ENV4** Mitigate the effects of climate change by encouraging the use of sustainable construction techniques, the appropriate use of renewable energy technologies and reducing the risk of flooding.
- ENV5** Reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by enhancing new green spaces and networks of green space for both recreation and wildlife.

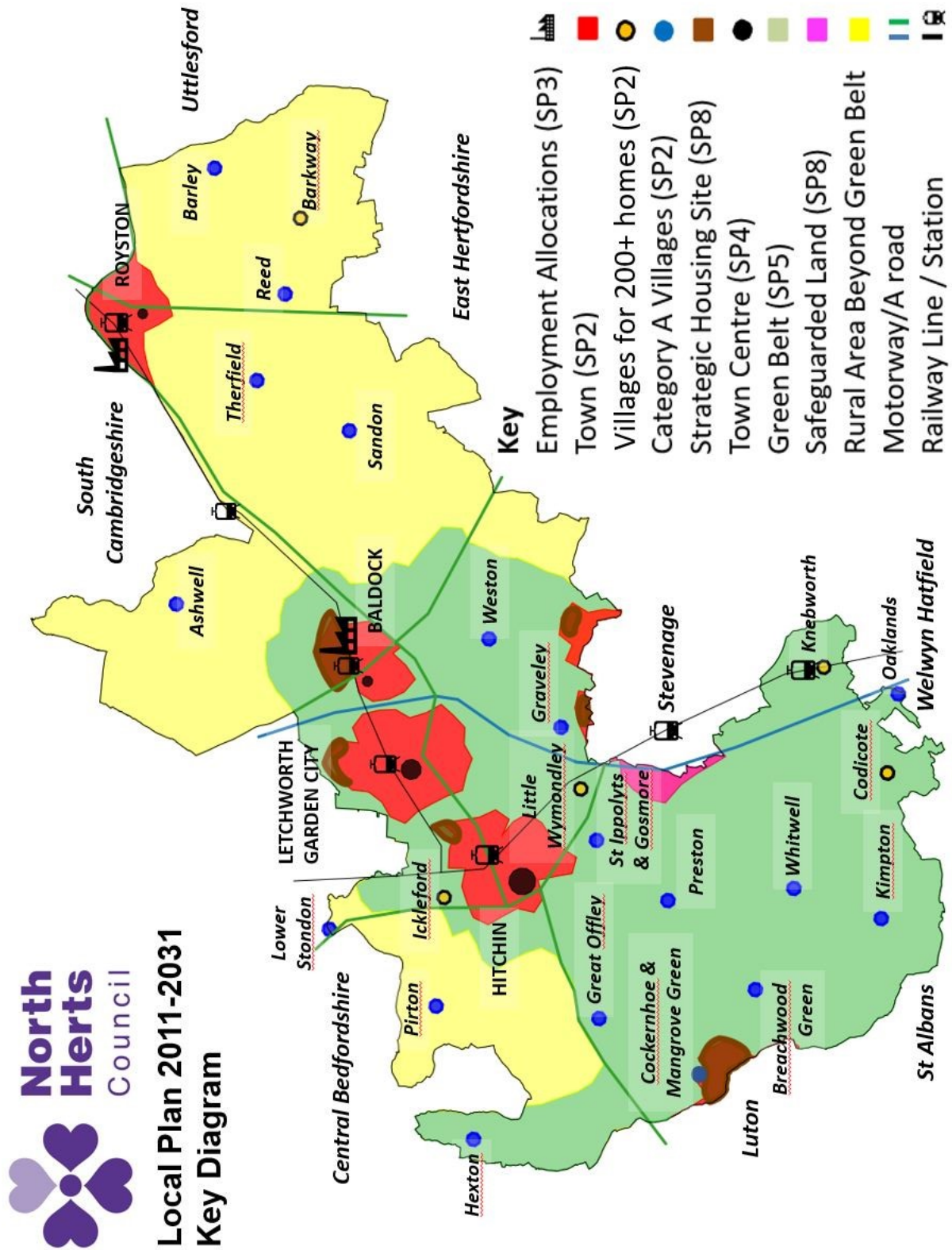
### Economic:

- ECON1** Support a vibrant, diverse and competitive local economy that provides a range of job opportunities enabling new and existing businesses to grow and thrive.
- ECON2** Ensure an adequate supply of employment land, office accommodation and support facilities to meet the needs of new and existing businesses within our urban and rural areas.

- ECON3** Provide for a greater mix of skilled jobs as well as providing opportunities for further education and skills training to promote investor confidence in locating to or remaining in the District.
- ECON4** Maintain and enhance the vitality and viability of our town, neighbourhood and village centres, as well as strengthening the retail roles of our town centres ensuring that they remain competitive and attractive for modern-day use.
- ECON5** Support and enhance local businesses, services and facilities in urban and rural areas through tourism.
- ECON6** Sustain the vitality of our villages and the rural economy in supporting rural diversification whilst ensuring development is of an appropriate scale and character.
- ECON7** Improve access opportunities, minimise the need to travel, and encourage journeys to be made by sustainable means of transport to ease congestion, reduce carbon emissions and the impacts on air quality management areas.
- ECON8** Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities

Social:

- SOC1** Identify locations for a range of types and tenures of homes, including affordable homes, to meet identified needs and provide adequate housing for an increasing and ageing population.
- SOC2** Encourage safe and vibrant mixed communities that provide for the needs of all North Hertfordshire's residents.
- SOC3** Improve access to, maintain and make provision for new facilities including community, sports, leisure, health and cultural facilities, that meet the needs of all North Hertfordshire's communities
- SOC4** Enable rural communities to plan to meet their own local needs, especially through neighbourhood planning.





## 4 Strategic Policies

### Sustainable Development

#### Policy SP1: Sustainable development in North Hertfordshire

This Plan supports the principles of sustainable development within North Hertfordshire. We will:

- a) Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible;
- b) Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;
- c) Grant planning permission for proposals that, individually or cumulatively:
  - i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan;
  - ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;
  - iii. provide the necessary infrastructure required to support an increasing population;
  - iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and
  - v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and
- d) Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.

- 4.1 Government policy is clear that the purpose of planning is to help achieve sustainable development. This means improving our lives today while not compromising our ability to do so in the future. It means supporting growth whilst protecting key elements of the natural and historic environment.
- 4.2 In implementing this Plan, we will take a positive approach that ensures we can continue to permit the significant majority of planning applications for new development.
- 4.3 Policy SP1 sets out guiding principles for planning in the District over the period to 2031. We will seek to grant permission wherever proposals support these strategic aims and meet the requirements set out in this Plan.



- 4.4 These principles are already evident across the District. Letchworth has a global reputation as the world's first garden city. Hitchin, Baldock and Royston are established market towns built around a historic core. Our villages provide highly valued environments in which to live away from the main towns, yet also have provided opportunities for sensitive growth over time.
- 4.5 These settlements are located within a wider setting of which the District can be proud. North Hertfordshire has a rich and varied historic environment while high quality landscapes and areas of national importance surround our towns and villages. These factors help to maintain separate identities and also provide opportunities for residents to interact with the wider countryside around them.
- 4.6 This Plan accommodates necessary growth whilst maintaining these characteristics. New development will integrate with its surrounds rather than being remote. We will make use of previously developed land where possible. Key protections will be respected.
- 4.7 In setting a framework for growth, this Plan also recognises the value of local knowledge and the importance of local choice. A number of parishes within the District are already designated Neighbourhood Planning areas and our Local Plan is structured flexibly in response. This chapter contains the strategic policies and aspirations with which any neighbourhood plans, or other local planning initiatives, must be in general conformity.
- 4.8 Beyond this, there remains scope for local interpretation. Local housing allocations and, beyond the Green Belt, village boundaries are examples of issues which are open to debate and change through the Neighbourhood Planning system. Local communities will be able to supplement the policies in this Plan or identify alternate approaches whilst adhering to the key principles we have set out.
- 4.9 Our Sustainability Appraisal says that our policy provides an overarching expression of what sustainable development would look like in North Hertfordshire; it is strategic in nature and broadly covers sustainable development priorities.

#### **Policy SP2: Settlement Hierarchy and Spatial Distribution<sup>33</sup>**

Between 2011 and 2031, the plan makes provision for at least 13,000 new homes.

Approximately 80% of the District's housing development and the substantial majority of new employment, retail and other development will be located within the adjusted settlement boundaries of the following towns:

<sup>33</sup> The figures shown in this policy for individual settlements are the total of planned, permitted and completed development for the period 2011-2031. These figures are not a target and do not necessarily represent the maximum number of new homes that will be built.

- Baldock (2,198 homes);
- Hitchin (1,842);
- Letchworth Garden City (1,928);
- Royston (1,899);
- Stevenage (including Great Ashby)<sup>34</sup> (1,705); and
- Luton<sup>34</sup> (1,485)

Approximately 13% of housing, along with supporting infrastructure and facilities will be delivered within the adjusted settlement boundaries of the following five villages for the levels of development indicated:

- Barkway (208)
- Codicote (363)
- Ickleford (235)
- Knebworth (731)
- Little Wymondley (312)

The remaining development will be dispersed across the District as set out below.

In Category A villages, general development will be allowed within the defined settlement boundaries:

- Ashwell;
- Barley;
- Breachwood Green;
- Cockernhoe & Mangrove Green;
- Graveley;
- Hexton;
- Kimpton;
- Lower Stondon<sup>34</sup>;
- Oaklands<sup>34</sup>;
- Offley;
- Pirton
- Preston
- Reed;
- Sandon;
- St Ippolyts & Gosmore;
- Therfield;
- Weston; and
- Whitwell.

Infilling development which does not extend the built core of the village will be allowed in the Category B villages of:

- Blackmore End;
- Great Wymondley;
- Hinxworth;
- Holwell;
- Kelshall;
- Lilley;
- Newnham;
- Old Knebworth;
- Rushden;
- Wallington; and
- Willian.

Limited affordable housing and facilities for local community needs meeting the requirements of Policy CGB2 will be allowed in the Category C settlements of:

- Bygrave;
- Caldecote;
- Clothall;
- Langley;
- Nuthampstead;
- Peters Green; and
- Radwell

<sup>34</sup> These settlements are (substantively) located outside of North Hertfordshire's administrative area, but the urban areas adjoin, or already lie partially within, the District.

Development outside of these locations or general parameters will be permitted where this is supported by an adopted Neighbourhood Plan. Under the provisions of national policy at the time of this Plan's examination, Neighbourhood Plans cannot allocate sites in the Green Belt or amend Green Belt boundaries.

- 4.10 North Hertfordshire includes a range of settlements, including isolated rural hamlets, numerous villages, the four towns of Hitchin, Letchworth Garden City, Baldock and Royston, and large parts of the Great Ashby estate on the edge of Stevenage.
- 4.11 The Council wishes to focus the majority of new development on the towns (including urban extensions to existing towns) in order to make maximum use of existing facilities, social networks and infrastructure, and maximise opportunities to deliver new infrastructure. However, it is important to allow growth of the villages in order to allow those communities to continue to function.
- 4.12 Based on the policies and allocations of this plan, it is anticipated that approximately four in every five new homes delivered over the plan period will be built within the adjusted settlement boundaries of the towns. These will remain the primary focus for employment, retail and other development. The balance of new development will be distributed across North Hertfordshire's villages and the remainder of the District.
- 4.13 Much of this growth will be delivered on sites allocated for development by this Plan. This will be supplemented by (often smaller) 'windfall' sites which come forward within the settlement boundaries and parameters identified in Policy SP2 as well as any further sites subsequently identified through Neighbourhood Plans. These schemes may include opportunities for self-build development.
- 4.14 The National Planning Policy Framework (NPPF) acknowledges sometimes development in one village may support services in other nearby villages. Although some communities may lack a full range of facilities themselves, they should not be barred from further development. In many of the District's rural areas the average number of people per household is falling. Some of the villages have seen very little growth in recent years and their populations have actually fallen. Our evidence gives further consideration to these issues and explains how the settlement hierarchy has been developed<sup>35</sup>. For those areas within the Green Belt, we have additionally considered how villages contribute to openness<sup>36</sup>.
- 4.15 Five villages have been identified that will support higher levels of new housing allocations than the Category A villages:

<sup>35</sup> Housing and Green Belt Background Paper (NHDC, 2016)

<sup>36</sup> Green Belt Review (NHDC, 2016 & 2018). Paragraph 86 of the 2012 NPPF explains how planning authorities should consider villages within the Green Belt when setting boundaries.

- Knebworth and Codicote are the two largest villages within North Hertfordshire and support a range of services, including a station at Knebworth;
  - Ickleford and Little Wymondley provide opportunities to accommodate further residential development in close proximity to neighbouring towns along with sustainable transport connections; and
  - Barkway as a focus for development in the rural east of the District.
- 4.16 The Category A villages, normally containing primary schools, also have defined boundaries within which development will be allowed and sites have been allocated to meet the District's overall housing requirement. These villages are excluded from the policy designation (either Green Belt or Rural Area Beyond the Green Belt – see Policy SP5) which affects the surrounding countryside.
- 4.17 Category B villages are those with a lower level of facilities such as village halls and public houses. Category B villages will be allowed to accommodate limited infill development that does not expand the built core of the village into the surrounding countryside.
- 4.18 Blackmore End has been excluded from the Green Belt because of its limited contribution to the openness and purposes of the Green Belt. For the remaining Category B villages, this Plan does not define a settlement boundary or the extent of the built core. The Council believes it should be possible to assess on a case-by-case basis whether a site is in the built core. However, that may be something that affected communities wish to explore through neighbourhood plans.
- 4.19 The Category C settlements are
- those which give their names to a parish that does not contain any category A or B villages; and / or
  - those with a modest level of facilities but which make an important contribution to the open character of the Green Belt.
- 4.20 Within Category C settlements, a more restrictive approach will be taken. We will support limited affordable housing and schemes for community facilities which meet proven needs from that parish in line with the detailed policies of this Plan.
- 4.21 Our Sustainability Appraisal says that our policy will have a range of positive effects in seeking to focus new development within or adjoining existing settlements. There may be some potential negative impacts in terms of interaction with exiting residential areas and environmental aspects due to development being on greenfield sites. However, these impacts can be mitigated and addressed through design and layout considerations and other policies in this Plan.

## Economy & Town Centres

### Policy SP3: Employment

The Council will proactively encourage sustainable economic growth, support new and existing businesses and seek to build on the District's strengths, location and offer. We will

- a) Allocate an adequate supply of employment land to meet the needs of the Functional Economic Market Area over the plan period to 2031. The allocations as shown on the Policies Map are:
  - i. east of Baldock BA10 (19.6ha); and
  - ii. west of Royston RY9 (10.9ha);
- b) Safeguard Employment Areas within the District's main settlements, as shown on the Policies Map, to enhance and protect their employment potential;
- c) Work with landowners, developers and, for sites on the edge of the District, adjoining authorities to identify an appropriate amount of employment land to be included through the masterplanning process in strategic housing sites;
- d) Permit an appropriate range of offices, research and development, light industrial or B class employment uses within these areas;
- e) Promote and support the expansion of the knowledge-based economy in the District. Proposals for the redevelopment of existing employment sites and the development of new employment sites which increase the level of knowledge-intensive employment will be supported in principle.
- f) Support offices, research and development, light industrial and B-class uses in appropriate locations outside of designated employment areas, including offices in main town centres and concentrations of these employment uses in certain villages; and
- g) Ensure relevant policies of this Plan recognise the contribution of sectors other than B Class uses and offices, research and development and light industrial uses, including tourism, to the provision of jobs.

- 4.22 The Council wants to see sustainable economic growth within North Hertfordshire. Skills, housing and economic development should be appropriately balanced. This will be achieved, in part, by working with other partners and through delivery of the Council's own economic development plans and projects.
- 4.23 North Hertfordshire District Council is a member of the Hertfordshire Local Enterprise Partnership (LEP). The LEP will be an important stakeholder regarding how the North Hertfordshire economy grows and develops in the future. In particular the Hertfordshire LEP is seeking to regain the county's

competitive edge by encouraging increased employment growth and enterprise.

- 4.24 The employment strategy of this Plan is driven by three, interlinked priorities for the North Hertfordshire economy:
- Increasing representation in high skilled and high value sectors;
  - Reducing out-commuting by providing greater opportunities for people to both live and work in the District; and
  - Aligning employment development with housing growth to promote sustainable patterns of development and access by non-car modes.
- 4.25 Our evidence shows that, compared to national averages there is a higher concentration of people employed in sectors such as manufacturing, construction, retail, motor trades, property, entertainment and recreation in North Hertfordshire. Many higher skilled residents commute out of the District for employment. Nonetheless sectors such as finance & insurance and information & communication make a substantial contribution to the District's overall economic output, although not employing a huge number of people. These represent opportunities for future expansion and development<sup>37</sup>.
- 4.26 North Hertfordshire also fails to perform as well as some other Districts in Hertfordshire with regard to the knowledge economy. In partnership with key stakeholders, we will seek to increase the number of highly skilled jobs in the District. Economic growth sectors which are knowledge-intensive will be targeted. This includes research and development (R&D), life sciences, advanced manufacturing, computer-related activities, and other business activities in combination with growth of the low-carbon economy. With other stakeholders, the Council will:
- encourage business start-ups in the knowledge economy;
  - help develop existing local businesses in the knowledge economy;
  - target knowledge-based businesses into North Herts; and
  - promote the take up of any new jobs by local people by promoting specific training and targeting recruitment at local residents.
- 4.27 Due to the good levels of connectivity to other centres of employment, such as Stevenage, Welwyn Hatfield, and London it is unlikely that all the extra economically active population over the plan period will take up jobs within the District. In 2011, over a quarter of North Hertfordshire's working population were employed in these three centres, within another quarter employed elsewhere outside the District<sup>38</sup>.
- 4.28 Trend-based forecasts reflect these patterns and anticipate continued increases in out-commuting from North Hertfordshire over the plan period<sup>39</sup>. Unchecked, this would lead to increased pressure on transport infrastructure

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<sup>37</sup> Employment land review (Regeneris Consulting, 2013)

<sup>38</sup> Annual population Survey (ONS, 2010-2011)

<sup>39</sup> East of England Forecasting Model (EEFM) (Cambridgeshire Insight, 2014)



that is already under strain at peak periods. This Plan therefore makes employment provision for offices, research and development, light industrial, general industry and storage and distribution at above modelled levels.

- 4.29 The settlements of Hitchin, Letchworth Garden City and Baldock are very close together. There is a significant amount of commuting between these settlements. However, Baldock presently has a relatively low amount of employment land per person.
- 4.30 A significant employment allocation for certain E class uses (office, research and development, industrial processes), B2 (industrial) and B8 (storage and distribution) class uses will be developed out at the east of Baldock, supporting the proposed increase in residential development in the town (see Policy SP8). The allocation benefits from proximity to existing employment uses as well as existing and planned residential development. It has access to the strategic road network via the A505 Baldock Bypass.
- 4.31 Economic activity is not contained by the District boundary and North Hertfordshire needs to be viewed within its wider Functional Economic Market Area (FEMA). Joint work has identified a FEMA along the A1 (M) corridor. This area broadly covers North Hertfordshire, Stevenage and the eastern part of Central Bedfordshire<sup>40</sup>. The allocation at Baldock also takes account of the long-term needs which will arise within the wider FEMA. Stevenage, in particular, anticipates a shortfall of employment land against modelled requirements<sup>41</sup>. These models assume continued commuting from North Hertfordshire to Stevenage, yet there is insufficient land in Stevenage to cater for the resultant growth.
- 4.32 Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, with some modest releases of sustainable, brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes.
- 4.33 Royston is somewhat separate from the Hitchin / Letchworth Garden City / Baldock area, in geographical terms and in employment and labour market terms. The Royston economy is influenced by both Hertfordshire and Cambridgeshire economies. Consequently, the employment area has a low vacancy rate. The allocation of further land here as a planned extension to the York Way employment area is a sustainable approach that will enable flexibility in the long term, especially in conjunction with the additional residential growth allocated to this area.
- 4.34 Over the plan period this approach will provide substantial opportunities to reduce commuting that occurs across and beyond the District, redressing the employment balance.

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<sup>40</sup> Functional Economic Market Area Study (NLP, 2015)

<sup>41</sup> Stevenage Borough Local Plan 2011-2031: Publication Draft (Stevenage Borough Council, 2016)



- 4.35 Within these designated areas, an appropriate range of offices, research and development, light industrial, general industry and storage and distribution uses will be permitted in line with the detailed policies of this Plan.
- 4.36 A number of employment premises are located outside of defined areas and these will continue to be supported where they are compatible with other surrounding uses. In particular, office uses will continue to be supported in the main town centres (see Policy SP4), in line with national planning policy.
- 4.37 Beyond our main towns, there is a steady demand for rural employment land and premises. Owing to the size and extensive spread of rural settlements these types of development are best dealt with on a case-by-case basis rather than through allocations, although our general approach will be to direct concentrations of rural business to the larger villages. There are quite sizeable employment sites in villages such as Ashwell, Codicote, Kimpton, Little Wymondley and Weston which provide rural jobs and should be retained.
- 4.38 Approximately 45% of all jobs fall within the office, research and development, light industrial sectors or into the B uses classes. The rest of the jobs in the local economy consist of services such as retail, health, education and leisure, or 'footloose' careers in sectors such as construction and the trades. The role of these sectors in the overall employment balance of the District is recognised and will continue to be supported where appropriate.
- 4.39 Our Sustainability Appraisal says our policy provides strong support for employment growth and diversification in North Hertfordshire.

#### **Policy SP4: Town Centres, Local Centres and Community Shops**

The Council will make provision for an appropriate range of retail and service facilities across the District and are committed to protecting the vitality and viability of all centres. We will:

- a) Promote, protect and enhance the provision of shops, financial and professional services, café or restaurants, pubs or drinking establishments or takeaways in the following centres in our retail hierarchy:
  - i. the town centres of Hitchin, Letchworth Garden City, Baldock and Royston;
  - ii. 13 existing local centres consisting of:
    - village centres at Ashwell, Codicote and Knebworth;
    - seven centres in Hitchin
    - two centres in Letchworth Garden City; and
    - the centre at Great Ashby; and
  - iii. 2 new local centres north of Baldock and East of Luton within the strategic housing sites identified in this Plan;

- b) Support proposals for main town centre uses in these locations where they are appropriate to the size, scale, function, catchment area, historic and architectural character of the centre;
- c) Identify Primary Shopping Frontages within town centres where shops<sup>42</sup> will be expected to concentrate;
- d) To ensure the District's towns maintain their role and market share, make provision for up to 38,100 gross sq.m of additional floorspace over the plan period, comprising shops, café or restaurants, pubs or drinking establishments or takeaways including the re-occupation of vacant floorspace, consisting of:
  - i. 22,500 gross sq.m comparison goods (e.g. clothes, shoes, furniture, carpets);
  - ii. 8,600 gross sq.m convenience (e.g. food, drink, toiletries); and
  - iii. 7,000 gross sq.m food and beverage outlets (e.g. restaurants, takeaways and bars).

38,100 gross sq.m is a district wide retail capacity but it is principally derived from the retail capacity projections for the four town centres, as indicated below:

Years	2016-2021	2021-2026	2026-2031	Totals
Baldock	300	1,600	1,400	3,300
Hitchin	3,800	3,600	3,700	11,100
Letchworth	2,400	3,300	3,500	9,200
Royston	3,200	2,000	1,900	7,100
Strategic Housing Sites	1,500	2,700	2,600	6,800
Other	200	200	200	600
<b>Total</b>	<b>11,400</b>	<b>13,400</b>	<b>13,300</b>	<b>38,100</b>

The three town centres of Baldock, Hitchin and Letchworth Garden City have significant overlapping markets, with spend leakage from Letchworth Garden City to Hitchin and a lack of physical space at Baldock to accommodate its projected retail capacity. To address the leakage and physical capacity across these three centres the indicative distribution and phasing of provision is as follows:

<sup>42</sup> Please refer to the Glossary for a definition of comparison and convenience goods

Years	2016-2021*	2021-2026	2026-2031	Totals
Baldock	0	0	0	0
Hitchin	0	3,700	3,300	7,000
Letchworth	5,350	5,500	5,000	15,850
Royston	4,350	2,200	1,800	8,350
Strategic Housing Sites	0	3,400	2,900	6,300
Other	0	300	300	600
<b>Total</b>	<b>9,700</b>	<b>15,100</b>	<b>13,300</b>	<b>38,100</b>

\*2016 to 2021 projections includes take-up of vacant units and the implementation of commitments.

- e) Prepare and maintain up-to-date town centre strategies to support this approach and / or adapt to change. These will be used to inform the approach to retail at the time of the early review; and
- f) Support the retention and provision of shops outside of identified centres where they serve a local day-to-day need.

- 4.40 In relation to Policy SP4, retail and service facilities refers to shops, cafes and restaurants (E class uses) along with pubs and drinking establishments and takeaways (sui generis). These were previously Class A uses.
- 4.41 The District contains a range of retail and service centres, from medium sized towns to small village and neighbourhood centres. Each one performs a particular role to meet the needs of its catchment population and is part of a network of centres within the District. The Council is committed to protecting the vitality and viability of all centres.
- 4.42 North Hertfordshire lies within complex shopping catchment areas, which include Cambridge as a regional centre and Bedford, Luton, Stevenage and Welwyn Garden City as major town centres. The District itself has four town centres: Hitchin is the largest, followed by Letchworth Garden City and then the smaller town centres of Royston and Baldock. There are also a number of local village and neighbourhood centres.
- 4.43 The Local Plan strategy for town centre uses is to maintain the District's market share. This means that across the district, the retail capacity will be met principally in the four town centres. This is to maintain the current retail hierarchy within the District and the wider catchment areas.

- 4.44 However given that Baldock, Letchworth Garden City and Hitchin are in close proximity, leakage of the projected retail expenditure for each town is likely to occur. The most significant is leakage from Letchworth Garden City to Hitchin.
- 4.45 In addition there is less physical capacity in Baldock and Hitchin to accommodate their projected retail capacities. The retail strategy for the District is therefore to direct the capacity to Letchworth Garden City over the plan period, which has greater potential for physical space and to recapture its leakage.
- 4.46 We are committed to promoting the well-being of the town centres in the District. Town centre strategies have been produced for the main centres of Hitchin, Baldock, Letchworth Garden City, and Royston. These promote the vitality and viability of the centres and cover all those aspects of policy guidance with a spatial dimension relevant to town centres, including economic, environmental and social well-being and matters such as community safety, community facilities, traffic management, marketing and delivery. The strategies provide a method of keeping town centre development up-to-date and flexible to take account of ongoing changes in the retail environment and will inform whether it is necessary to review the retail strategy set out in this Plan. Work on these town centre strategies will commence within 12 months of the adoption of this Plan. They will be monitored and reviewed during the life of this Plan.
- 4.47 Our detailed policies set out our approach to development applications, including for changes of use. In general terms, shops will be expected to concentrate within the defined primary frontages with related retail and service uses that are pubs or drinking establishments permissible in secondary frontage areas.
- 4.48 The village centres of Codicote and Knebworth are large enough to provide a focus for the communities local to them and a range of everyday shopping facilities and services. The village centre of Ashwell contains a more limited range of shops and services and is more fragmented than Codicote and Knebworth's village centres. However, Ashwell still has enough shops, services and facilities to have a designated centre, unlike many other small settlements in the District.
- 4.49 The suburban neighbourhood centres in Hitchin, Letchworth Garden City and Great Ashby vary considerably, in terms of size, range of shops and services and catchment area. However, they are all worthy of a level of protection as they serve the day to day needs of the local community. The Council wants to improve and protect the District's centres, reduce the need for unnecessary travel to alternative facilities and ensure that the proportion of expenditure going outside the District does not increase.
- 4.50 The growth of the District will require additional centres to be provided to serve the strategic housing sites. The centres for the two largest sites at Baldock and on the edge of Luton are expected to contain a wider range of

retail facilities. Once built, these will become local centres in our retail hierarchy and future proposals within them will be assessed appropriately.

- 4.51 These will be supplemented by smaller, neighbourhood-level centres in these and other Strategic Housing Sites which will not form part of the formal retail hierarchy but will be protected by the general retail policies of this Plan.
- 4.52 Our evidence shows there will be a steady growth in retail demand over the plan period, although projected growth post-2026 carries a degree of uncertainty due to changing shopping and retail patterns and the effects of Covid-19. Projected growth is driven in part by planned population growth but also by underlying changes in the way people shop and how much money they have available to spend. It is anticipated that on-line shopping will continue to grow whilst a certain amount of future demand can be accommodated through the re-occupation of existing, vacant shop units. However, it is also necessary to identify new sites for retail<sup>43</sup>. Projected retail needs, and particularly those in the post-2026 period, will be kept under review via the monitoring framework and updated retail studies.
- 4.53 Some of this future demand will be met within the development sites identified in this Plan, ensuring that new residents have access to an appropriate range of local shops. Where planned urban extensions adjoin towns outside of the District, we will work with neighbouring authorities to identify the most appropriate types and levels of additional provision.
- 4.54 A number of shops are located outside of our retail hierarchy. This includes individual premises and small groups of shops that perform a neighbourhood function, including those in a number of rural settlements. Our detailed policies set out our approach.
- 4.55 Our Sustainability Appraisal concludes that this policy provides clear support for existing town and local centres and should have direct economic benefits and contribute to the achievement of sustainable patterns of land use.

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<sup>43</sup> North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)

## Countryside and Green Belt

### Policy SP5: Countryside and Green Belt

We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Policies Map. We:

- a) Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to:
  - i. enable strategic development at the locations referred to in Policies SP8 and SP3;
  - ii. enable local development around a number of the District's towns and villages; and
  - iii. define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation;
- b) Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north;
- c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated; and
- d) Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies.

- 4.56 The vast majority of land in North Hertfordshire is rural in nature. Whilst more than three-quarters of the District's homes are in the towns, the land area of these main settlements covers less than 7% of the District.
- 4.57 Restraint on unsustainable development in rural areas is a well-established policy in this area. The District has previously had two distinct areas of Green Belt. The London (Metropolitan) Green Belt covers Hitchin, Letchworth Garden City, Baldock, Stevenage and nearby areas. The Luton Green Belt covers parts of the west of the District. There are also rural areas beyond the Green Belt.
- 4.58 National policy allows for Green Belt boundaries to be altered through the preparation of local plans where 'exceptional circumstances' exist. Although there is no definition of this term within Government guidance, this matter has been considered by the courts<sup>44</sup>. Our evidence considers the approach that has been recommended<sup>45</sup>. On balance, it is considered that the relevant

<sup>44</sup> Including in *Calverton Parish Council v Nottingham City Council & Ors* [2015] EWHC 1078 (Admin) (21 April 2015)

<sup>45</sup> Green Belt Review (NHDC, 2016 & 2018), Housing and Green Belt Background Paper (NHDC, 2016)



circumstances do exist within North Hertfordshire to review boundaries and enable development to meet locally identified needs.

- 4.59 Green Belt boundaries have been reviewed around all of the main towns within and adjoining the District, with the exception of Royston which lies beyond the Green Belt. Boundaries have also been reviewed around a number of villages previously surrounded or covered ('washed over') by the Green Belt.
- 4.60 In part to offset the Green Belt releases necessary to meet housing needs, particularly in the Stevenage, Hitchin and Luton area, an additional area of Green Belt is designated around Offley and Whitwell to cover an area which was not previously Green Belt. This has the effect of linking the formerly separate Metropolitan and Luton Green Belts. This new area of Green Belt is intended to strengthen protection in the area of the District between Stevenage and Luton.
- 4.61 Proposals for development within the Green Belt will be considered against national policy. Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted.
- 4.62 National policy generally guards against further alterations to Green Belt in the short- to medium-term following a review<sup>46</sup>. However, this requirement is not absolute. Given the potential direction of future local plan reviews, and the need to properly consider long-term solutions, it is not considered appropriate to identify significant areas of safeguarded land at this point. The exception to this is to the west of Stevenage (see Policy SP8 and Monitoring and Delivery chapter).
- 4.63 The Rural Area Beyond the Green Belt covers the majority of the east of the District including most of the land between Baldock and Royston as well as the villages and countryside to the south of Royston. It also covers the land to the north and west of Hitchin beyond the outer edge of the Green Belt.
- 4.64 In terms of intrinsic character and beauty, the Rural Area beyond the Green Belt contains some of the highest quality countryside in the District. However, the settlements are generally more dispersed meaning a Green Belt designation cannot be justified. This sparser pattern of development additionally means that, outside of the defined settlements, many sites are not well located in relation to key services. On these grounds it remains appropriate to restrain the types of development allowed in the Rural Area beyond the Green Belt. Our detailed Development Management policies set out the approach that will apply in this area.
- 4.65 Wherever possible, the inner boundaries of the Green Belt and Rural Area have been drawn around our settlements using strong features that provide clear, defensible boundaries. In certain cases this means that some land that

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<sup>46</sup> Paragraph 85 of the 2012 NPPF

we wish to remain undeveloped lie within the settlement envelopes. Urban Open Land designations are used at Baldock, Royston and Little Wymondley to ensure the affected land remains protected. Our detailed policies set out these allocations and our approach.

- 4.66 Both the Green Belt and the Rural Areas Beyond the Green Belt are policy designations designed to restrict the types and amount of new development that can occur. Our approach to the Chilterns Area of Outstanding Natural Beauty (AONB), and areas of countryside which are valuable in terms of their landscape and biodiversity is set out in Policy SP12.
- 4.67 Our Sustainability Appraisal recognises that releasing Green Belt sites for housing and economic development should help to support economic growth in the District and will play an important role in providing the necessary level of new housing, including affordable housing. However, it will also have some negative environmental effects. We will concentrate on reducing and mitigating these impacts through other policies in this Plan.

## Transport and Infrastructure

### Policy SP6: Sustainable transport

We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will:

- a) Comply with the NHDC Transport Strategy and the provisions of the, the Local Transport Plan and other supporting documents as relevant;
- b) Encourage development in locations which enable sustainable journeys to be made to key services and facilities;
- c) Work with Hertfordshire County Council, neighbouring authorities, Highways England and service providers to ensure that a range of sustainable transport options are available to all potential occupants or users. This may involve new or improved pedestrian, cycle and passenger transport (including rail and/or bus) links and routes;
- d) Seek the earliest reasonable opportunity to implement sustainable travel infrastructure on Strategic Housing Sites and other development sites in order to influence the behaviour of occupiers or users, along with supporting Travel Plans in order that sustainable travel patterns become embedded at an early stage;
- e) Assess development proposals against the parking standards set out in this Plan and having regard to relevant supplementary advice;
- f) Require applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals; and
- g) Protect existing rights of way, cycling and equestrian routes and, should diversion be unavoidable, require replacement routes to the satisfaction of the Council.

- 4.68 North Hertfordshire has a relatively good transport network, although the strategic road and rail links are generally better for north-south access than for east-west access. There is also an extensive local road network, which connect the four main towns within North Hertfordshire with its surrounding rural area.
- 4.69 National and local policies and guidance seek to reduce the growth of car usage and achieve greater use of more sustainable modes of transport.
- 4.70 The primary responsibility for delivering transport provision in North Hertfordshire rests with Hertfordshire County Council as the local highway authority. Highways England are responsible for the strategic road network which includes the A1(M) within North Hertfordshire. The involvement of

North Hertfordshire District Council relates mainly to Development Planning and the management and enforcement of parking which could have implications on the local and strategic highway network.

- 4.71 The overarching transport policy document for the area is the Hertfordshire Local Transport Plan (LTP4) which provides the framework for achieving better transport systems in Hertfordshire for the plan period 2018-2031. LTP4 was adopted in 2018. The Local Transport Plan covers all modes of transport including walking, cycling, public transport, car-based travel, reducing road freight movements and making provision for those with mobility impairments.
- 4.72 Although the Local Transport Plan identifies some specific schemes, the majority of transport schemes are identified at settlement level. From time to time the County Council, North Hertfordshire District Council, and neighbouring authorities publish other documents and strategies<sup>47</sup> which will also need to be taken into account when considering development proposals. This includes the NHDC Transport Strategy and also relevant strategies prepared by neighbouring authorities, such as the Stevenage Mobility Strategy, for sites that are functionally attached to, or in close proximity to North Hertfordshire.
- 4.73 New development can help to improve the range of transport opportunities available in the District by helping to improve existing facilities and providing new components where required.
- 4.74 Many of the developments in the smaller settlements may not be enough on their own to have a major transport impact within an area. However, cumulatively a number of developments can create additional demands and burdens on existing infrastructure (such as increased use of less appropriate roads, higher volumes of traffic through constrained village centres) which may require suitable mitigation to be implemented. Such mitigation can also include better, walking and cycling improvements and public transport services which will reduce the need to travel by car. The Council will consider these overall cumulative impacts as far as they are able as part of Policy SP7 and may require appropriate contributions from all such development sites.
- 4.75 However, national policy also recognises that the scope for passenger transport and/or other sustainable transport measures may be more limited in some locations<sup>48</sup>. Best endeavours should still be made to ensure that the best outcomes can be achieved for all new developments, regardless of their location.
- 4.76 In pursuing this approach, we need to take a pragmatic and realistic approach that recognises the role of the car in modern lifestyles. Even if sustainable alternatives are used for journeys to school or work, most households will still have access to a car for other trips.

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<sup>47</sup> These could include the forthcoming HCC Growth Transport Plans, the NHDC Transport Strategy prepared as part of the evidence base as well as other local strategies, for example cycling.

<sup>48</sup> Paragraph 29 of the 2012 NPPF

- 4.77 Parking standards will be used to assess applications for development. These take a balanced approach that reflects the levels of car ownership we expect from new development. Our detailed policies additionally set out the approach we will take to the assessment of highway proposals and provision for pedestrians and cyclists.
- 4.78 Due to the largely rural nature of much of the District, there are many public rights of way that exist across North Hertfordshire. These are protected under their own statutory regime. However, diversion applications to facilitate development are made to the District Council. A number of the sites identified in this Plan contain public rights of way. Any applications to modify or divert these routes will be considered separately to any planning application. However, our general expectation is that existing rights of way should be incorporated into the green infrastructure of development proposals. Wherever possible, existing routes and alignments should be maintained.
- 4.79 Our Sustainability Appraisal says our policy provides strong and clear support for sustainable patterns of development. The early provision of sustainable travel infrastructure as part of new developments is supported.

#### **Policy SP7: Infrastructure requirements and developer contributions**

The Council will require development proposals to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. We will:

- a) Require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development, including:
  - i. on-site and/or off-site improvements and infrastructure necessary as a result of the development in order to:
    - ensure appropriate provision of facilities and infrastructure for new residents;
    - contribute toward addressing cumulative impacts that might arise across multiple developments;
    - avoid placing unreasonable additional burdens on the existing community or existing infrastructure;
    - mitigate adverse impacts where appropriate; and/or
    - enhance critical assets or make good their loss or damage; and
  - ii. maintenance and/or operating costs of any such new provision;
- b) Ensure essential new infrastructure to support new development is will be operational no later than the completion of development or during the phase in which it is needed, whichever is earliest;
- c) Refuse planning permission where appropriate agreements or processes ensuring criteria (a) and (b) can be met are not in place;

- d) Have regard to relevant national guidance or requirements in relation to planning obligations and any Community Infrastructure Levy or successor funding tariff which may be introduced by the Council;
- e) Work with landowners, developers and other agencies in facilitating the delivery of sites identified in the Local Plan and associated infrastructure and seek to overcome known obstacles; and
- f) Need robust evidence to be provided where developers consider that viability issues impact upon the delivery of key infrastructure and/or mitigation measures. This evidence will be used to determine whether an appropriate and acceptable level of contribution and / or mitigation can be secured.

- 4.80 The nature of planned growth in the District is such that new facilities and infrastructure will be required. Our strategic policy seeks to ensure that the necessary infrastructure and appropriate mitigation is provided.
- 4.81 On the largest development sites, it will be necessary to directly provide facilities alongside the primary use – schools within residential areas, bus stops within business parks, cycling routes and new footways etc. In other areas, much of the growth arises from a number of smaller developments. A small development on its own may not be enough in itself to have a major impact within an area. However, cumulatively a number of developments (including both the larger and smaller sites) can create additional demands and burdens on existing infrastructure which may require suitable mitigation to be implemented.
- 4.82 Transport infrastructure including highways improvements and sustainable transport measures such as walking, cycling, improved public transport and behaviour-change projects are needed to address cumulative impacts; the latter seek to reduce vehicle travel to improve capacity and enable more sustainable travel. The NHDC Transport Strategy sets out the measures required, and all developments will be expected to contribute to these measures.
- 4.83 Development can also impact upon existing built and natural assets. This could be through removing trees leading to a change in the biodiversity and landscape character of a site, to altering the setting of a listed building. One of the aims of the Local Plan is to seek to conserve and enhance such features. However, if there are reasons to allow proposals that outweigh any harmful effects, then appropriate mitigation or compensation will be required.
- 4.84 The provision of infrastructure will need to be linked directly to the phasing of development to ensure that it is delivered in line with the timing of future growth. The Council will put in place formal arrangements for ensuring key infrastructure is delivered by the relevant bodies and that all funding sources, in addition to developer contributions are explored. Initial support (pump priming) may be necessary to reflect the time lag between provision and other



funding streams. Where new facilities are provided then start-up, maintenance and operating costs will be required.

- 4.85 Our evidence base sets out in greater detail the infrastructure that we anticipate will be required<sup>49</sup>. This will be reviewed throughout the plan period to ensure that decisions on infrastructure are made in light of up-to-date information. This provides flexibility as the role and nature of infrastructure providers will change over the period to 2031.
- 4.86 At present, infrastructure contributions are normally secured through legal agreements. The Council will explore new mechanisms for contributions to new infrastructure provision.
- 4.87 Community Infrastructure Levy (CIL) is a way of collecting contributions from development through the use of standard charges. Any decision to develop a CIL for North Hertfordshire would be taken separately to the Local Plan. It would be subject to its own processes and Examination.
- 4.88 Even if a CIL were to be implemented, legal agreements would still be necessary in many cases. On the largest sites they would be used to secure the delivery of on-site improvements such as schools and off-site improvements on the local highway network. On all sites, securing affordable housing will be dealt with by means of planning obligations. It is not currently the Government's intention to provide affordable housing through the CIL.
- 4.89 Our evidence demonstrates that the requirements placed upon development by this Plan should not prove a serious risk to its implementation. It shows there is scope for many of the sites identified in this Plan to make significant contributions towards infrastructure and other policy objectives<sup>50</sup>. However, there may be individual circumstances where this is not the case. This may arise for a number of reasons. It may be as a result of (unexpected) site-specific circumstances. It may be as a result of wider factors, such as the state of the economy.
- 4.90 In cases where viability is an issue, developers will need to provide an assessment and analysis of their viability evidence in order to verify it. This must be completed by a suitably qualified individual or company and scrutinise the assumptions that have been made and the conclusions that have been reached and whether they are justified. The methodology and scope of any such assessment should be agreed in advance between the applicant and the Council. If, following this assessment, it is accepted by the Council that the viability of a scheme would be critically undermined by application of the Council's usual standards and expectations, we will exceptionally:
- consider which requirements are most critical to securing development and meeting the overall vision and objectives of this Plan;

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<sup>49</sup> Infrastructure Delivery Plan (RS Regeneration, 2016; RS Regeneration & NHDC, 2018)

<sup>50</sup> North Hertfordshire Whole Plan Viability Assessment (DSP, 2016)

- assess the extent to which these might be met in a way which makes any scheme viable; and
- determine whether this would result in an appropriate and acceptable level of contribution and / or mitigation.

4.91 Our Sustainability Appraisal says that this policy is critical in ensuring that the Plan delivers against a significant number of the sub-objectives in the sustainability appraisal framework, not only through ensuring the delivery of needed infrastructure but also through making provision for the mitigation of the adverse impacts of new development. The implementation and impacts of the policy will be carefully monitored through other policies in this Plan to ensure that it does hinder future development.

## Housing and Development

### Policy SP8: Housing

Over the period 2011-2031, housing growth will be supported across the District. We will:

- a) Release sufficient land to deliver at least 11,600 net new homes for North Hertfordshire's own needs. Of these:
  - i. around 11,500 net new homes will be provided within that part of the District falling within the Stevenage Housing Market Area (HMA); while
  - ii. around 100 net new homes will be provided within that part of the District falling within the Luton HMA;
- b) Provide additional land within the Luton HMA for a further 1,950 net new homes as a contribution towards the unmet needs for housing arising from Luton with approximately 1,400 of these being delivered over the Plan Period to 2031;
- c) Deliver these homes through the sites and allowances identified in this Plan that will support approximately<sup>51</sup>:
  - i. 5,100 homes from completions and permissions achieved since 2011 and other allowances;
  - ii. 7,700 homes from six Strategic Housing Sites delivering approximately 5,560 of these by 2031:
    - BA1 - North of Baldock for 2,800 homes (approximately 1,400 to be delivered by 2031);
    - LG1 - North of Letchworth for 900 homes (approximately 600 by 2031);
    - NS1 - North of Stevenage in Graveley parish for 900 homes (approximately 775 by 2031);
    - HT1 - East of Hitchin for 700 homes;
    - GA2 - North-east of Great Ashby in Weston parish for 600 homes; and
    - EL1 / EL2 / EL3 - East of Luton for 2,100 homes (approximately 1,500 by 2031);
  - iii. 4,000 homes through local housing allocations that will provide homes on:
    - further sites within the adjusted settlement boundaries of the towns;

<sup>51</sup> These requirements include a small buffer of approximately 13% over and above the total housing requirement set through criteria (a) and (b) of this Policy to ensure sufficient flexibility. See Monitoring and Delivery chapter for further information. All figures are net.

- land within the adjusted settlement boundaries of five villages identified for growth where more than 200 homes are expected to be built over the Plan period; and
- sites identified within the defined settlement boundaries of the Category A villages.

This includes the use of land within pre-existing settlement limits, non-strategic sites released from the Green Belt and other land identified following a review of other relevant boundaries or designations.

- iv. 4 new, permanent Gypsy and Traveller pitches
- d) Maintain a five-year housing land supply and target the completion of 20% of new homes over the plan period on previously developed land;
- e) Seek to provide long-term certainty by
  - i. identifying Strategic Housing Sites that will continue delivery beyond the end of the Plan period in 2031;
  - ii. working with the Government and other relevant agencies to identify new settlement options within North Hertfordshire that can provide additional housing supply in the period after 2026; and
  - iii. safeguarding land to the west of the A1(M) at Stevenage, as shown on the Policies Map to meet longer-term development needs in the period beyond 2026 subject to a future review of this Plan; and
  - iv. undertaking a review of this plan by the end of 2023;
- f) Support a range of housing tenures, types and sizes measured against targets to provide:
  - i. 33% of all homes over the plan period as Affordable Housing for local needs with targets to deliver up to 40% Affordable Housing where viable;
  - ii. a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties subject to up-to-date-assessments of housing needs; and
  - iii. 56 plots on specified Strategic Housing Sites to help pro-actively address demand for self-build development over the plan period; and
- g) Provide at least 350 bed spaces in suitable, supported accommodation to meet the needs of those who cannot live in their own home.

4.92 The need for housing is one of the biggest issues for local plans to address. A balance needs to be struck between the large and pressing need for housing with the desirability of protecting the countryside. Green Belt boundaries in

North Hertfordshire were last reviewed between 1984 and 1992. At that time access to housing was comparatively much easier than it is today, especially for younger newly-forming households.

- 4.93 Our evidence identifies a requirement for 11,500 homes to be built between 2011 and 2031 to meet the needs of North Hertfordshire<sup>52</sup>. A modest uplift has been added. This predominantly reflects the fact that, as people live for longer and live in their own homes for longer, it may be more appropriate to assume that more of their needs will be met in the normal housing stock<sup>53</sup>.
- 4.94 It is also necessary to consider the wider needs of housing market areas which affect North Hertfordshire. In particular, the Luton housing market area covers parts of North Hertfordshire, and the need for development in this area is significant. A contribution towards unmet needs is made by this Plan.
- 4.95 It would only be possible to deliver a modest proportion of these housing requirements on land within the village and Green Belt boundaries established in the previous District Plan<sup>54</sup>. Having considered a wide range of evidence, this Plan concludes that sensible, planned expansion of towns and villages is the best way of delivering the growth needed whilst protecting the largely rural character of the remainder of the District.
- 4.96 Approximately 5,100 of the required homes are accounted for by completions since 2011, sites which have already obtained planning permission and commenced development and other allowances. This includes two large developments on the edge of Royston with permission for almost 600 homes. The majority of these homes will be on previously developed land and also include:
- windfalls (those sites which will continue to come forward for development outside of the local plan process) ; and
  - Letchworth Town Centre as a broad location. This is an area where it is reasonable to assume development might occur in the latter years of the plan, but where we cannot currently identify the exact location. The boundary of the broad location is the same as the Town Centre boundary for Letchworth shown on the policies map.
- 4.97 Just under half of all new homes over the plan period will be delivered on six Strategic Housing Sites removed from the Green Belt. Three of these sites adjoin some of North Hertfordshire's largest settlements – Hitchin, Letchworth Garden City and Baldock.
- 4.98 Stevenage adjoins North Hertfordshire to the south-east. The tight administrative boundaries here mean it is possible to develop two strategic

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<sup>52</sup> Review of the Official Projections for North Hertfordshire (ORS, 2020)

<sup>53</sup> Housing requirements are normally calculated on the basis that the proportion of older persons needing specialised accommodation will not change over time.

<sup>54</sup> Strategic Housing Land Availability Assessment (NHDC, 2016)

sites that are within North Hertfordshire, but will integrate with the planned urban area of Stevenage.

- 4.99 These sites will all be built wholly to meet the housing needs of North Hertfordshire.
- 4.100 Luton lies immediately to the west of the District. This strategic allocation for 2,100 homes is predominantly to meet the needs of Luton, but around 150 of the homes here will contribute to North Hertfordshire's housing needs<sup>55</sup>.
- 4.101 A strategic policy has been prepared for each site setting out the site-specific measures we will require. These are in addition to the general requirements on matters such as affordable housing and open space set out in the detailed policies of the Plan which apply in all instances.
- 4.102 The remainder of new homes will be delivered through a range of local housing allocations set out in the detailed policies of this Plan:
- Sites for over 2,200 homes, in addition to the strategic sites, are identified within the adjusted settlement boundaries of the towns.
  - Sites for nearly 1,600 homes are identified at the five village locations identified by Policy SP2; while
  - A review of settlement boundaries in the-Category A villages allows for approximately 180 homes.
- 4.103 This Plan also makes provision to meet the future needs of the Gypsy and Traveller community. A new site is allocated at Woodside Place, Danesbury Park Road at the southern edge of the District allowing requirements over the period to 2031 to be met.
- 4.104 These targets require housing completions within the District to accelerate well above those achieved historically. However, past rates have been constrained, in part, by tight village and Green Belt boundaries that have not been reviewed for well over twenty years whilst Government policy supports a 'significant boost' in the supply of housing.
- 4.105 This needs to be balanced against realistic expectations about when we can expect to see new homes being built. This is especially the case on the largest new sites which require the certainty provided by this Plan in order to proceed and can require significant up-front investment in infrastructure such as new roads. As a result, most of the planned new homes will be delivered after 2021.
- 4.106 The spatial strategy proposed by this Plan requires the simultaneous delivery of a number of strategic sites around the main towns. There will be challenges in this approach. These include the capacity of the development industry to

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<sup>55</sup> The remaining 50 homes within the Luton Housing Market Area for North Hertfordshire's needs identified in criterion (a)(ii) will be met from local housing allocations, completions, permissions and windfalls. See Housing and Green Belt Technical Paper (NHDC, 2016).



deliver and the ability of the market to absorb these new homes. We will support higher delivery rates where possible. This might include using innovative approaches to construction. We will develop a greater understanding of the rates of housing delivery that can be achieved as schemes are progressed and reflect these in the review of the plan as set out in Policy IMR2.

- 4.107 A stepped approach is considered most appropriate to deal with these issues. An average of 313 homes per year were built over the first nine years of the plan period between 2011 and 2020. Moving forward, housing supply will be measured against targets to deliver an average of 500 homes per year over the period to 31 March 2024. From April 2024 a target of 1, 120 homes per year will apply. Our approach to five-year land supply is set out in Policy IMR1 in Chapter 14.
- 4.108 As this Local Plan was developed, many residents suggested that a new settlement in North Hertfordshire would be the best way to meet future needs. We recognise many of the merits of this argument. In the longer term, continual incremental additions to existing settlements may not be the best solution.
- 4.109 The Council is committed to fully exploring new settlement options in the District and initial work has been undertaken<sup>56</sup>. However, we cannot rely upon a future new settlement to contribute to housing requirements in this current Plan. We will work with relevant partners on an on-going basis to build the evidence base that is required to support any new settlement(s) and deliver on our aspirations.
- 4.110 The outcomes of the new settlement process will be reflected in the next review of this Plan. The review will supplement rather than replace the allocations in this Plan and provide greater certainty for the period beyond this Plan.
- 4.111 If a new settlement is pursued, it would be unlikely to meet all future needs and it would probably still remain necessary to identify additional sites<sup>57</sup>. This issue is exacerbated by the constrained nature of some surrounding authorities. Stevenage Borough's current plan strategy is likely to leave only limited development opportunities within their administrative area by 2031<sup>58</sup>.
- 4.112 Land to the west of the A1(M) at Stevenage within North Hertfordshire has long been identified as a sustainable location for a substantial urban extension to the town. Given the history of this site, it is considered there is sufficient justification to remove this site from the Green Belt now and safeguard it for future use. This land is not allocated for development at the present time. No development will be permitted until a plan review determines

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<sup>56</sup> North Hertfordshire New Settlement Study (ATLAS, 2016)

<sup>57</sup> Long-term Government household and population projections, which form the starting point for consideration of local plan housing targets, continue to predict substantial growth within North Hertfordshire well beyond 2031.

<sup>58</sup> Stevenage Borough Local Plan 2011-2031: Publication draft (Stevenage Borough Council, 2016)

that the site is required to meet long-term needs and remains (part of) the most appropriate solution.

- 4.113 In taking this approach, it is recognised that we are required to undertake a review of the Plan every five years to see if it needs to be updated. This Plan commits to undertaking a full review by the end of 2023, well within the five-year period.
- 4.114 Policy IMR2 in the Monitoring and Delivery chapter of this plan sets out in greater detail how we expect the local plan review process to occur.
- 4.115 As well as setting targets for the amounts of housing, it is vital that the Local Plan sets clear expectations as to the types of homes that will be built.
- 4.116 The price of housing in North Hertfordshire is a key issue and many local residents are unable to afford housing without some form of assistance. At least one out of every three new homes built over the plan period will be Affordable Housing<sup>59</sup> to meet local needs. This will be achieved through a tiered approach requiring up to 40% provision on allocated sites, with 100% affordable schemes appropriate in some instances.
- 4.117 Self-build provides another route to home ownership. Small developments, often delivered by local builders and companies, have historically made a valuable contribution to housing land supply in North Hertfordshire. These include schemes designed by individuals for their own use. We will continue to support small windfall schemes where they are compatible with the policy framework of this plan. Government guidance also encourages us to facilitate further opportunities for people to self-build through Local Plan policies and other measures. On five of our strategic sites, 1% of plots will be reserved and marketed for those who wish to build their own home reflecting demand recorded on the Council's Self-Build Register. No specific self-build targets have been set on Local Housing Allocation sites and local demand will be considered on a site-by-site basis having regards to the Council's self-build register. Self-build may additionally be an issue that local communities wish to explore through Neighbourhood Plans.
- 4.118 Detailed policies will ensure that development sites deliver an appropriate range of property sizes. Sites in the most accessible locations will generally be expected to provide smaller units at higher densities while we will also ensure appropriate levels of provision for the family market.
- 4.119 We also need to provide the right sort of homes for older residents. Up to 650 bed spaces of specialist accommodation may be required<sup>60</sup>. However, this needs to be viewed in the context of changes in the ways in which older people might seek to live, and in which providers might seek to deliver services over the plan period. A slightly lower requirement has been set,

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<sup>59</sup> This term is defined in Annex 2 of the 2012 NPPF.

<sup>60</sup> Stevenage and North Hertfordshire Strategic Housing Market Assessment Update (ORS, 2015)

offset against the additional requirement for 'mainstream' housing identified in paragraph 4.93.

- 4.120 Our Sustainability Appraisal concludes that this policy provides clarity about the scale and location of housing which will be delivered in North Hertfordshire up to 2031. As well as securing long-term housing supply, stipulating the type and mix of housing required, the policy should help to support economic growth in the District through increasing local demand and spend and by creating jobs in construction and other development-related industry.

## Design

### Policy SP9: Design and Sustainability

The Council considers good design to be a key aspect of sustainable development. We will:

- a) Support new development where it is well designed and located and responds positively to its local context;
- b) Require Strategic Masterplans to be produced for Strategic Housing Sites and other significant development. Significant development generally comprises residential development of 100 dwellings or more. Exceptionally, developments under 100 dwellings will be considered significant if there are site specific complexities and sensitivities that require a masterplan-led approach. In some circumstances a Strategic Masterplan may also be required to consider the cumulative impact of more than one site to support a co-ordinated and integrated approach to place-making and design.
- c) Require Strategic Masterplans and planning applications for Strategic Housing Sites and significant development to (as applicable):
  - i. create buildings, spaces and streets which positively reflect and respond to the local landscape, townscape and historic character
  - ii. create integrated, accessible and sustainable transport systems with walking, cycling and public transport designed to be the most attractive forms of transport and effectively linking into the surrounding areas;
  - iii. provide a clear structure and hierarchy of pedestrian friendly streets and well-connected footpaths and cycleways integrate with the wider built and natural environment and communities;
  - iv. plan for integrated and mixed-use communities with walkable locally accessible community, employment and retail facilities;
  - v. positively integrate with adjacent rural and urban communities and positively contribute to their character and the way the area functions, including addressing cumulative, cross boundary planning and infrastructure matters;
  - vi. create and accessible multi-functional green infrastructure network that provides:
    - a key structuring and functional place-making feature supporting healthy lifestyles, sport, play and recreation linking into the wider Green Infrastructure Network;
    - and

- a high-quality integrated network to support ecological connectivity, biodiversity net gain, climate adaptation and mitigation linking into the wider Ecological Network
  - vii. ensure the effective use of sustainable urban drainage and sustainable water management;
  - viii. ensure a hierarchy of linked, high quality and attractive public spaces and public realm that is safe, attractive and supports social interaction for all age groups; and
  - ix. design to last with a clear stewardship, management and maintenance strategy
- d) Ensure Strategic Masterplans are informed by a technical and design evidence base and include the following for Strategic Housing Sites and where applicable for other significant development:
  - i. site specific vision and place-making principles
  - ii. Masterplan setting out the quantum, scale, type, mix and distribution of land uses, housing and community facilities;
  - iii. Green Infrastructure Framework identifying the scale, distribution, type and design of green spaces, biodiversity net gain, strategic drainage and on and off-site linkages:
  - iv. Movement Framework setting out the key access points, strategic highways, street hierarchy and footways and cycleways (on and off site)
  - v. Urban Design Framework and design principles identifying how the site responds to local character and context and key structuring elements and layout principles (including heights and densities)
  - vi. Sustainability & Energy Framework identifying site-wide and building scale opportunities for low and zero carbon
  - vii. Illustrative Masterplan Layout
  - viii. Infrastructure Delivery, Phasing & Management Strategy
- e) Encourage the submission of Strategic Masterplans for the Council's consideration and agreement before the submission of a planning application. We will also confirm the scope and contents of individual Strategic Masterplans with applicants in pre-application discussions. Planning applications must be accompanied by a Strategic Masterplan. Where applications have already been submitted to the Council a Strategic Masterplan should be agreed with the Council prior to or as part of the grant of planning permission. Adherence to the Strategic Masterplan will be secured through planning conditions and/or legal agreement.

- f) Assess proposals against detailed policy requirements set out in this Plan and have regard to the Design SPD; and
- g) Adopt the Government's additional technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility.

- 4.121 Design is central to good planning. The achievement of high quality, sustainable design is required by Government guidance. Planning policies should promote high quality, inclusive design in layouts and buildings in terms of function and impact. Design which does not make the most of opportunities to improve the character and quality of an area should be refused.
- 4.122 North Hertfordshire has a high quality natural and built environment. Promoting sustainable growth is one of the priorities for the District. Achieving this objective depends on securing development that is of a high quality and inclusive design which reinforces local distinctiveness through fully addressing the creation of a sense of place and a safe and healthy environment.
- 4.123 North Hertfordshire is fortunate in having three historic market towns, the world's first Garden City and many villages all with unique characters set in a high-quality rural environment. As development pressures increase in the District it is important to respect, retain and where possible enhance the existing character of both the urban and rural areas to maintain the quality of the District's environment.
- 4.124 Policy SP9 sets out the strategic design and masterplanning expectations of the Council for the Strategic Housing Sites and other significant development. The policy has to apply to a wide range of developments in terms of quantum, scale and complexity. The policy should be applied in its entirety to the Strategic Housing Sites but for other significant development a tailored and case-by-case approach will be required to identify a proportionate level of masterplan and design detail to secure design quality dependant on site specific issues and the level of detail submitted with any planning application.
- 4.125 Strategic Masterplans are an effective tool in securing comprehensive and timely delivery and securing design quality and positive place outcomes. Masterplans support comprehensive, integrated, well-planned and sustainable places in terms of the natural, built and historic environment. An effective masterplanning process helps to support a multi-disciplinary, integrated, inclusive and collaborative approach to securing quality design and delivery. It also assists with resolving and co-ordinating planning issues at an early stage in the process speeding up decision-making and driving forward delivery through a shared vision. This both de-risks and provides certainty.
- 4.126 We encourage the production of Strategic Masterplans on a staged basis, initially evaluating and agreeing baseline technical, character and design analysis and assessments, then agreeing a shared vision and set of place-making objectives, exploring and testing a series of options with stakeholder input and then the agreement of a preferred option and masterplan.



- 4.127 For large sites that are developed over a long period, strategic masterplans may require review and be flexible to adapt to changing circumstances. A Strategic Masterplan is not a blueprint but a framework within which further planning and design instruction can emerge over time.
- 4.128 The detailed policies of this Plan and supplementary guidance set out standards that will apply to new development in the District. Government reforms and technical standards have streamlined the type and amount of additional requirements that we can ask of new development. Having regard to relevant evidence, we consider it appropriate to introduce these optional requirements in North Hertfordshire.
- 4.129 Our Sustainability Appraisal says that this policy with its broad strategic approach should help to ensure that the plan delivers against a number of the sustainability appraisal framework objectives and is particularly important given the scale of new development proposed by this Plan.

## Healthy Communities

### Policy SP10: Healthy Communities

We will provide and maintain healthy, inclusive communities for our residents. We will

- a) Support the retention of existing community, cultural, leisure or recreation facilities;
- b) Require appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development;
- c) Work with the NHS Trust, the Clinical Commissioning Groups and other relevant providers to ensure appropriate coverage of healthcare facilities across the District;
- d) Maintain the network of local retail centres identified in Policy SP4 and support the retention of locally-important shops;
- e) Work with Hertfordshire County Council and education providers to ensure the planning system contributes to the provision of sufficient school places and facilitates the provision of new or expanded schools in appropriate and accessible locations. This will include monitoring of projected future demand to inform the review of this plan in relation to secondary education provision for the Stevenage area; and
- f) Protect, enhance and create new physical and green infrastructure to foster healthy lifestyles.

- 4.130 National policy recognises that the planning system plays a role in facilitating social interaction and creating healthy, inclusive communities. Community and recreation facilities together with green spaces can play an important role in the life of local people enabling people not only to participate in physical activities but also in cultural pastimes, all of which can help to enhance physical, spiritual and mental well-being. Community, leisure, recreation and cultural facilities can include village halls, community centres, sports halls, theatres, museums, libraries, places of worship, doctors and dental surgeries and schools. Retail facilities in the towns and villages are afforded protection by Policy SP4.
- 4.131 Community provision requires partnership with key agencies. A number of community halls, for example, are owned and / or operated by parish councils.
- 4.132 Our general presumption will be that existing facilities should be retained. However, there may be exceptions to this. Where facilities are being replaced, are not in the right location to address future patterns of demand or are no longer viable in their current form some limited losses of existing premises will be permitted.

- 4.133 Our detailed policies set out our approach to considering applications, including proposals affecting Assets of Community Value.
- 4.134 The East and North Hertfordshire NHS Trust are responsible for hospital services. Health care delivered through GP surgeries and other secondary facilities is primarily managed by the East and North Hertfordshire Clinical Commissioning Group. The largest sites will be expected to make appropriate provision for new, on-site healthcare facilities.
- 4.135 Most of the District operates a two-tier education system, with children attending primary schools from ages 4-11 and secondary schools from ages 11-16 (and up to 18 where sixth-form provision is made).
- 4.136 The east of the District operates a three-tier system of lower (ages 5-9), middle (9-13) and upper (13-16/18) schools. This system is also used in neighbouring Bedfordshire. On sites close or adjacent to the County boundary, consideration will need to be given as to the most appropriate forms of provision or contribution.
- 4.137 At the same time, the Government's changes may allow for more innovative and flexible approaches to school provision in the future. Concepts such as 'all through schools' – which provide education for all ages from 4 to at least 16 – may be appropriate in certain locations, including the largest development sites. This approach might also enable more sustainable travel patterns by providing modest levels of secondary school provision in locations where children currently have to travel further afield.
- 4.138 We will work with Hertfordshire County Council, landowners, Academy Trusts and other relevant bodies to deliver appropriate solutions. Our Strategic Housing Sites will see the on-site provision of new primary and, where appropriate, secondary school facilities to serve the growing population. Some Local Housing Allocations will also result in new school places being provided, including at Ickleford, Codicote and Knebworth.
- 4.139 Forecasting education demand that will arise from new developments over the long term is challenging. It is difficult to predict with certainty how and when school places will be needed until developments are built and new families move in. This is a particularly complex issue in the Stevenage area where housing developments have been proposed by three local authorities (North Hertfordshire, East Hertfordshire and Stevenage) across a wider number of and variety of sites contained in separate local plans. These plans set out allocations and requirements for secondary education that could meet demand well into the 2030s. However, this issue needs to be kept under review particularly as alternative sites and opportunities which supplement those identified in current Plans and/or better address the County Councils operational preferences may arise over this period. We will monitor long-term forecasts of demand with the County Council to inform the early review set out in Policy IMR2.

- 4.140 The NPPF addresses the importance that access to open space has for the health and wellbeing of a community. Physical infrastructure, for instance walking and cycling routes, can have dual benefits of improving health through exercise, whilst sustainable modes of transport also lessen the impact on the natural environment. Green infrastructure assets can also be a driver for economic growth and investment.
- 4.141 The towns and villages of North Hertfordshire are attractive places in which to live and work. The green infrastructure network forms an essential part of the quality and character of the settlements, providing accessible formal recreation opportunities, informal open space, wildlife habitats and links to the countryside. During the plan period up to 2031 the District will need to accommodate housing growth and it is important that the green infrastructure network is protected where possible, and opportunities are taken to enhance the network to ensure that the settlements remain attractive and healthy places to live.
- 4.142 In promoting the creation of healthy communities, the NPPF states that local authorities should identify specific needs, qualitative and quantitative deficits and any surpluses in open space provision, as well as any open space that is required. These requirements are set out in the detailed policies.
- 4.143 Our Sustainability Appraisal says that this policy is critical to the delivery of a number of the social and environmental sub-objectives in the sustainability appraisal framework.

## Natural and Historic Environment

### Policy SP11: Natural resources and sustainability

This Plan seeks to meet the challenges of climate change and flooding. We will:

- a) Support proposals for renewable and low carbon energy development in appropriate locations;
- b) Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures;
- c) Support the principles of the Water Environment (Water Framework Directive) Regulations 2017 and seek to protect, enhance and manage the water environment;
- d) Give consideration to the potential or actual impact of land contamination and support proposals that involve the remediation of contaminated land; and
- e) Work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites.

- 4.144 To assist in securing radical reductions in greenhouse gas emissions, the Council is required to help increase the use and supply of renewable and low carbon energy. Proposals for renewable and low carbon energy will be favourably considered subject to consideration of the impacts. A balance needs to be struck between the beneficial outcomes of renewable energy, and any adverse impacts produced by the development itself.
- 4.145 Risk of flooding can arise from a number of sources including river flooding, surface water runoff, sewer or groundwater flooding. Within North Hertfordshire there are a number of rivers and streams. Localised flooding has also occurred away from those water courses.
- 4.146 Our evidence has identified those areas of the District most at risk from flooding<sup>61</sup>. Development allocations have been identified in line with its recommendations. Where necessary, specific mitigation measures have been identified while our detailed policies set out the general requirements that will apply in all cases.
- 4.147 This includes the provision of Sustainable Urban Drainage Systems (SUDS). SUDs are an important flood risk mitigation measure to manage surface water run-off. They can take a variety of forms, including green roofs, swales,

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<sup>61</sup> Strategic Flood Risk Assessment update (North Hertfordshire District Council, 2016)

permeable pavements and retention ponds and, when well designed, integrate with wider green infrastructure provision (see Policy SP12).

- 4.148 This Plan also seeks to have regard to the wider water environment. The Water Environment (Water Framework Directive) Regulations 2017<sup>62</sup> transpose European legislation that requires member states to make plans to protect and improve the water environment. It seeks to improve the condition of all qualifying water bodies to a “good” status and prevent deterioration in the water environment.
- 4.149 North Hertfordshire is located at the watershed between the Great Ouse and Thames river catchments. Headwaters of river catchments are, by their nature, small in terms of volume. This means that environmental capacity for change can be limited.
- 4.150 Water Cycle Studies have been produced for both the Rye Meads catchment area<sup>63</sup> and Royston<sup>64</sup>, where identified foul treatment infrastructure issues have arisen as a result of potential future development. Both studies identify that technical solutions can be realised. Where appropriate, contributions will be sought and / or conditions used in accordance with Policy SP7.
- 4.151 Wastewater from some parts of North Hertfordshire is treated at Rye Meads on the Hertfordshire / Essex border. This site lies within a protected site of European importance and currently has capacity to serve additional development until 2026. We will work with the relevant bodies to ensure long-term wastewater treatment solutions are available which will not have an adverse impact upon the Lee Valley Special Protection Area.
- 4.152 Much of North Hertfordshire’s water supply comes from an unconfined aquifer sited beneath the District. We will ensure that development does not have an adverse impact upon groundwater.
- 4.153 This approach should prevent pollution of the water environment. However, it is also important to have regard to pollution and contamination in a broader context.
- 4.154 There are numerous sites in the District which are potentially affected by contamination as a consequence of their historical land uses. Our detailed policies set out the approach we will take to (potentially) contaminated sites and polluting uses.
- 4.155 Our Sustainability Appraisal says that this policy supports a number of the sustainability appraisal framework objectives.

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<sup>62</sup> For information on the Water Environment (Water Framework Directive) Regulations 2017, see: <http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/About.aspx> and <https://www.legislation.gov.uk/uksi/2017/407/contents/made>

<sup>63</sup> Rye Meads Water Cycle Strategy (Hyder, 2009); Rye Meads Water Cycle Strategy Review (Stevenage Borough Council, 2015)

<sup>64</sup> Royston Sewage Treatment Work Water Cycle Study (NHDC, 2012)



**Policy SP12: Green infrastructure, landscape and biodiversity**

We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
  - Internationally designated sites
  - Nationally designated sites
  - Locally designated sites;
  - Non-designated sites that include important habitats and species
- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and
- e) Protect other open spaces and support provision of new and improved open space.

4.156 North Hertfordshire has a varied and attractive natural environment which is under increasing pressure from development, recreational uses and changing agricultural practices, particularly in the areas which are adjacent to the towns and villages.

4.157 The natural environment forms the setting to the towns and villages in which people live, work and spend their leisure time. Where possible, it should be protected and enhanced in the future to maintain the existing high quality of life that people in the District enjoy.

4.158 This Plan sets out a clear strategic approach for the protection, enhancement, creation and management of networks of green infrastructure. Green infrastructure refers to all assets within and between towns and villages, both urban and rural. It is a network of multi-functional open spaces, including urban parks, gardens, woodlands, hedgerows, watercourses and associated buffer zones, and green corridors in addition to protected sites, nature reserves and open countryside.

- 4.159 Benefits to be gained from green infrastructure include a healthy environment, improved biodiversity value, climate change mitigation and flood attenuation as well as enhanced networks for walking and cycling, which contributes to a carbon neutral development. The retention of substantial connected networks of green space in urban, urban fringe and adjacent countryside areas to serve growing communities is vitally important in ensuring these benefits are maximised.
- 4.160 Our detailed policies set out our approach to green infrastructure.
- 4.161 Much of North Hertfordshire is largely unspoilt, with very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights.
- 4.162 Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. Strict protection and control will be applied to all national designations in accordance with the conservation of Species and Habitats Regulations (2010). These designations include six Sites of Special Scientific Interest (SSSIs) as shown on the Policies Map and eight designated Local Nature Reserves (LNRs).
- 4.163 Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District's woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity. Ancient hedgerows are protected by the Hedgerow Regulations 1997 and will be protected and enhanced where possible to ensure their contribution to biodiversity and ecological networks.
- 4.164 Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan<sup>65</sup> sets out an approach to biodiversity at the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.
- 4.165 The District has over 300 designated Wildlife Sites<sup>66</sup>. The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on

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<sup>65</sup> Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, [http://www.hef.org.uk/nature/biodiversity\\_vision/index.htm](http://www.hef.org.uk/nature/biodiversity_vision/index.htm)

<sup>66</sup> [Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites](#)

a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.

- 4.166 Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.
- 4.167 There are a wide range of important habitats within North Hertfordshire, including hedgerows, wildflower meadows, orchards, ponds, lakes, reed bed and fen, ancient woodlands in the south, chalk grasslands and chalk streams in the east, and wet woodlands along the River Hiz and its tributaries, and a wildlife corridor which runs in a south-west to north-east direction passing through the northern part of the district which is an important asset of food and habitat for flora and fauna, particularly birds. Many of these habitats are subject to specific designations, reflecting their value in terms of wildlife interest, for instance national sites such as Sites of Special Scientific Interest and Local Nature Reserves, and local sites such as local wildlife sites. The Biodiversity Action Plan for Hertfordshire and the Green Infrastructure Plan for North Hertfordshire identify the importance of such habitats.
- 4.168 North Hertfordshire is also host to a number of Local Geological Sites, which are identified as the most important sites for geology not covered by land protection designations, such as Sites of Special Scientific Interest. Our detailed policies set out the designations for biodiversity and geodiversity assets.
- 4.169 Our Sustainability Appraisal says that our policy directly addresses the environmental protection objectives as set out in our sustainability appraisal and recognises the need to provide environmental protection in the context of accommodating significant growth.

#### **Policy SP13: Historic environment**

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

- a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;
- b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;
- c) Periodic reviews of Conservation Areas and other locally designated assets; and
- d) Publication of detailed guidance.

- 4.170 The District has a rich built heritage with many ancient monuments (many being associated with the prehistoric Icknield Way), 44 conservation areas and over 2,500 listed buildings.
- 4.171 These factors make a strong positive contribution to North Hertfordshire but can be among the most vulnerable features of the District when major development is proposed.
- 4.172 National policy seeks to conserve the historic environment which contributes to the local distinctiveness of the area, but also to facilitate development where it would not lead to substantial harm. In addition to this, the historic environment is among environmental matters that must be considered when pursuing sustainable development. The Council will take a positive and proactive approach to this historic environment. This section is our heritage strategy setting out the main features of the historic environment in North Hertfordshire.
- 4.173 Currently identified Heritage assets in North Hertfordshire include:
- Over 2,500 Listed Buildings
  - 44 Conservation Areas
  - 13 Registered Parks and Gardens
  - 62 Scheduled Ancient Monuments
  - Over 1,000 sites of Archaeological Interest
- 4.174 Listed Buildings are designated by central Government. With the District's fine urban and rural history, the statutory list includes buildings and structures of a wide range of sizes, ages, types and uses and of varying architectural styles, methods of construction and materials, both local and imported.
- 4.175 Of the 2,500 listed buildings within North Hertfordshire, 29 buildings have the highest Grade I listing, whilst a further 135 are Grade II\* listed.
- 4.176 The forty-four Conservation Areas in North Hertfordshire include (parts of) settlements of varying characters from the historic linear core of Barkway to the original town centre and residential neighbourhoods of Letchworth Garden City.
- 4.177 Conservation Areas are designated under separate legislation to that which is used for local plans. Appraisal and review can therefore take place on a rolling-basis alongside and / or outside of the local plan process.
- 4.178 Over the lifetime of this Plan, we will carry out a programme of work relating to our Conservation Areas with priority for locations with potential development pressures and where there have been significant changes since the designation was first made. The reviews will include the production of character statements and will provide opportunities to consider amending boundaries.

- 4.179 We will consider the need to develop supplementary guidance for Conservation Areas in the form of management plans. Where this is pursued, it will become a material consideration in the determination of relevant applications.
- 4.180 Historic England maintains a national register of Heritage at risk for sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. The Council will also explore, with parish councils and designated neighbourhood planning groups, the possibility of developing a list of locally designated heritage assets at risk. If implemented, we would work with Historic England, owners and occupiers to find new, appropriate uses and solutions to secure the future of heritage assets.
- 4.181 Historic assets can also form part of the green infrastructure network. Of the thirteen Registered Parks and Gardens in the District, one is Grade I (St Paul's Walden Bury); one is Grade II\* (Knebworth Park) and eleven are Grade II. These sites contain listed buildings and so also form part of their setting. The registered sites are of varying ages and character dating from the 18th century through to the early 20th century. Historic England's advice suggests about two-thirds of the sites on the register are of national significance.
- 4.182 Working with the Hertfordshire Gardens Trust and based on its advice the Council will, where possible, identify other sites of interest. These will be added to the Hertfordshire Historic Environment Record (HER) and will be considered by the Council as non-designated heritage assets, as defined in the NPPF, and given appropriate consideration in the determination of planning applications.
- 4.183 In addition, because there are no special controls for works within historic parks and gardens, we will consider serving Tree Preservation Orders outside conservation areas where the character of a site may be threatened by the loss of important trees.
- 4.184 North Hertfordshire has an especially rich archaeological heritage, including Archaeology Areas and Areas of Archaeological Interest.
- 4.185 There is archaeological evidence of human activity from early prehistoric times but with the District probably being best known for its late Iron Age and Roman remains.
- 4.186 In addition, there are Iron Age hill forts, a number of important ancient roads and routes including the Icknield Way and Roman Ermine Street and small mediaeval castles and moated manor sites.
- 4.187 As well as the sixty-two scheduled ancient monuments there are a number of sites within the District that have been identified as being of comparable national importance to the sixty-two scheduled ancient monuments.
- 4.188 In accordance with the NPPF, these will be considered in the same way as scheduled sites in the determination of development proposals. Many other

sites of interest are known and new sites are becoming known on a regular basis. Because of this, a finite list of sites and their areas cannot be identified. Sites of interest are included in the Hertfordshire Historic Environment Record, which is be updated on an annual basis.

- 4.189 The Council recognises the importance of these heritage assets and has additionally been developing and adopting Registers of Buildings of Local Importance on a parish by parish basis in conjunction with Conservation Area reviews.
- 4.190 The detailed policies of this Plan identify those sites where impact upon the historic environment must be carefully managed.
- 4.191 Our Sustainability Appraisal says that our policy directly addresses the sustainability appraisal framework objectives relating to the protection, conservation and enhancement of heritage assets and landscapes.



## Strategic Housing Sites

- 4.192 The following policies identify our Strategic Housing Sites and set out site-specific measures to be addressed in any proposals. These are in addition to matters set out in the detailed policies of this Plan, such as affordable housing and open space, which apply in all cases.
- 4.193 The supporting text to Policy SP8 sets out the key findings of our Sustainability Appraisal in relation to housing. Each Strategic Housing Site has additionally been subject to an individual appraisal which has informed the policies below. Further details can be found in the Environmental Report, which should be referred to for more information<sup>67</sup>.
- 4.194 All strategic sites will be informed by a Strategic Masterplan. We encourage their production to be undertaken pro-actively and collaboratively with the Council and key stakeholders in accordance with Policy SP9 Design and Sustainability and the individual site policy requirements. Planning applications must be accompanied by a Strategic Masterplan, and adherence to it and any further masterplanning and design requirements will be secured through conditions and/or legal agreements.

### Policy SP14: Site BA1 – North of Baldock

Land to the north of Baldock, as shown on the Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,800 homes.

A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council.

Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.

Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and must not prejudice the implementation of the site as a whole.

Development proposals should provide the following planning and masterplanning requirements:

- a) A new mixed-use local centre/s to provide for a range of day to day local needs including additional along with additional neighbourhood-level provision of around 500m<sup>2</sup> (net) convenience retail provision and 1,400m<sup>2</sup> (net) of comparison retail and food and beverage floorspace;
- b) Structural planting to create a sense of place, integration into surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the north and east;

<sup>67</sup> Sustainability Appraisal of the North Hertfordshire Local Plan (CAG, 2022)

- c) A new link road connecting the A507 North Road to the A505 Baldock bypass including a new bridge across the railway;
- d) Sustainable transport measures to include:
  - i. a secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way;
  - ii. safe access routes to / from, and upgrades to, Baldock station;
  - iii. sensitive integration of Bridleway Baldock 034 / Bygrave 002 as a north-south route through the development; and
  - iv. the use of Bygrave Road / Ashwell Road from the south-western edge of the allocated site to the link road as a sustainable transport corridor; and
  - v. comprehensive integration into the existing pedestrian and cycle, public transport and road networks
- e) At least 28 serviced plots for self-build development;
- f) Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4;
- g) A community hall and GP surgery;
- h) Up to 6 forms of entry (FE) of additional primary-age education provision;
- i) Up to 8 forms of entry (FE) of additional secondary-age education provision. A secondary school larger than 6FE will be supported where:
  - i. it is located at the south of the allocation site; and
  - ii. safe, sustainable and direct routes to school are provided from Clothall Common;
- j) Address existing surface water flood risk issues, particularly to the south of Ashwell Road, through SUDs or other appropriate solution;
- k) Appropriate mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including:
  - i. Ivel Springs Local Nature Reserve;
  - ii. Bygrave Road local wildlife site; and
  - iii. identified protected species and priority habitats;
- l) Built development contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road; and
- m) Sensitive treatment of heritage assets and their settings including:

i.	an access solution from the A507 North Road which satisfactorily addresses potential impacts;
ii.	retaining framed views of St Mary's Church from within and beyond the site; and
iii.	using the location of areas of archaeological significance to inform a site-wide green infrastructure strategy.
iv.	iv. Ivel Springs Scheduled Ancient Monument

- 4.195 Land to the north of Baldock is the largest, single development site allocated through this Plan. A total of 2,800 homes can be accommodated here, 1,400 of which are anticipated to be built within the plan period to 2031.
- 4.196 The location of the site, and the way in which Baldock has historically developed, enables substantial new development within relatively close proximity to both the train station and Baldock town centre.
- 4.197 This site enables growth to meet needs arising from the surrounding areas in such a way that does not erode the narrow gaps between the towns of Hitchin, Letchworth Garden City and Baldock.
- 4.198 The site is also large enough to support new schools, local facilities and a new link road, including an additional road bridge over the railway so that not all traffic has to use the Station Road bridge and the White Horse crossroads.
- 4.199 At minimum, the site will contain a 6FE secondary school to ensure the demands arising from within the development can be met. A larger school of 8FE would additionally serve existing residents of Clothall Common and adjoining new development. Appropriate measures to ensure pupils can safely and conveniently walk or cycle to school from the south of the railway line will be required to support this scale of provision.
- 4.200 A range of sustainable transport measures will be required. Critically, this will include measures that allow safe access to the northern side of Baldock station and the town centre as well as routes through the development to provide access to the wider countryside for all Baldock residents.
- 4.201 National policy encourages the creation of inclusive and mixed communities meeting the needs of all age groups. A small proportion of plots will be reserved for those wishing to build their own home. Land will also be reserved for a home for older people who need greater levels of care. A minimum of 50-60 bed spaces are likely to be required in order to support the provision of communal facilities and on-site staff. The care home site should be sustainably located close to key facilities in line with the requirements of Policy HS4.
- 4.202 To the north, the allocation extends to the line of Bridleway Bygrave 001. This right of way is considered the most appropriate long-term, defensible

boundary for the Green Belt<sup>68</sup>. Additional planting may be required to reinforce its role. However, there is a clear ridgeline located approximately 200 metres to the south of this which is considered the most appropriate limit for built development.

- 4.203 To the south of the ridgeline, the site faces towards the existing town. To the north it relates to the countryside beyond. This area would be most appropriate for the provision of some types of open space, school playing fields and / or replacement habitat where it creates an appropriate transition between the rural and urban.
- 4.204 Along the eastern edge, the boundary to the north of Ashwell Road is defined by a field boundary hedgerow which should be reinforced. The boundary and ridgeline to the south of Ashwell Road are less well defined.
- 4.205 The masterplanning process should address these issues and, where possible, mitigate against adverse impacts upon the wider landscape.
- 4.206 The site and surrounding area has been specifically identified as (potentially) hosting a variety of habitats and species protected by legislation. This includes the corn bunting<sup>69</sup>. Appropriate measures will be required as part of any application. This may range from the localised retention of habitats on-site to biodiversity offsetting. This is where habitats lost are re-provided at an appropriate alternate location.
- 4.207 Baldock and its surrounds are home to a wide-range of heritage assets. This includes sites associated with ancient settlements, the town centre Conservation Area and a range of individually listed buildings.

**Policy SP15: Site LG1 – North of Letchworth Garden City**

Land to the north of Letchworth Garden City, as shown on the Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 900 homes.

A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council. This should follow and implement Garden City principles.

Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.

Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and must not prejudice the implementation of the site as a whole.

Development proposals should provide the following planning and masterplanning requirements:

<sup>68</sup> Green Belt Review (NHDC, 2016 & 2018)

<sup>69</sup> Blackhorse Farm, Baldock. Guidance Note; Corn Bunting (BSG Ecology, 2016)

- a) The most appropriate points of vehicular access considering landscape and traffic impacts;
- b) Comprehensive integration into the existing pedestrian and cycle, public transport and road networks;
- c) An appropriate education solution which delivers a new 2FE primary school on-site;
- d) Measures required to address nearby heritage assets including the Scheduled Ancient Monument at Radwell Lodge and the Croft Lane and Norton Conservation Areas;
- e) The approach to existing trees and hedgerows around and within the site, with the presumption that trees will be retained and any hedgerow losses kept to a minimum;
- f) Neighbourhood-level retail and community facilities providing around 900m<sup>2</sup> (net) of retail and food and beverage floorspace and a GP surgery;
- g) At least 9 serviced plots for self-build development;
- h) Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4 subject to up-to-date assessment of likely future needs and existing supply;
- i) Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;
- j) Structural planting to create a sense of place, integration into the surrounding landscape and a long-term, defensible Green Belt boundary, particularly to the north-west and east;
- k) Diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge; and
- l) Undertake a detailed odour assessment to demonstrate no adverse impact on future residents and occupants of non residential buildings.

4.208 Letchworth holds a special place as the world's first garden city. Although development of the town to Ebenezer Howard's original vision of 32,000 residents has been achieved, it is considered there remains scope for a sensitive extension of the town to the north, which respects the town's original ideals while making provision for the needs of the 21<sup>st</sup> Century. A masterplan will be required for this site which demonstrates how these principles will be incorporated.

4.209 The masterplan will also be required to demonstrate an access solution which works in both highway and urban design terms. Previous work has shown that a new access from Norton Road could be accommodated in landscape terms<sup>70</sup>. However, this needs to be balanced against a requirement to

<sup>70</sup> Land north of Letchworth: landscape sensitivity study (LUC, 2013)

properly integrate this site with the existing Garden City. At the same time, any impacts upon the existing local highway network need to be managed within acceptable limits.

- 4.210 Sites at this scale generate enough demand to support the provision of new primary schools on-site. Site LG1 will follow this principle. However, the irregular shape of the site and the location of surrounding schools mean that this requires further consideration through the masterplanning process to ensure existing school intake and travel patterns are not unduly affected.
- 4.211 Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. Our evidence also identifies a requirement for a new GP surgery in Letchworth to serve new development<sup>71</sup>.
- 4.212 A small proportion of plots will be reserved for those wishing to build their own home. To ensure sufficient provision of homes for older people, any application should be supported by up-to-date evidence of housing need. This will determine whether it is necessary to make provision for a care home. These normally require a minimum of 50-60 bed spaces in order to support the provision of communal facilities and on-site staff so an accurate picture of existing supply across Letchworth and the wider district will be essential. Any care home site should be sustainably located close to key facilities in line with the requirements of Policy HS4.
- 4.213 This site forms part of the elevated northerly edge to Letchworth. Much of the site is relatively flat though falls away to the north-west towards Pix Brook and to the north / north east to the Ivel Valley, with several ordinary watercourses on the site draining broadly in these directions.
- 4.214 Our evidence shows that, within the plateau on which most of the site sits, there is only low landscape sensitivity to development. In the peripheral areas, there are views across a much wider landscape which continues into neighbouring Central Bedfordshire<sup>72</sup>.
- 4.215 Although parts of the north-eastern boundary are quite clearly defined, there are currently limited features demarcating the north-west and eastern edges of the site. These should be addressed in a comprehensive strategy which limits any harm to existing green infrastructure and the wider landscape, preserves the setting of nearby heritage assets and creates new defensible limits to the town.
- 4.216 The Letchworth Greenway is an off-road circular route around the edge of the town. It was constructed in 2003 to celebrate the town's centenary. Development of this site will result in incorporation of part of the existing Greenway into the urban area. These affected sections should be re-routed

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<sup>71</sup> Infrastructure Delivery Plan Update (RS Regeneration, 2018)

<sup>72</sup> Land north of Letchworth: landscape sensitivity study (LUC, 2013)



and re-provided as part of any application. The possibility of providing radial link paths from the existing urban area, through the site to the Greenway (and beyond) should be explored as part of a comprehensive green infrastructure strategy.

- 4.217 An odour assessment will need to demonstrate that a suitable distance is provided between Letchworth Garden City Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed masterplanning of the site.

#### **Policy SP16: Site NS1 – North of Stevenage**

Land to the north of Stevenage within Graveley parish, as shown on the Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 900 homes.

A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council.

Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.

Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and must not prejudice the implementation of the site as a whole.

Development proposals should provide the following planning and masterplanning requirements:

- a) Integration with adjoining development in Stevenage Borough including site-wide solutions for access, sustainable travel, education, retail, and other necessary medical and social infrastructure to include:
  - i. 2FE of primary-age education provision either wholly within the site or in conjunction with the adjoining land allocated for development in Stevenage Borough ensuring adequate primary school capacity across both sites over the lifetime of the developments;
  - ii. travel provision designed having regard to the Stevenage Mobility Strategy and including:
    - Effective links into the existing pedestrian and cycle, public transport and road networks; and
    - an upgraded junction at the intersection of Graveley Road / North Road; and
  - iii. neighbourhood-level retail facilities subject to an up-to-date assessment of local demand and supply;
- b) A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;

- c) At least 9 serviced plots for self-build development;
- d) Structural planting to create a sense of place, integration into surrounding landscape and a long-term, defensible Green Belt boundary to the north;
- e) Integration of existing public rights of way to provide routes through the site to the wider countryside including:
  - i. Footpath Graveley 006 and Bridleway Gravely 008 along the perimeter of the site; and
  - ii. Footpath Graveley 007 as a south-east to north-west route through the site and link path from the urban area to the Stevenage Outer Orbital Path;
- f) Sensitive consideration of existing settlements, landscape features and heritage assets including:
  - i. Graveley village and Conservation Area;
  - ii. the St Nicholas & Rectory Lane Conservation Area including the Grade I listed St Nicholas Church and Rook's Nest; and
  - iii. Chesfield Park.
  - iv. Church of St Etheldreda
  - v. Manor Farm; and
- g) Detailed design and layout of the site to be informed by site-specific assessments to mitigate any landscape, heritage and Green Belt impacts to the fullest reasonable extent.

4.218 The area north of Stevenage is currently undeveloped farmland in the parish of Graveley. Adjoining land within Stevenage Borough to the south has been identified for development and this provides an opportunity for a coherent extension of the town to the north<sup>73</sup>. A masterplanning exercise for this site will need to consider the collective implications of these allocations and demonstrate appropriate solutions. This may lead to some facilities which will serve the whole development being located wholly within either North Hertfordshire's or Stevenage's administrative areas.

4.219 It is envisaged that principal access to the site will be in the form of a looped estate road, one end of which will be in Stevenage Borough. The northern end of this road will emerge at, or close to, the existing junction of the B197 at Graveley Road / North Road. A new arrangement, possibly a roundabout, will need to be provided. Any transport proposals should consider the effects on adjacent networks and communities such as Graveley, and propose suitable mitigation; the analysis should also consider cumulative impacts.

4.220 The site will need to integrate provision for walkers, cyclists and public transport in line with the aims of the Stevenage Mobility Strategy. This will include connections to the wider sustainable travel network. These measures,

<sup>73</sup> Stevenage Borough Local Plan 2011-2031 (May 2019)

along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.

- 4.221 Development at this scale would normally generate a requirement for the on-site provision of a 2FE primary school. The relationship with the adjoining land in Stevenage means that, in this instance, it may be possible to co-locate education provision for the two schemes to ensure the most effective outcome.
- 4.222 Our evidence suggests that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs<sup>74</sup>. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.
- 4.223 The retail forecasts supporting the plan suggest that approximately 1,300m<sup>2</sup> of A-class floorspace could be accommodated within this site to meet the needs arising from the new housing<sup>75</sup>. Equally it is recognised that Site NS1 is located in close proximity to existing and proposed convenience supermarkets and proposed local facilities within Stevenage. Any application should be supported by an up-to-date assessment of local retail requirements to ensure provision within this site is appropriately scaled to meet the needs generated by the development.
- 4.224 Existing field boundaries in this area are generally quite well defined. However, in order to preserve the setting and separation of Graveley village and its Conservation Area, it is considered most appropriate to draw back the allocation and Green Belt boundaries to a new alignment. This will require new planting and sensitive design and layout to preserve the setting of the Conservation Area.
- 4.225 These perimeter areas also incorporate statutory rights of way which should be retained. A further footpath bisects the development and this should be incorporated as a green route from the Stevenage urban area, through the development site to the countryside beyond.
- 4.226 This route also forms a recognised link to the Stevenage Outer Orbital Path (StOOP). StOOP is a 27-mile walking route around the town using footpaths and other routes that are open to the public.
- 4.227 The site is in close proximity to a number of heritage assets. Sensitive design and layout will be required to ensure that any harm to their settings is minimised. Assessment of any impact upon the historic environment must be comprehensive and should not stop at the administrative boundary. To the south-east of the site, the adjoining land within Stevenage Borough is known colloquially as 'Forster Country' in recognition of author EM Forster. His

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<sup>74</sup> North Hertfordshire Infrastructure Delivery Plan September 2016 (Updated January 2018)

<sup>75</sup> North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)

childhood home of Rook's Nest is Grade I listed with a large part of its historic landscape setting protected by a the St Nicholas' and Rectory Lane Conservation Area. This conservation area also contains and provides the setting for a Grade I listed, twelfth century church.

- 4.228 To the east lies Chesfield Park. Although not formally recognised through statutory listings or registers, the house and surrounding parkland are important local features. These are generally well separated from the allocated site by an existing tree belt but the transition between these areas will need to be considered.

#### **Policy SP17: Site HT1 – Highover Farm, Hitchin**

Land to the east of Hitchin, as shown on the Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 700 homes.

A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council.

Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.

Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and must not prejudice the implementation of the site as a whole.

Development proposals should provide the following planning and masterplanning requirements:

- a) Neighbourhood-level retail facilities providing approximately 500m<sup>2</sup> (net) of retail and food and beverage floorspace;
- b) Principal access from Stotfold Road with provision for sustainable modes of transport and comprehensive integration into the existing pedestrian and cycle, public transport and road networks;
- c) At least 7 serviced plots for self-build development;
- d) Approximately two hectares of land reserved for provision of a new primary school;
- e) Appropriate separation distances from the adjoining railway embankment to safeguard residential amenity;
- f) Lower density development and / or green infrastructure provision as informed by detailed landscape assessments at the north of the site to:
  - i. maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City;
  - ii. address surface water flood risk; and

- iii. respect the setting of the scheduled burrows to the north-east;
- g) Sensitive consideration of other designated and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn;
- h) Undertake Contaminated Land Preliminary Risk Assessment, particularly relating to current and historic agricultural use; and
- i) Undertake ecological appraisal in relation to Stotfold Road Verges and Hitchin Railway Banks Wildlife Sites.

- 4.229 The land at Highover Farm provides opportunity for a strategic-scale site on the edge of Hitchin to address locally arising needs.
- 4.230 Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable.
- 4.231 This development will necessitate a new principal access from Stotfold Road. However, it is important to ensure that this does not result in new development ‘turning its back’ on the remainder of Hitchin.
- 4.232 A site at this scale will generate sufficient demand to support a new primary school on site. This will need to be at least 1FE in size. Further information on likely pupil yields, along with an understanding of any extent to which the nearby Highover JMI School may be able to meet future demands, will determine if it is necessary to deliver a 2FE school on-site.
- 4.233 A number of existing roads run to the edge of the allocated land, including Highover Way and High Dane. These provide opportunities to integrate development with the surrounding area whilst ensuring that any such routes do not create an alternate access from Stotfold Road to the industrial areas located between the railway lines
- 4.234 The most appropriate solutions will be determined through the Development Management process having regard to the detailed policies of this Plan.
- 4.235 Although the gap between Hitchin and Letchworth Garden City is relatively narrow in this location, it is considered that Stotfold Road and the Cambridge railway provide definitive, defensible boundaries. Notwithstanding this point, it will be necessary to demonstrate an appropriate design solution as the site tapers to its northern end to respect this separation and nearby heritage assets.
- 4.236 The Highover Farm complex, at the south-west of the allocation site, is an important and long-evolved complex of agricultural buildings recognised on the Council’s register of locally important heritage assets. In 2018, the Threshing Barn, which lies within this complex, was Grade II listed.

**Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby**

Land to the north-east of Great Ashby within Weston parish, as shown on the Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 600 homes.

A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council.

Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.

Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and must not prejudice the implementation of the site as a whole.

Development proposals should provide the following planning and masterplanning requirements:

- a) Neighbourhood-level facilities providing approximately 500m<sup>2</sup> (net) of retail and food and beverage floorspace and other necessary medical and social infrastructure;
- b) Four hectares of land at the north of the allocation site, broadly bounded by Footpaths Weston 044 and Weston 027 and Dell Spring reserved for education use to accommodate 2FE of primary-age provision and 4FE of secondary age provision;
- c) Principal access from Mendip Way with:
  - i. provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy; and
  - ii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks;
- d) Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;
- e) A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;
- f) At least 6 serviced plots for self-build development;
- g) Structural planting along site boundaries as informed by detailed landscape assessments to reinforce the revised Green Belt boundary and mitigate landscape impacts;
- h) Address existing surface water flood risk issues, particularly running south-east from Dell Spring to Newberry Grove, through SUDs or other appropriate solution;
- i) Appropriate mitigation, compensation and / or enhancement of key features of biodiversity including:



- i. local wildlife sites at Tilekiln Wood, Parsonsgreen Wood, New Spring Wood, Brooches Wood and Claypithills Spring Wood;
- ii. identified protected species and priority habitats; and
- iii. retention of green infrastructure connectivity and corridors to the wider countryside;
- j) Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including
  - i. Footpaths Weston 027 and Weston 044 and Bridleway Weston 033 as features which help define the perimeters of the site; and
  - ii. Footpath Weston 029 as a potential green corridor through the site;
- k) Provision of a green infrastructure corridor beneath the current alignment of the pylon lines to respect statutory safety clearance requirements for residential development; and
- l) Lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings.

4.237 Great Ashby is a relatively new parish, representing the residential area adjoining Stevenage that has been substantially completed since the turn of the century. For the purposes of our settlement hierarchy it is considered to be a town.

4.238 Land to the north-east of the existing settlement limits is identified for the development of approximately 600 homes within the parish of Weston.

4.239 Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. Our evidence identifies that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.

4.240 Great Ashby's existing primary school is significantly oversubscribed. As a consequence, it draws its intake from a very tight catchment area. There is also no local secondary school and Hertfordshire County Council has identified future pressures on secondary-age provision in the Stevenage area as a key concern.

4.241 Development of this site provides the opportunity to address these issues. Reserving sufficient land within this site to deliver 2FE of primary-age and 4FE of secondary-age provision will meet the requirements arising from the

site itself and also help alleviate pressures arising from existing and planned development in Great Ashby. Together these will help to create a more sustainable residential neighbourhood at the north-east of Stevenage enabling more short-distance journeys to school.

- 4.242 It is currently anticipated that the secondary element of a new school will not be required before the late 2020s at the earliest. To ensure an appropriately sized site, additional school playing fields would be required on land beyond the allocation boundary to the south-west of Footpath Weston 027 and Warrensgreen Wood towards Warrens Green Lane. This land is retained within the Green Belt to ensure appropriate control over any built structures.
- 4.243 The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaken on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.
- 4.244 There are local concerns that Back Lane, a narrow minor road which leads to Church Lane in Graveley, could be used by increased numbers of vehicles leaving the site, and that junctions in Graveley itself will suffer from congestion as a result of increased flows. This issue should be specifically addressed in the Transport Assessment for the site as part of the consideration of likely development impacts upon the wider highway network.
- 4.245 These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.
- 4.246 Much of the revised Green Belt boundary has been drawn along the routes of public rights of way. Although clearly defined features, parts of their alignments cut across more open land. Structural planting will reinforce the new boundary as well as providing visual containment of the development.
- 4.247 Distinct areas of woodland lie between the site and the existing development at Great Ashby. These should be sensitively incorporated into the development having regard to their status as local wildlife sites. These woods, and the connections from them to the wider countryside, will be integral to the green infrastructure of the site. This will also include incorporation of key rights of way.
- 4.248 A green infrastructure corridor currently runs through Great Ashby following the alignment of the overhead power lines. This should additionally be carried through the new development to provide a continuous link through the neighbourhood to the wider countryside. The width of the corridor will be informed by the health and safety clearance requirements imposed by National Grid (or any other relevant body).

- 4.249 The site adjoins a number of Grade II listed buildings at Tile Kiln Farm and care should be taken in the detailed design of any scheme to ensure this area retains an appropriate setting.

**Policy SP19: Sites EL1, EL2 & EL3 – East of Luton**

Land to the east of Luton, as shown on the Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,100 homes.

A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council.

Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.

Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and must not prejudice the implementation of the site as a whole.

Development proposals should provide the following planning and masterplanning requirements

- a) A new mixed-use local centre/s to provide for a range of day-to-day local needs including additional neighbourhood-level provision of around 250m<sup>2</sup> (net) convenience retail provision and 850 m<sup>2</sup> of comparison retail and food and beverage floorspace and other necessary social infrastructure;
- b) Structural planting to create a sense of place, integration into the surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the east and mitigate landscape impacts;
- c) Principal access to be taken from Luton Road and integrated into Luton's existing highway network via Crawley Green Road with:
  - i. provision for sustainable modes of transport;
  - ii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks; and
  - iii. appropriate transport mitigation measures secured to address impacts on Luton;
- d) 4FE of primary-age and 4FE of secondary-age education provision to ensure the needs arising from this allocation can be met within the site with any secondary education solution designed so as not to preclude the potential for future expansion;
- e) Appropriate mechanism(s) to ensure that all the affordable housing derived from the 1,950 homes for Luton's unmet needs address affordable housing needs from Luton Borough;
- f) Built development contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley

or the Chilterns AONB as informed by detailed landscape assessments;

- g) Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including:
  - i. Footpath Offley 001 as a route from south-east Luton to the rural area; and
  - ii. Footpaths Offley 039, Offley 002 and Offley 003 as potential north-west to south-east green corridors through the site;
- h) Address existing surface water flood risk issues, particularly along the south-western perimeter of the site, through SUDs or other appropriate solution;
- i) Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces;
- j) Appropriate mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including:
  - i. the adjoining local wildlife sites at Stubbocks Wood; and
  - ii. priority deciduous woodland habitat at Brickkiln Wood;
- k) Sensitive integration of existing settlements and heritage assets, including
  - i. minimising the visual impacts of development upon the historic parts of Cockernhoe, including relevant listed buildings;
  - ii. using the location of the Mangrove Green and Cockernhoe areas of archaeological significance to inform a site-wide green infrastructure strategy; and
  - iii. retaining an appropriate setting to the adjoining Putteridge Bury;
- l) Undertake Contaminated Land Preliminary Risk Assessment, particularly relating to historic landfill; and
- m) Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.

4.250 Three adjoining sites are identified to the East of Luton totalling 2,100 dwellings. Around 150 homes will meet requirements arising from within North Hertfordshire, with the remaining 1,950 homes addressing needs that cannot be physically accommodated within Luton. The contribution towards unmet needs from Luton will include the provision of both market and affordable homes. The District Council will work with Luton Borough Council to secure appropriate mechanisms for nomination rights in any legal agreement(s) relating to the site(s).

- 4.251 Our assessment shows that the land broadly bounded by Mangrove Green, Brick Kiln Lane and Brickkiln Wood (site EL3 and parts of site EL1) is most supportable in terms of impacts upon landscape and Green Belt. Beyond these limits, impacts become more pronounced<sup>76</sup>.
- 4.252 However, this needs to be balanced against the acute levels of unmet needs arising from Luton and the associated requirements of the NPPF and Duty to Co-operate. It is considered that the strategic allocation represents North Hertfordshire's reasonable maximum contribution<sup>77</sup>.
- 4.253 Our assessments show that this level of development can be accommodated without a significant adverse impact on the wider highway networks of Luton and Hertfordshire<sup>78</sup>. This will be achieved, in part, by ensuring that education needs arising from the allocation will be met within the site itself. In the period beyond 2028, it may prove necessary to expand secondary provision to ensure wider education needs across the rural west of the District can be met. This matter will be kept under review and subject to further investigation and / or planning application(s) at the appropriate time.
- 4.254 The site will need to integrate provision for walkers, cyclists and public transport in line with the aims of the NHDC Transport Strategy and the sustainable travel strategy set out in the Luton Local Plan. This will include connections to the wider sustainable travel network.
- 4.255 The eastern section of site EL1 and all of site EL2 will require sensitive design and landscaping (including structural planting) to visually contain development from longer views. The revised Green Belt boundaries predominantly follow existing, recognisable features such as roads, tree belts and rights of way. Where necessary, additional planting should be provided for reinforcement and to mitigate against impacts upon the wider landscape.
- 4.256 The site is in close proximity to the Luton Airport noise corridors and mitigation measures may be required, particularly towards the south-east of the site which lies closest to the flight path.
- 4.257 The allocation will adjoin existing small settlements including Cockernhoe, Mangrove Green and Tea Green as well as the registered park at Putteridge Bury. The relationship of these areas to the new development will need to be carefully considered, notably for the two greens at Cockernhoe Green and Mangrove Green.
- 4.258 East of Luton lies within the Thames Water area with wastewater draining to their facility at East Hyde south east of Luton. Previous work identifies that this treatment works should have sufficient capacity to accommodate this

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<sup>76</sup> North Herts Site Selection Report (Peter Brett Associates, 2016)

<sup>77</sup> A review conducted by Sir Michael Heseltine suggested that authorities should "leave no stone unturned" in seeking solutions to growth. This has been broadly accepted as the benchmark against which the Duty to Co-operate is tested, especially where unmet needs exist.

<sup>78</sup> East of Luton Urban Extension Stage 2 – Traffic Modelling Results (AECOM, 2016); Preferred Local Plan Model Testing (AECOM, 2016)

planned development, it is recognised that upgrades to the existing infrastructure network may be required. Scheme promoters should work with Thames Water, and together, to identify the likely nature of infrastructure required to ensure this can be programmed appropriately.





# **SECTION THREE - DEVELOPMENT MANAGEMENT POLICIES**



## SECTION THREE - DEVELOPMENT MANAGEMENT POLICIES

### 5 Economy & Town Centres

#### **Policy ETC1: Appropriate uses in Employment Areas**

Within the safeguarded Employment Areas, and the Employment Allocations (BA10 and RY9), as shown on the Policies Map, planning permission will be granted for office, research and development, industrial processes, industrial and storage and distribution uses provided:

- a) For allocated sites any relevant site-specific criteria are met; and
- b) Any Use Class B8 development is easily accessible from the primary road network.

Planning permission for other uses will be granted as an exception to the above criteria provided they are:

- i. Ancillary to the above uses;
- ii. Essential to the continued operation of an established premises;
- iii. Would bring comparable benefits to office, research and development, industrial processes, industrial and storage and distribution uses in the same location; or
- iv. Would make use of a site that would otherwise be likely to become or remain vacant for an extended period of time.

Conditions and legal agreements will be used to limit uses to ensure that development meets, and will continue to meet, identified employment needs

- 5.1 Within the four main towns there are a number of established Employment Areas, where the majority of employment premises are located. They include certain E class uses (office, research and development, industrial processes), B2 (industrial) and B8 (storage and distribution) class uses. They are well-established areas and are a valuable resource to the District.
- 5.2 Over the lifetime of this Plan these will be supplemented by the new allocations identified by Policy SP3 which will become Employment Areas covered by this policy. Detailed considerations for these sites are set out in the Chapter 13 of this Plan which must be taken into account.
- 5.3 In order to maintain an adequate level of employment land to meet the needs of the local economy, we will protect defined Employment Areas from uses which would undermine their purpose or be better located in other areas of the District. The Council does not wish to inhibit the ability of existing firms to expand. It will be supportive of the redevelopment of sites which would lead to

an improvement in the quality of employment floorspace suited to modern day needs.

- 5.4 However, the Council recognises that Employment Areas are often sought-after locations for a number of other uses. It is recognised that there is a need for some flexibility to meet the needs of uses, including sui generis uses such as motor trade uses and taxi vehicle depots<sup>79</sup>. These uses tend to cause conflict in other parts of the towns, such as town centres or residential areas as a result of impacts on residential amenity and living conditions.
- 5.5 Motor vehicle premises, in particular, usually include a mixture of sales and repairs. The sale of motor vehicles tends to provide lower density of employment than normally expected in an employment area. The amount of the retail sales element on larger developments will be restricted in order to protect the availability of, and maximise the use of, employment land. In addition, in order to prevent the change of use of buildings to shops a condition will be imposed on any grant of permission removing permitted development rights. These considerations apply to the sale of all types of vehicles.
- 5.6 Development proposals for uses in employment areas that are not for office, research and development, industrial processes, industrial and storage and distribution uses which seek to make use of the exception criteria of this policy will be considered on their merits. When assessing such proposals, the Council will have regard to (as applicable in each instance):
- employment generation on site;
  - impact on relevant town centres, including details of any sequential and / or impact testing;
  - where appropriate, the level and type of retail involved on the site;
  - any potential benefits to the community or surrounding businesses from the proposed use;
  - the proportion of the site to be used for sales and display as opposed to repairs and servicing, in the case of motor trade uses;
  - accessibility by non-car modes of transport; and
  - any evidence clearly demonstrating that:
    - the land or premises is no longer required to meet future employment needs of the District;
    - the land or premises is inappropriate or unfeasible for employment use, based on market conditions or amenity / living condition problems; and
    - no other suitable sites outside designated employment areas are viable and available.
- 5.7 A number of the District's Employment Areas are identified through the Hertfordshire Waste Local Plan as Employment Land Area of Search (ELAS) and parts of them may be acceptable for waste uses. The Hertfordshire

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<sup>79</sup> 'Sui generis' is a term used to mean any use which does not fall within the use classes defined in the Use Classes Order.

County Council ELAS SPD<sup>80</sup> sets out specific considerations for each employment area.

- 5.8 The Council is required to make provision for sufficient employment land over the plan period. To ensure that development meets identified employment needs, both now and in the future, conditions and legal agreements will be used.

**Policy ETC2: Employment development outside Employment Areas and Employment Allocations BA10 and RY9**

Planning permission for employment uses outside of allocated Employment Areas and Employment Allocations BA10 and RY9 will be granted provided that:

- a) The proposal is:
  - i. within a defined settlement boundary or the built core of a Category B village; or
  - ii. for small scale offices or other small employment development; and
  - iii. is appropriate to the location in terms of size, scale, function, catchment area and / or historic and architectural character; and
- b) There would be no significant adverse impacts on living conditions.

The Council will only permit the loss of existing employment uses on unallocated sites, where it can be demonstrated that:

- i. the land or premises is no longer required to meet future employment needs of either the local community or the District, demonstrated through evidence of at least twelve months of active marketing;
- ii. the existing use has a significant adverse impact on the amenities of surrounding land uses; or
- iii. the existing use is detrimental to highway safety.

- 5.9 There are a number of employment sites across North Hertfordshire that are outside the designated Employment Areas and Employment Allocations but which provide sources of local employment and services. These are in other parts of the main towns including town centres, in larger villages, and sometimes within category B and C villages or in the countryside following the re-use or redevelopment of agricultural buildings. Some have been there for a long time and may not be in the most appropriate location while others exist perfectly well adjacent to other uses such as residential and / or in their wider setting. Planning Applications seeking non-employment uses on such sites will need to be supported with evidence that at least twelve months of active

<sup>80</sup> Hertfordshire County Council Employment Land Area of Search SPD (2015)



marketing has been undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms, rental values and / or sales values of the site and similar properties, the benefits of the proposed uses and the impact on the community of such a loss of employment land.

- 5.10 These sites are often small scale, although there are larger office developments in and around Hitchin and Letchworth Garden City town centres for example. The provision and retention of appropriate dispersed employment sites contributes to sustainable development aims by reducing the need to travel for local residents, something which is advocated in the NPPF. We will have regard to these factors to determine whether the proposed use is appropriately located.
- 5.11 The Council will permit appropriate proposals for farm and other land-based diversification schemes that benefit the rural area. The re-use or redevelopment of rural buildings for employment purposes will be subject to Policy CGB4.

### **Policy ETC3: New retail, leisure and other main town centre development**

Planning permission for new retail, leisure and other main town centre uses<sup>81</sup> will be granted provided that:

- a) The sequential test is passed;
- b) Where the town centre development is outside of the town centre, an impact assessment is provided based on the following minimum floorspace thresholds demonstrating there is no unacceptable harm to the vitality or viability of a designated town centre:
  - Hitchin: 2,500 gross sq.m and above;
  - Letchworth Garden City: 1,000 gross sq.m and above;
  - Baldock, Royston and elsewhere: 500 gross sq.m and above;
- c) Within retail allocation sites, as shown on the Policies Map, any relevant site-specific criteria are met;
- d) The proposal is appropriate to the area in terms of use, size, scale, function, catchment area, historic and architectural character; and
- e) There would be no significant adverse impact upon living conditions.

The Council will use planning conditions or legal agreements to limit uses to ensure that the identified retail needs are met, and will continue to be met, through the allocated sites.

<sup>81</sup> Main town centre uses are defined in the Local Plan Glossary

- 5.12 Our evidence establishes the need for additional retail, commercial and leisure floorspace in the District over the period to 2031<sup>82</sup>. This Plan identifies six allocated sites where a substantial proportion of these needs will be met.
- 5.13 In assessing proposals for main town centre uses, we will adopt the 'sequential approach' as set out in Government guidance<sup>83</sup>. Therefore, retail uses will be considered in the following order of preference:
- 1) within town centres, on allocated sites within town centres, or in local centres;
  - 2) the edge of centres; and
  - 3) out of centre, only where there are no available, suitable and viable sites which are sequentially preferable.
- 5.14 Business uses within town centres can add to the vitality and viability of centres. Office workers within a town centre will create more custom for shops and services. The Council is therefore generally supportive of new office development in town centres in accordance with the sequential test. Office development will be encouraged above ground floor retail.
- 5.15 The District has a number of local scale leisure facilities such as leisure centres and swimming pools. The provision of large-scale leisure, entertainment and cultural facilities within the District is limited but this reflects the size of its catchment and the fact that residents also have good access to facilities in neighbouring towns such as Stevenage, Luton and Cambridge. North Hertfordshire's location within the catchment area of these larger centres will limit the potential for further commercial leisure and entertainment facilities.
- 5.16 Nevertheless, the first preference for the location of leisure facilities is within the defined town centre boundaries.
- 5.17 With regard to retail use, the edge of centre is generally taken to mean up to 300m from the primary shopping frontage. For other main town centre uses, edge of centre means up to 300m from the town centre boundary<sup>84</sup>.
- 5.18 This Plan identifies thresholds for the application of the impact test in North Hertfordshire's towns in line with our evidence<sup>85</sup>. Applications for main town centre uses on sites outside the town centres, not otherwise in accordance with the development plan and exceeding the thresholds in Policy ETC3 must also be assessed against the impact considerations set out in Government guidance before planning permission will be granted.

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<sup>82</sup> Town Centre and Retail Study (NLP, 2016)

<sup>83</sup> Paragraph 24 of the 2012 NPPF

<sup>84</sup> Annex 2 of the 2012 NPPF

<sup>85</sup> North Hertfordshire Town Centre and Retail Study Update (NLP, 2016)

- 5.19 The Council is required to make provision for sufficient retail land over the plan period. To ensure that development meets identified retail needs, both now and in the future, conditions and legal agreements will be used.

#### **Policy ETC4: Primary Shopping Frontages**

Town Centre boundaries for Hitchin, Letchworth Garden City and Royston are shown on the Policies Map. Within the designated Primary Shopping Frontages, planning permission will be granted at ground-floor level:

- a) For shops; or
- b) For other main town centre uses<sup>86</sup> if it does not, individually or cumulatively, undermine the retail function of the centre in the daytime or detract from the centre's vitality and viability.

#### **Policy ETC5: Secondary Shopping Frontages**

In the Secondary Shopping Frontages of Hitchin, Letchworth Garden City, Baldock and Royston, as shown on the Policies Map, planning permission will be granted at ground-floor level:

- a) For shops, financial and professional services, restaurants and cafes, pubs or drinking establishments and takeaways; or
- b) For other main town centre uses<sup>87</sup> if it does not individually or cumulatively, undermine the retail function of the centre or detract from the centre's vitality and viability.

- 5.20 We want to ensure that the town centres maintain their primary retail function whilst increasing their diversity with a range of complementary uses, promoting competitive, flexible town centre environments. The concept of shopping as a leisure activity supports the encouragement of uses which increases the vitality throughout the day, extending the range of services for local people throughout the day and into the evening. The main function of the primary shopping area is retail, but town centres in general need a variety of other services such as banks, restaurants, pubs and personal services, which add interest and vitality and extend the use of the centres into the evening.
- 5.21 Too many non-retail uses can create 'dead frontages' (units not normally open during normal shopping hours or which attract relatively few customers), reduce the interest and attraction of the primary shopping area, and harm the retail function. This is particularly a problem where there are a number of units in a row which are not shops. This is something the Council is keen to prevent.

<sup>86</sup> Main town centre uses are defined in the Local Plan Glossary

<sup>87</sup> Main town centre uses are defined in the Local Plan Glossary

- 5.22 We monitor all retail units within the four main town centres on an annual basis, as well as those in the local centres. There is evidence in some centres that shop units are being lost to non-shop uses in the core shopping areas.
- 5.23 Within Primary Frontages we will retain the attractiveness of the essential and continuous shopping cores of our town centres; only shops will generally be permitted here.
- 5.24 For Secondary Frontages, the policy is more flexible, allowing shops, financial and professional services, restaurants and cafes, pubs or drinking establishments and takeaways, based on their contribution to vitality and viability and their ability to attract people to the centre.
- 5.25 Evidence in the form of predicted footfall, opening times and linked trips will be required for any application seeking to meet part b of policies ETC4 and ETC5 to assess the impact upon daytime retail function, vitality and viability. Where a shop unit has been vacant for an extended period of time (normally at least one year), documentary evidence should demonstrate that all reasonable attempts to sell or let the premises for the preferred use(s) as set out in part a. of Policies ETC4 and ETC5 have failed.

#### **Policy ETC6: Local Centres**

Within Local Centres, as shown on the Policies Map or identified in approved masterplans for the strategic site allocations, planning permission will be granted where:

- a) It is for a shop, financial and professional services, café or restaurant, pub or drinking establishment, takeaway or use classes F1 or F2 at ground floor level; and
- b) The centre would continue to provide a range of uses including shops to meet day-to-day needs and the vitality and viability of the centre would be maintained.

Proposals for over 500 sq.m gross will not generally be suitable in local centres.

- 5.26 Local centres consist of village centres such as Codicote, Knebworth and Ashwell, and neighbourhood centres such as Walsworth (Hitchin), Jackmans (Letchworth Garden City) and Great Ashby. These centres vary in size from five units up to around twenty-five units. Their composition also varies with some being almost all retail units, while others contain a mix of retail, food and drink and community facilities.
- 5.27 Local Centres are identified as forming part of our retail hierarchy in Policy SP4. The general locations of local centres are shown on the Policies Map. Detailed maps for each centre showing where the provisions of Policy ETC6 are applied are contained in Appendix 3.

- 5.28 The village centres of Codicote and Knebworth are large enough to provide a focus for the communities local to them and a range of everyday shopping facilities and services. This includes: convenience stores, post offices, hairdressers, dry cleaners and food and drink establishments.
- 5.29 The Council considers that it is important that the neighbourhood centres continue to provide a mix of shopping, services and community facilities, and in particular retail units. A predominance of shops is considered to be necessary to secure the future viability of these centres. However, some non-retail uses may be appropriate in the centres where local community retail needs are already met.
- 5.30 In all local centres, the Council wants to retain local facilities and at the same time prevent changes to non-retail uses that would be more appropriate in larger centres or employment areas.
- 5.31 Where a vacant shop premises is subject to a proposed change of use where planning permission is required, then documentary evidence will be necessary to show that all reasonable attempts to sell or let it for use as a shop for a year or more have failed. If there are other vacant units in the centre this will also be taken into account.

#### **Policy ETC7: Local community shops and services in towns and villages**

Planning permission for small-scale proposals providing new shops and services to serve the day-to-day needs of the local community will be granted where:

- The site is within a defined settlement boundary;
- In the case of Category B villages, the site is within the built core; or
- In the case of Category C settlements, the proposed development meets the criteria of Policy CGG2b.

280 sqm will generally be used as a guide to determine small scale. This reflects the Use Classes Order 2020 and recognises that some such facilities will fall within Class E or other use classes.

Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where:

- a) There is another shop, service or facility of a similar use available for customers within an 800m walking distance; and
- b) The proposed replacement use would complement the function and character of the area.

An exception to criterion (a) above will only be permitted if it can be demonstrated that the unit is no longer required to meet the needs of the local community, including through evidence of at least twelve months active marketing.

- 5.32 Scattered local shops, services and other facilities in towns and rural areas provide residents with access to important goods and services. They also minimise the need to travel. The less mobile are particularly reliant on these facilities which include shops, post offices, pubs and petrol filling stations<sup>88</sup>.
- 5.33 New facilities of an appropriate scale and location within towns, villages and smaller settlements will generally be supported, subject to meeting the criteria of Policy CGB2b where applicable.
- 5.34 However, given the high value of residential land in the rural area, there is often pressure from landowners to change the use of, or redevelop, existing facilities for residential purposes. This may be the case even where the business is thriving, if the return on an existing use is less than can be gained from residential development.
- 5.35 These facilities should be protected wherever possible and the policy seeks to prevent their loss. However, where it can be shown such facilities are no longer needed and not viable, then permission may be granted for a change of use. Planning Applications seeking a change of use that is not for shops, services or similar facilities will need to be supported with evidence that at least twelve months of active marketing has been undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms, rental values and / or sales values of the site and similar properties, the benefits of the proposed use(s) and the impact on the community of such a loss of shops, services or similar facilities.
- 5.36 Convenient walking distance, as set out in the policy, will be taken to be up to 800m for most existing users of the current facility, in line with Government guidance<sup>89</sup>.
- 5.37 Some local facilities, such as pubs, can be listed as an Asset of Community Value (ACV). This provides additional protections if the owners wish to change the use of, demolish and / or sell the facility. The fact that a facility is an ACV can be an additional material consideration in the determination of any planning applications. The Monitoring and Delivery section of this Plan provides additional information on ACVs.

#### Policy ETC8: Tourism

Planning permission for tourism-related development will be granted, subject to the sequential approach set out in Policy ETC3 where it:

- a) Increases the attractiveness of the District as a tourist destination;

<sup>88</sup> This policy is generally directed at Policies for main town centre uses (as defined in the 2012 NPPF). Applications for relevant sui generis uses including petrol filling stations will also be considered against this policy. Policies for other community uses will be considered against Policy HC1.

<sup>89</sup> *Manual for Streets* (Department for Transport, 2007). This will be measured as the distance from prospective customers' places of residence to the alternate facility.



- b) Improves visitor accommodation; or
- c) Delivers sustainable tourist and visitor attractions in appropriate locations.

- 5.38 Tourism can bring benefits to an area both directly as a source of employment and income for the local tourism industry, and indirectly through tourism expenditure (e.g. retail, catering, and accommodation).
- 5.39 The three historic market towns of Hitchin, Baldock and Royston, along with Letchworth Garden City make North Hertfordshire attractive to visitors. Its rural area is also a place for people to visit, for tourism as well as leisure.
- 5.40 The district of North Hertfordshire is itself not a major tourist destination. However, there are a wide range of attractions in the District, particularly those based on heritage and the countryside. Some, such as Letchworth, the world's first Garden City, Royston Cave and the British Schools and Museum in Hitchin are unique. Knebworth House and its grounds are a major day visitor destination in the region and unique nationally in their capacity for large music. The inclusion of a tourism policy reflects this sector's growing significance as a form of economic development, and its potential to diversify both urban and rural economies.
- 5.41 Tourism fulfils some of the aims of sustainable development because its survival depends upon conserving and maintaining the quality of the resources upon which it depends. Tourism provides an incentive and income to protect the built and natural environment, promoting these features for the enjoyment of local people and visitors, and enhancing local diversity and cultural traditions.
- 5.42 The Council supports proposals for new or extended tourist developments as a means to strengthen the local economy and increase visitors to the area in line with policies in the NPPF. To encourage sustainable forms of tourism, Policy ETC3 prioritises the location of possible developments within town centres in line with the sequential approach. Here, passenger transport can best be utilised and so limit associated traffic congestion.
- 5.43 Hotels and guest houses provide for both business and tourist visitors. Additional hotel bed-spaces should be encouraged in sustainable locations. The preferred locations for large hotels will be in town centres. Where there are no suitable sites, edge of town centre or other locations easily accessible by public transport may be considered.
- 5.44 However, in controlled circumstances, it may be appropriate to allow exceptions to a strictly sequential approach. Small hotels and guest houses may be appropriate in residential areas of towns and in villages.
- 5.45 Tourism growth trends indicate that the demand for bed and breakfast accommodation will increase. It is likely that the regular use of even one or



two rooms of a house for bed and breakfast accommodation will be a material change of use requiring planning permission.

- 5.46 For rural proposals, the need is to protect the countryside for its own sake, with aspects such as nature conservation, archaeology, landscape and agricultural land in mind.
- 5.47 In the rural area the Council will be supportive of appropriately located facilities that support the rural economy and rural businesses and which respect the character of the countryside. The Council will weigh the degree to which proposals can be accessible by a variety of modes of transport with benefits to the rural economy and the potential of widening access to the countryside.
- 5.48 The Council will consider all tourism-related development proposals that fall to be considered under this policy in terms of:
- the sustainability of the location, scale and extent of the development;
  - the expected level of activity;
  - the number of visitors;
  - the intensity of use; and
  - the impact on the highway network.

## 6 Countryside and Green Belt

### Policy CGB1: Rural Areas beyond the Green Belt.

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;
- c) Is strictly necessary for the needs of agriculture or forestry;
- d) Relates to an existing rural building;
- e) Is a modest proposal for rural economic development or diversification; or
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.

- 6.1 The Rural Area beyond the Green Belt covers the countryside to the east and north of the District that lies outside of the towns and larger villages identified in Policy SP2. These areas do not meet the necessary criteria to be designated as Green Belt, but it is still necessary to impose restraints on development to prevent inappropriate schemes<sup>90</sup>.
- 6.2 Policy CGB1 sets out the broad typologies of development considered acceptable within the Rural Area Beyond the Green Belt. Where schemes fall within one or more of the categories above, they will be judged against other relevant policies of the Plan.
- 6.3 Policy SP5 explains that proposals within the Green Belt will be judged against the policies of the NPPF to determine whether they are acceptable in principle.

### Policy CGB2a: Exception sites for affordable housing in the Green Belt

Planning permission for limited affordable housing in the Green Belt

- Adjoining Category A villages; or
- Beyond the built core of Category B villages;

<sup>90</sup> The Council's definition of "Rural Areas beyond the Green Belt" is not intended to replicate the NPPF definition of "rural areas" which also includes development within villages, as covered by other policies of this Plan.

will be granted provided that the land is identified for such development in a Neighbourhood Plan or:

- a) It meets a proven local need as identified through a parish survey or other relevant study;
- b) There are no reasonable alternate, suitable and available sites:
  - i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or
  - ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified;
- c) The proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;
- d) The proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt; and
- e) The public benefit of the proposal outweighs any harm that might arise against these aims.

Development permitted in Category C settlements within the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above.

#### **Policy CGB2b: Community facilities, services and affordable housing in the Rural Area Beyond the Green Belt**

Planning permission for community facilities, services or affordable housing in the Rural Area Beyond the Green Belt

- Adjoining Category A villages; or
- Beyond the built core of Category B villages

will be granted provided that the land identified for such development in a Neighbourhood Plan or:

- a) It meets a proven local need as identified through a parish survey or other relevant study;
- b) There are no reasonable alternate, suitable and available sites:
  - i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or
  - ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified;
- c) Any affordable housing would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;

- d) The proposed development would not have a substantial adverse impact on the openness or general policy aims of the Rural Area beyond the Green Belt; and
- e) The public benefit of the proposal outweighs any harm that might arise against these aims.

Development permitted in Category C settlements in the Rural Area Beyond the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above

The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.

- 6.4 The cost of housing in the District's villages is often higher than in the towns. As such, whilst there are problems of affordability across the District, they are most acute in the rural area.
- 6.5 This Plan proactively identifies a range of development allocations across the District. These will all be expected to contribute towards affordable housing provision and, where justified, new infrastructure resulting in a significant boost in new homes and facilities for local needs.
- 6.6 However, on occasion a small-scale need may still be identified for affordable housing or other types of community facilities to meet rural needs which cannot be met within the adjusted settlement boundaries of the main towns and villages. This policy continues North Hertfordshire's historic approach of allowing specified development on exception sites.
- 6.7 This exception sites policy does not override other relevant policies, such as those relating to biodiversity and landscape. Where a need is identified, it will be necessary to identify an appropriate site for the development.
- 6.8 Any applications under this policy should be supported by specific evidence of need commissioned, or otherwise endorsed by, the relevant Parish Council.
- 6.9 A number of the settlements identified in Policy SP2 are located relatively closely to one another and it may be possible to meet any such needs more sustainably in nearby settlements. In justifying the exception site, applicants should have regard to actual and potential sites both within the parish where development is proposed and in other, nearby locations. In assessing compliance with criterion b of the policies, the Council will have regard to potential alternate sites within both a 15 minute drive time and a 30 minute journey time using passenger transport where the locations are connected by a route providing at least five services per weekday.
- 6.10 Even where affordable housing is delivered under exception policies, residents may still require a significant income. In some instances, this has

led to providers requesting a relaxation of the local occupancy restrictions that are normally placed upon exception sites. This means that the eventual occupants of new homes are not necessarily those for whom the scheme was originally envisaged. In compiling evidence of need, applicants should give consideration to these issues (see Policy HS2 and supporting text).

- 6.11 In exceptional cases, it may be necessary to allow some enabling development. Where market housing is proposed, it must be justified by the submission of viability evidence which will be independently tested at the cost of the applicant.
- 6.12 In all cases, there will remain a general presumption against development which would have a significant adverse impact on the general aims of countryside and Green Belt policies.
- 6.13 Over the lifetime of this Plan, parish councils (or other relevant bodies) may be able to make use of new powers that will enable them to deliver the types of scheme envisaged by this policy directly, and without the need for planning permission<sup>91</sup>. However, in many instances, it may remain preferable to meet such needs through a planning application.

#### Policy CGB3: Rural workers' dwellings

Planning permission for isolated new homes in the countryside to support agricultural, forestry and other rural businesses will be granted provided that:

- a) There is a clearly established existing functional need;
- b) The unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and should remain so;
- c) The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- d) The proposal responds appropriately to the site's local context and the needs of the business in terms of design, scale and function.

Where accommodation is proposed in association with a new business, applicants will need to demonstrate the business is viable with secure future prospects as an exception to criterion (b).

If a new home is deemed essential to support a rural business, it should first be permitted through a time-limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need.

<sup>91</sup> The Localism Act (2011) includes powers such as Neighbourhood Development Orders and Community Right to Build. These can require examinations and / or referenda in order to be established.

Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business. Planning permission for the removal of agricultural occupancy conditions will only be granted where:

- i. The circumstances which led to the imposition of the relevant condition(s) have significantly changed;
- ii. The building is demonstrably not required or suitable for an agricultural or rural business use; and
- iii. It is clearly evidenced that there is no further need in the locality for an agricultural worker's dwelling.

Where proposals are for development that would be inappropriate in the Green Belt, this policy will be used to help consider and assess any case of very special circumstances.

- 6.14 The significant majority of land in North Hertfordshire remains rural and in productive agricultural use. Agriculture and other rural businesses underpin both the rural economy and the landscape character of the rural areas.
- 6.15 In some limited cases there may be a need for workers to live in close proximity to a specific rural location or use<sup>92</sup>. A functional need test will be applied to establish whether it is necessary for one or more workers to be available at all times in order to sustain the business. This will need to be demonstrated over a period of time.
- 6.16 We will consider the history of the business and land holding to establish the recent pattern of use of the land and buildings. This will include consideration, for example, of whether any existing homes, or buildings suitable for conversion, have recently been sold separately from the land holding concerned. Such a sale could constitute evidence of a lack of need.
- 6.17 Agricultural occupancy conditions are normally imposed to recognise that permission would not otherwise have been granted. Removing these conditions can undermine policies which otherwise seek to restrict the building of new homes in the countryside.
- 6.18 Any such applications will be closely scrutinised. In particular, where criterion (ii) is met, the Council may subsequently resist future applications for further agricultural or rural business premises on the same site.

**Policy CGB4: Existing buildings in the Rural Area Beyond the Green Belt**

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

<sup>92</sup> Paragraph 55 of the 2012 NPPF

- b) Any existing building to be converted for re-use does not require major extension or reconstruction;
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.

- 6.19 North Hertfordshire has a large number of rural buildings. The traditional houses in the rural area tend to be small cottages which would have been occupied by agricultural labourers. Many of the other rural buildings are barns and agricultural buildings. Such buildings define the character of parts of the District.
- 6.20 However, there are pressures for change to rural buildings which need to be managed. Smaller houses might be attractive in their own right, but often come under pressure for large extensions or complete rebuilding to a larger scale. Likewise, non-residential rural buildings sometimes become obsolete for their original purpose and come under pressure for re-use or replacement.
- 6.21 National policy provides clear guidance on proposals for the re-use, replacement or extension of buildings in the Green Belt which will be used, alongside the detailed design policies of this plan for relevant applications.
- 6.22 We consider that a broadly consistent approach is also justified in the Rural Area Beyond the Green Belt to ensure that similar proposals do not cause harm. Such harm may come from a variety of sources. The extension, alteration or replacement of buildings can change their character negatively, for example where a modest cottage, over time, becomes a mansion.
- 6.23 National guidance seeks to support economic growth in rural areas and also avoid the provision of new, isolated homes in the countryside<sup>93</sup>. Policy CGB4 should be read alongside that advice and viewed in light of the Council's consequential preference that rural buildings be re-used for economic development purposes where possible and consistent with the other policies of this Plan.
- 6.24 In some instances, buildings affected by this policy may additionally be listed or subject to other heritage designations and other relevant policies and guidance will need to be taken into account. All proposals will be considered against the general design policies of this Plan.

#### Policy CGB5: Urban Open Land

In areas of Urban Open Land, as shown on the Policies Map, planning permission will be granted provided that the development:

<sup>93</sup> Paragraphs 28 and 55 of the 2012 NPPF



- a) Would provide land or limited ancillary built facilities for:
  - i. outdoor sport, outdoor recreation or cemeteries;
  - ii. rural land uses or buildings appropriate in an urban fringe location; or
  - iii. landscaping, essential transport infrastructure or other earthworks associated with the development of adjoining allocated sites;
- b) Is low intensity in nature; and
- c) Would maintain openness and respect the transition from the urban area to the rural area beyond.

- 6.25 Green Belt and the Rural Area Beyond the Green Belt provide strong policy protections for the countryside of North Hertfordshire. However, it is important that these designations are, wherever possible, defined using clearly recognisable features.
- 6.26 To the south-east of Baldock, north-east of Royston and south of Little Wymondley, dual carriageway bypasses provide clear, defensible boundaries which can be used to help establish the limits of Green Belt and Rural Area designations.
- 6.27 Leaving all unallocated areas within these boundaries as undesignated 'white land' would mean some land parcels on the urban fringe would not benefit from any specific policy protections. They could be subject to speculative applications which would be detrimental to local character, or would not provide an appropriate transition from the urban to the rural.
- 6.28 However, it is also recognised that, in appropriate circumstances, this land could provide opportunities for the location of access roads or other transport infrastructure, general landscaping, school playing fields, sports pitches or other low-intensity uses associated with nearby development and / or the adjoining settlements. Where such uses are sought within Urban Open Land, all reasonable attempts should be made to maintain openness and careful consideration should be given to the scale of any ancillary buildings and treatments such as boundary fencing or bunding.
- 6.29 Intensive agricultural uses and larger rural buildings, such as new barns and storage facilities, will not be considered appropriate on Urban Open Land. However, it may be possible to accommodate some less-intensive rural land uses and facilities, such as paddocks or small holdings without prejudicing the overall aims of this policy.
- 6.30 In considering the intensity of any proposed uses of Urban Open Land, consideration will be given to the nature and scale of any associated secondary effects, such as vehicular movements, as well as the development itself.



## 7 Transport

### Policy T1: Assessment of transport matters

Planning permission will be granted provided that:

- a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network;
- b) Mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7;
- c) Suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and
- d) For major developments, applicants demonstrate (as far as is practicable) how:
  - i. the proposed scheme would be served by public transport;
  - ii. safe, direct and convenient routes for pedestrians and cyclists will be provided; and
  - iii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.

- 7.1 Every year, developers add around 20km of new highway to the Hertfordshire's road network. It is important to ensure quality and consistency in these works.
- 7.2 In assessing development proposals, we will generally be guided by the advice and responses of Hertfordshire County Council as the local highway authority who assess the impacts of development proposals on behalf of the Council as a Statutory Consultee to the planning process. The County Council support the use of Transport Statements, Assessments and supporting documents in order to do this. These reports also guide requirements within the development site.
- 7.3 Guidance published by the County Council sets out the thresholds at which these are required<sup>94</sup>. The current thresholds are set out below, though it should be noted that:
  - site-specific circumstances may result in statements or assessments being requested for development below these thresholds; while
  - guidance may be updated over the lifetime of this Plan.

<sup>94</sup> Roads in Hertfordshire – A Guide for New Development (HCC, 2011)

- 7.4 The most up-to-date requirements, including highway design standards, should be referred to as proposals are developed. We will also have regard to relevant national guidance in our decision-making<sup>95</sup>.

Table 1: Thresholds for Transport Statements and Transport Assessments

	Transport Statement	Transport Assessment
Residential	>50 homes	>80 homes
Business	>1,500m <sup>2</sup> Gross Floor Area (GFA)	>2,500m <sup>2</sup> GFA
Industrial	>2,500m <sup>2</sup> GFA	>4,000m <sup>2</sup> GFA
Warehousing	>3,000m <sup>2</sup> GFA	>5,000m <sup>2</sup> GFA
Non-food retail	>800m <sup>2</sup> GFA	>1,500m <sup>2</sup> GFA

- 7.5 Travel Plans should be provided for all developments which exceed the Transport Assessment Threshold. Travel Plans should set out measures that will be adopted by developers that encourage the use of sustainable modes for journeys and reduce single occupancy vehicular travel. We and / or the County Council may require other supporting documents to assess the development, particularly to ensure appropriate arrangements are in place to facilitate delivery, servicing and / or waste collection.
- 7.6 Transport models have been developed to support, and assess the proposals contained in, this Plan. Using these, we have identified a number of mitigation measures that would be needed to support the plan's implementation<sup>96</sup>. Developers should make use of these models and their results when preparing their proposals to ensure assessments are carried out consistently. Developers need to detail the design of schemes and test appropriate mitigation measures.
- 7.7 However, it is also recognised that the modelling carried out to support the Local Plan is more strategic in its nature and developers will be required to supplement these findings with additional local intelligence and modelling to ensure the impacts of their schemes on individual settlements, localities and / or junctions are fully understood and, where necessary, mitigated. Contributions will be sought towards the implementation of relevant schemes in the vicinity of the development site under the requirements of Policy SP7.
- 7.8 It is important to ensure that new developments offer appropriate and practicable sustainable transport alternatives. All major developments should

<sup>95</sup> Including advice in Paragraph 32 of the 2012 NPPF and Planning Practice Guidance.

<sup>96</sup> Preferred Local Plan Model Testing (AECOM, 2016); Infrastructure Delivery Plan (RS Regeneration, 2016)

set out how public transport, walking and cycling will be addressed. In doing so, it is recognised that it may not always be appropriate to incorporate clearly defined provision for all modes, and solutions will vary from urban to more rural areas<sup>97</sup>.

- 7.9 Notwithstanding this, development proposals should provide safe pedestrian access in all instances. On larger developments, demarcated cycle routes should additionally be provided along principal arterial roads. These should connect to lower order streets where safe on-street cycling can be encouraged or where shared spaces might be an appropriate response.

### Policy T2: Parking

Planning permission will be granted provided that:

- a) Parking for residential development is provided in accordance with the minimum standards set out in Appendix 4 of this Plan;
- b) Parking for non-residential development is provided having regard to the standards for non-residential development set out in the relevant Supplementary Planning Document;
- c) Proposals have regard to relevant Supplementary Planning Documents, strategies or advice and;
- d) Applicants clearly identify how they provide for all likely types of parking demand and demonstrate that parking will be safe and of a design and layout that will function satisfactorily.

Variations from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.

- 7.10 Most development proposals generate demand for parking relating to different users be it for visitors, residents, employees or solely for operational purposes.
- 7.11 Parking is one tool that can be used to influence travel demand and mode of travel. Previous policies to influence car ownership based on maximum standards of parking provision at trip origin (residential parking) are acknowledged to be flawed. Experience in North Hertfordshire shows that insufficient parking provision in residential environments can have an adverse impact. Limiting parking availability at trip origins does not necessarily reduce car ownership and can displace vehicles onto the adjacent local highway network, diminishing the streetscape, causing increased levels of congestion, and potentially obstructing emergency vehicles.
- 7.12 It is now recognised and accepted that, in most locations, demand management through parking is most appropriate at the trip destination (for

<sup>97</sup> Paragraph 29 of the 2012 NPPF

example commercial, leisure and retail parking). The need for greater parking control has developed in line with the growth of motorised traffic, particularly in the rise in ownership and use of private cars. The emphasis of sustainable transport is now placed on locating residential development where car use is less likely / and or necessary for many trips.

- 7.13 The main priority of this policy is, therefore, to seek to influence car use, through application and assessment of parking standards, promoting use of alternative modes of transport and travel planning, as opposed to restricting car ownership. Many residents may have cars, which influence car ownership levels, but choose to travel sustainably for school or commuting purposes.
- 7.14 Car parking can also impact on the design quality and flood risk of development and as such, consideration should be given to this in accordance with Policy D1: Design and Sustainability.
- 7.15 Parking standards for residential car and cycle parking are set out in Appendix 4 of this Plan. Parking provision in accordance with these standards will generally meet the day to day needs of the occupiers but without over provision. Relevant applications will be required to meet these standards. Recommended standards for other uses, and other types of parking, are set out in supplementary guidance<sup>98</sup>. This document also provides general guidance on issues such as design and layout.
- 7.16 Applications should have regard to this advice and other relevant plans and strategies including those produced by Hertfordshire County Council as the local highway authority and show how they have been taken into account in developing proposals. Advice will be regularly reviewed over the plan period to take account of changes in car ownership and travel patterns and mode share, national policy guidance and any other relevant matters.
- 7.17 The policy also introduces some flexibility in the application of the standards. Where development proposals seek to reduce the standard, applicants will be required to demonstrate justification for such variation based on the principles of the NPPF (paragraph 39 of the 2012 version) and taking into consideration impact on on-street conditions such as highway safety, available on-street capacity as well as likely pedestrian and environmental impacts.

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<sup>98</sup> Vehicle Parking at New Development Supplementary Planning Document (NHDC, 2011)

## 8 Housing strategy

### Policy HS1: Local Housing Allocations

Local Housing Allocations are listed by parish and settlement in Chapter 13 and shown on the Policies Map. Planning permission for residential development and associated infrastructure on these sites will be granted provided that:

- a) Development broadly accords with the indicative number of homes shown;
- b) Proposals successfully address site specific policy considerations; and
- c) Unless site-specific policy considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this Plan.

Planning permission for other uses will be refused.

- 8.1 This Plan establishes targets to provide 13,550 homes in North Hertfordshire over the period 2011-2031. Approximately 75% of this number is accounted for by the general allowances and Strategic Housing Sites set out in Chapter 3 (see Policies SP8 and SP14 to SP19).
- 8.2 The remainder will be delivered through Local Housing Allocations within and adjoining the District's towns and villages. These are individually set out in the policies in the Communities chapter of this Plan.
- 8.3 An indicative number of homes is shown for each site based on our evidence<sup>99</sup>. We will take a design-led approach to each site as schemes are brought forward. This may result in housing numbers changing in response to the pre-application and planning application process and our policy approach allows for development to fall within a reasonable range of our initial expectations.
- 8.4 Chapter 13 also sets out detailed considerations for each site that must be taken into account. This includes specific requirements, such as the provision of space for school expansions, or mitigations. Beyond these, all developments will have to comply with any other relevant policies in this Plan.
- 8.5 Where local communities prepare neighbourhood plans, these allocations may be subject to additional requirements or change. Prospective applicants should be mindful of emerging and adopted neighbourhood plans in the parish or settlement where the site is located.

<sup>99</sup> Strategic Housing Land Availability Assessment (NHDC, 2016); Housing and Green Belt Background Paper (NHDC, 2016)



## Policy HS2: Affordable housing

Planning permission for new homes will be granted provided that:

- a) Affordable housing is
  - i. provided in accordance with the following targets subject to viability:
 

Size of site (gross dwellings)	Target percentage of dwellings to be affordable
11 – 14 dwellings	25%
15 – 24 dwellings	35%
25 or more dwellings	40%
  - ii. delivered on-site unless robustly justified; and
  - iii. genuinely affordable to local people where rents or prices are linked to open-market values
- b) The size, type and tenure of any affordable housing meets:
  - i. the Council's expectation that 65% of the affordable housing required by criterion (a)(i) will be rented and 35% other forms of affordable housing;
  - ii. the housing needs of the area including needs identified by relevant local authority housing register data, Neighbourhood Plans and any settlement- or parish-level surveys or assessments; and
  - iii. the requirements of Policy HS3 and will contribute to an appropriate mix of housing across the site as a whole;
- c) The affordable housing is secured for first and subsequent occupiers through an appropriate condition or legal agreement providing for
  - i. the retention of dwellings through the Council, a registered provider or similar body agreed with the Council; and
  - ii. where appropriate, review mechanisms
- d) Relevant Supplementary Planning Documents, strategies or advice have been taken into account.

Where development of a site is phased or divided into separate parts, or could reasonably be considered part of a larger development which would exceed the thresholds, it will be considered as a whole for the purposes of affordable housing provision.

- 8.6 North Hertfordshire is going to be affected by considerable housing growth over the plan period. However, if all the new houses were to be sold privately, the District's own housing needs would fail to be met. New-forming households on lower incomes would not be able to afford to live locally.

- 8.7 These problems are well recognised across the country as a whole and the Government encourages local planning authorities to set out policies on affordable housing<sup>100</sup>, based on assessments of local housing needs.
- 8.8 Affordable housing is provided for those who cannot access open market housing. It includes social rented and affordable rented housing and intermediate housing, such as shared ownership schemes or other models where they meet the definition of Affordable Housing set in national policy. Affordable Housing is normally delivered in partnership with Registered Providers who assume long-term responsibility for the homes and can include schemes built through Community Land Trusts or other forms of co-operative provision. It is secured with planning conditions and legal agreements to make sure that the benefit of the housing continues in the long term.
- 8.9 At least one-third of new-forming households in the District over the plan period may require assistance with their housing<sup>101</sup>. Over the plan period, this target should be achievable. On most sites, targets to provide up to 40% affordable housing can be supported<sup>102</sup>. Policy SP7 sets out our approach where developers consider that the policy requirements of our plan will adversely affect viability. We will robustly examine any schemes which seek to make affordable housing provision at below target levels.
- 8.10 In circumstances where below target levels of affordable housing are agreed but the Council considers that viability may improve over the lifetime of the proposed scheme, review mechanisms will be built into any relevant agreements. This is more likely to occur in developments with long build-out times, where there is presently a limited comparable market with which to compare viability factors or where approvals are granted at a time of adverse economic conditions.
- 8.11 Our general expectation is that any affordable housing provision required and secured under this policy will be made on site. Although sites of between 10 and 14 units will deliver relatively low numbers of affordable homes, Registered Providers operating in the District are normally willing to take on these small groups of new homes. The onus will be firmly upon the applicant to robustly justify off-site provision or contributions in lieu. On Strategic Housing Sites, or other large schemes, a phased approach to affordable housing delivery will normally only be agreed where this is critical to ensuring viability and / or the provision of supporting infrastructure. The justification for any of these approaches will need to demonstrate how the scheme would contribute to the objective of delivering mixed and balanced communities.
- 8.12 Our normal approach will be to request 65% rented tenures and 35% other tenures for affordable housing to meet the needs of local people and ensure

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<sup>100</sup> As defined in Annex 2 of the 2012 NPPF

<sup>101</sup> Stevenage and North Hertfordshire Strategic Housing Market Assessment Update: Volume Two (ORS, 2016); Review of the Official Projections for North Hertfordshire (ORS, 2020)

<sup>102</sup> Local Plan Viability Assessment Update (DSP, 2016); Housing and Green Belt Background Paper (NHDC, 2016)

viability. This may change as the plan period progresses in response to new evidence or to reflect site-specific circumstances.

- 8.13 The strength of local house prices means that affordable housing products which are linked to open-market sales or rental values will remain out of reach for many households and this issue will need to be taken into consideration. Affordable rent for larger (3+ bed) properties will normally be capped at below 80% of the local market rent. For shared ownership products, the most appropriate initial purchase percentages will be assessed on a case-by-case basis based upon local sales values. The Council will also consider the likely impacts of any proposed service (or other) charges in determining affordability.
- 8.14 We will also need to respond to any changes at the national level such as funding regimes or proposals for new housing products, such as Starter Homes.
- 8.15 In all instances, the most appropriate mix of affordable housing will be negotiated having regard to relevant information including the results of the latest local (parish) or district-wide Housing Needs Surveys, the most recent Strategic Housing Market Assessment, the location of the site and nature of the proposed scheme as a whole.
- 8.16 All affordable housing will be secured through legal agreements. Where appropriate, these agreements will include mechanisms to ensure that those with local connections are given appropriate priority in the allocation of homes. This is particularly relevant for schemes outside of the main towns where occupants of affordable housing on both allocated and exception sites may need to demonstrate a connection either to the parish in which the housing is to be provided, or to another nearby parish where a specific need for affordable housing has been identified. A local connection to the District is normally required to be eligible for inclusion on the housing waiting list.
- 8.17 The Council has prepared supplementary guidance which provides further information on the provision of affordable homes in the District<sup>103</sup>. This will be updated and / or replaced over the lifetime of this Plan. Development proposals should have regard to this information and any other relevant housing strategies.
- 8.18 The situation regarding the provision of affordable housing on the edge of rural settlements as an exception to normal policies of rural restraint is considered in Policy CGB2.

### Policy HS3: Housing mix

Planning permission for new homes will be granted provided that:

<sup>103</sup> Draft Developer Contributions SPD (NHDC, 2022)

- a) An appropriate range of house types and sizes are provided taking into account:
  - i. the overall targets of this plan;
  - ii. the findings of the most up-to-date evidence including the most recent Strategic Housing Market Assessment, the Council's Self-Build Register and other relevant evidence of housing need;
  - iii. the location and accessibility of the site; and
  - iv. recent completions, existing permissions and sites in the five year supply; and
- b) The scheme would provide a density, scale and character of development appropriate to its location and surroundings.

- 8.19 National policy requires local plans to provide for a mix of housing that meets the requirements of different groups within the community<sup>104</sup>. Current evidence suggests it is most appropriate to target a broad balance between smaller (defined as 2-bed or less) and larger (3-bed or more) homes over the plan period.
- 8.20 The majority of completions since 2011 have been for smaller units whilst some of the sites identified through this Plan are specifically anticipated to focus upon small homes and / or flats. These are identified in the relevant site-specific considerations in Chapter 13.
- 8.21 On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need, the criteria set out above and the outcomes from applying Policy HS2.
- 8.22 Given the design-led approach to development set out through this Plan, district-wide density standards have not been prescribed. Development on the periphery of settlements should generally be at a lower density to mark the transition to the rural area beyond. In town centres and close to the railway stations higher densities will be considered appropriate in principle but will require particular care in the design with respect to avoiding the sense of overcrowding or congestion. Further advice is set out in the Design policies of this Plan.

#### **Policy HS4: Supported, sheltered and older persons housing**

Planning permission for sheltered and supported housing in uses classes C2 and C3 will be granted provided that:

- a) there is good access to local services and facilities;

<sup>104</sup> Paragraph 50 of the 2012 NPPF

- b) the site is well served by public transport;
- c) appropriate levels of on-site landscaping, amenity space and car parking (for residents, visitors and staff) are provided; and
- d) it would accord with Policy HS3(b).

Planning permission for residential developments of 100 units or more will be granted provided that an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.

- 8.23 Over the plan period, there will be a substantial increase in the number of and proportion of older residents in North Hertfordshire. The number of people aged 70 or over is predicted to increase by more than 10,000. By 2031, they will account for 1 in every 6 of the population, compared to 1 in 8 now<sup>105</sup>.
- 8.24 This reflects national trends. The 'baby boom' generation born in the period after World War II are now reaching, and surpassing, retirement age.
- 8.25 Older people are living longer, healthier lives and that the forms of specialist housing offered today might not offer the best solutions in future years. Government policy seeks to support people living at home for as long as possible<sup>106</sup>. As a result, the types of home that will be needed by our older residents will vary. Many will continue to live in their own homes with a minimum of support. Others may seek to downsize. However, some people will require more specialist accommodation or assistance.
- 8.26 Other groups will also have support needs, including people of all ages with physical or learning disabilities.
- 8.27 A number of models exist to meet the housing needs that this creates.
- Homes with extra care, sheltered housing and assisted living normally consist of self-contained accommodation in a purpose-built block or small group of homes. Care is provided for those who would like the comfort of knowing assistance is available, or cannot live completely on their own, but do not need significant levels of personal care; while
  - Care or nursing homes provide a degree of personal care and / or long-term assistance for those who cannot live independently.
- 8.28 Accommodation that is self-contained with only modest levels of care will normally fall within use class C3. For the purposes of planning, this will contribute towards the overall targets for new homes identified in Policy SP8. Accommodation with greater levels of care, support and / or communal facilities will tend to fall within use class C2. However, the distinction between these uses can be fine.

<sup>105</sup> Stevenage and North Hertfordshire SHMA update (ORS, 2015)

<sup>106</sup> Stevenage and North Hertfordshire SHMA update (ORS, 2015)

- 8.29 Some future sheltered and supported housing needs will be delivered by the market in response to perceived demand. Further accommodation will be delivered by registered providers. Individual proposals will be assessed having regard to the criteria above.
- 8.30 On larger housing sites we will expect a proportion of new homes to contribute towards the modelled demand for older persons housing<sup>107</sup>. This should include affordable housing provision where appropriate. The most appropriate form(s) of provision will be assessed on a case-by-case basis. On some sites, the provision of a modest number of bungalows or smaller housing units that meet Accessible and Adaptable standards (see Policy HS5) may be the most appropriate approach. On larger sites we may seek a wider range of provision including sheltered and / or supported housing across both the market and affordable elements of provision.
- 8.31 All of our Strategic Housing Sites will be large enough to support the provision of local facilities such as shops and bus routes. It should be possible for each of the sites identified in Policy SP14 to SP19 to accommodate the requirements of this policy. Any additional requirements for these sites in relation to C2 provision are set out in the site-specific policies.
- 8.32 On other sites, we will take a common-sense approach. Where an application is close to essential facilities, and can accommodate supported, sheltered or other older persons provision in a coherent way, we will expect it to be provided. In some instances, such as sites on the edge of villages with fewer facilities, it may not be as practical to insist on these types of homes.

#### **Policy HS5: Accessible and adaptable housing**

Planning permission for major residential development will be granted provided that:

- a) applicants demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard; and
- b) on schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard<sup>108</sup>.

- 8.33 The Government's revised approach to technical standards for new development identifies three categories of accessibility:
- M4(1) – visitable dwellings
  - M4 (2) – accessible and adaptable dwellings; and
  - M4 (3) – wheelchair user dwellings<sup>109</sup>.

<sup>107</sup> The housing types encompassed by this are set out in Figure 38 of the Stevenage & North Hertfordshire Strategic Housing Market Assessment Update: Volume 2 (ORS, 2016)

<sup>108</sup> Under the requirements of Policy HS2, this will normally be on schemes of 25 or more homes.

<sup>109</sup> Building Regulations 2010, Approved Document M: Access to and use of buildings, 2015 edition



- 8.34 Our evidence demonstrates that it is both appropriate and viable to pursue the higher M4(2) and M4(3) standards in North Hertfordshire<sup>110</sup>. Requiring 50% of new homes on major residential schemes to meet the intermediate standard will make a positive contribution to future needs as the population ages. This requirement should be applied across both market and affordable homes.
- 8.35 The highest M4(3) standard should only be applied to homes where the District Council will be responsible for allocating or nominating a person to live in that dwelling<sup>111</sup>. A modest proportion of affordable homes will be required to adhere to this additional standard.
- 8.36 Compliance with M4(2) and M4(3) standards will be monitored through the Building Regulations regime as new homes are built. Planning permissions will be appropriately conditioned to say that this requirement must be met.
- 8.37 However, it is also necessary to ensure that schemes can be built out in accordance with a granted planning permission. Appropriate information should be submitted alongside planning applications. Applicants should demonstrate through their drawings and / or Design & Access statements that the standards can be accommodated when the scheme is built.

#### **Policy HS6: Relatives' and dependents' accommodation**

Planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted provided that:

- a) a genuine need for the accommodation is demonstrated;
- b) the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;
- c) any development would not exceed the size of extensions that would otherwise normally be acceptable; and
- d) the occupation of the accommodation is restricted by condition.

Free standing annexes will be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible.

- 8.38 In certain instances, it can be desirable for additional residential accommodation to be provided alongside an existing dwelling. For example, a family with elderly or infirm relatives may wish to provide an annex for them. This is to be encouraged, because it can strengthen family ties and, where the

<sup>110</sup> North Hertfordshire & Stevenage Strategic Housing Market Assessment Update: Volume 2 (ORS, 2016); Local Plan Viability Assessment Update (DSP, 2016)

<sup>111</sup> Planning Practice Guidance: Housing Optional Technical Standards, Paragraph: 009 Reference ID: 56-009-20150327



dependants were previously occupying a family-sized house, can increase the amount of available housing for others.

- 8.39 Where such accommodation can be provided as a self-contained planning unit such as through subdivision of the existing home or the provision of an additional dwelling, it will be treated as a windfall and normal policies will apply.
- 8.40 Where interdependent accommodation is proposed, or where subdivision or the creation of an additional dwelling would not otherwise be acceptable, this policy will be applied.
- 8.41 Case law surrounding the provision of annexes is complex. Anyone considering building an annex for relatives or dependents should seek professional advice and engage with the Council at an early stage in the process.

#### **Policy HS7: Gypsies, Travellers and Travelling Showpeople**

The Council will protect existing and allocated lawful pitches for Gypsies and Travellers.

The following site, as shown inset into the Green Belt on the Policies Map, is allocated for the provision of permanent Gypsy and Traveller pitches to meet the District's needs up to 2031:

- Policy CD6 - Land at Woodside Place, Danesbury Park Road is allocated for the provision of 4 permanent Gypsy and Traveller pitches.

This site is allocated solely for the accommodation of Gypsy and Travellers that meet the planning definition. Planning Permission will only be granted for development and occupation that meets the planning definition of Gypsy and Travellers. Other uses will not be permitted.

There is no identified need to allocate any transit or travelling showpeoples' sites.

- a) Planning permission for accommodation for Gypsies and Travellers or Travelling Showpeople will be granted where:
- b) it satisfies a demonstrated local need for accommodation;
- c) the intended occupants meet the planning definition of Gypsies and Travellers, or Travelling Showpeople, as set out in government guidance or case law;
- d) residents of the proposed site can access local services such as shops, schools, public transport and medical facilities within a reasonable distance from the site and where those facilities have capacity to meet the needs of the site's residents;
- e) the proposed site:

- i. does not conflict with any other development plan policy or national policy including flood risk, agricultural land classification, contamination and hazardous development, and has no significant adverse impact on the character and appearance of the countryside, or on features of significant biodiversity or heritage importance;
- ii. has no significant adverse impact on the amenity of nearby residents or adjoining land users and can be successfully screened and contained within a specified boundary;
- iii. has adequate and safe access from a suitable road, and adequate parking, storage, turning and servicing on site;
- iv. is capable of being serviced with water, electricity, sewerage and rubbish disposal; and
- v. will provide a safe, inclusive and secure environment for the residents in an appropriate location to meet their needs.

Where all the above criteria are met, proposals for sites for Gypsies, Travellers and Travelling Showpeople may be appropriate in the countryside as rural exception sites (in line with Policy CGB2b) but Green Belt policies would still apply.

- 8.42 The Local Plan should make appropriate provision to meet the needs of Gypsies, Travellers and Travelling Showpeople in North Hertfordshire. The Council's evidence<sup>112</sup> shows that there is no identified need for transit or travelling show people sites but a need to provide four additional pitches for Gypsies at Danesbury Park Road.
- 8.43 There is currently one private Traveller site at Pulmer Water in the parish of Codicote. This consists of twelve permanent pitches. There is a further site at Danesbury Park Road which currently benefits from a temporary planning permission and is allocated in this Local Plan to meet the identified need. Historically, the District has not been an area where significant numbers of Gypsies, Travellers or Travelling Showpeople have resided in or resorted to, which is supported by figures for unauthorised encampments and developments.
- 8.44 As with affordable housing, current government guidance allows Gypsy and Traveller sites to be located in the open countryside, as an exception to normal policies of control. This is in recognition of the particular difficulties that Gypsies and Travellers have obtaining and affording land within settlements.
- 8.45 The site at Pulmer Water has a complex planning history and consists of Gypsy and Traveller provision adjoining a caravan park with permission for residential use. A robust and up-to-date assessment of current occupation and the future needs arising from this site, alongside any needs from

<sup>112</sup> Gypsy and Traveller Accommodation Assessment Study (2018); NHDC Note on Gypsy and Traveller provision (2020)

elsewhere in the District, will be required to inform the proposed early review of the Plan (see Policy IMR2 in the Delivery Chapter).

## 9 Design

Policy D1: Sustainable design
<p>Planning permission will be granted provided that development proposals:</p> <ul style="list-style-type: none"> <li>a) Respond positively to the site's local context;</li> <li>b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to: <ul style="list-style-type: none"> <li>i. create or enhance public realm;</li> <li>ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);</li> <li>iii. reduce energy consumption and waste;</li> <li>iv. retain existing vegetation and propose appropriate new planting;</li> <li>v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;</li> <li>vi. future proof for changes in technology and lifestyle;</li> <li>vii. design-out opportunities for crime and anti-social behaviour; and</li> <li>viii. minimise the visual impact of street furniture and parking provision;</li> </ul> </li> <li>c) Have regard to the Design SPD, and any other relevant guidance;</li> <li>d) Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and</li> <li>e) For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.</li> </ul>

- 9.1 National guidance states that planning should achieve high quality and inclusive design for all development. Development proposals should consider the potential for minimising their impact on the environment both during construction and throughout the life of the development whilst creating development that responds to and enhances its surroundings. It's also recognised that good quality design is essential for health and well-being.
- 9.2 Development must respond positively to the site and the local context taking into consideration position, orientation, scale, height, layout, massing, detailing and use of materials.
- 9.3 A Landscape and Visual Impact Assessment (LVIA) should be undertaken to assess the significance and effect of development proposals on the landscape and peoples views and visual amenity. Design and Access Statements (DAS) are required for most planning applications. A DAS require applicants to

explain and justify the key elements of the proposal and show that the physical, economic, policy and social context of the site and its locality have been taken into account.

- 9.4 Public realm, publicly accessible space, creates the character and sense of place for our environment. Enhancing existing public realm or creating new using high quality materials, design and workmanship will result in a high quality environment that makes a positive contribution to a sense of place and healthy communities. Developers are expected to have regard to emerging advice and good practice to ensure that development schemes positively contribute to the public realm, local street scene and wider landscape through high quality design.
- 9.5 Sustainable Drainage Systems (SuDS) if incorporated into the layout of the development at the early stages can have a positive impact not only on the local drainage system but also on the landscape amenity and biodiversity of the site. Trees, shrubs and other soft landscaping provide a number of environmental benefits, ranging from climate change mitigation to the management of surface water drainage and flood risk. Further information is provided in Natural Environment Policy NE8: Reducing Flood Risk and NE9: Sustainable Drainage Systems
- 9.6 Using innovative design to reduce energy consumption and waste from the construction and use of buildings can optimise the potential of the site and have a positive influence on the environment. Development should seek to minimise carbon emissions and maximise opportunities for the generation of energy from renewable sources, so far as is practicable given other policies in this plan and viability considerations. The efficient use of new materials from local or sustainable sources, together with the reuse and recycling of materials will help to reduce the energy used and the waste created in the development. It will also help the development to achieve local character and distinctiveness. The policy encourages sustainable design, and the use of materials and technologies that will ensure that the energy used in the construction and throughout the life of the development will be minimised.
- 9.7 Existing vegetation should influence the layout and design of development. A vegetation condition survey should be undertaken to ascertain what plants within and adjoining the site, which would be affected by development, are worthy of retention and what protection measures should be put in place during construction. The British Standard BS5837: Trees in relation to design, demolition and construction – recommendations sets out guidance on tree retention, effect of trees on design considerations and means of protecting trees during construction.
- 9.8 Development proposals should consider how the scheme will integrate with the existing circulation patterns particularly pedestrian, cycle and public transport. Safe and secure pedestrian and cycle routes should be provided both within the site and linking into the wider network. The policy seeks to ensure that the design and location of new development makes it accessible to all potential users. There is a need to ensure that where appropriate, new

development includes facilities or open space that is conveniently located and easy to gain access to by all potential users.

- 9.9 The potential for future changes in technology and lifestyles should be considered when planning and designing schemes to ensure flexibility in the use of buildings throughout their life.
- 9.10 Creating safe and attractive places by designing-out opportunities for crime and anti-social behaviour through the incorporation of physical and management measures will help to minimise the risk of crime. Development should be built to the Police preferred minimum security standard of Secured By Design SBD Part 2. The location of parking areas should ensure that they create safe and secure places to leave and access vehicles.
- 9.11 Street furniture such as signs, lighting columns, bins and seats can create clutter and have a negative impact on the visual quality of an area. Similarly, parking areas need to be well designed and integrated into the development scheme. Good design can ensure that cars and street furniture are not dominant features in new developments.
- 9.12 Development proposals should be in line with current regulations and guidelines and any future changes in Legislation or to the Building Regulations that will affect the sustainability of a building. North Hertfordshire lies in an area of serious water stress. Both the Environment Agency and Anglian Water support the introduction of the optional water efficiency standard within the district therefore, the lower figure of 110 litres per person per day for water consumption is sought. The introduction of the lower standard will have a marginal impact on scheme viability in the area.
- 9.13 Building Futures<sup>113</sup> is an interactive tool for new development in Hertfordshire. Building Futures is mentioned in the Design SPD<sup>114</sup> and developers are strongly encouraged to look at this suite of documents, which provide practical and technical guidance on reducing the environmental impact of development, and will be helpful in enabling developments to satisfy this policy. Information on the Hertfordshire Design Review Panel and the way it can advise on development proposals is also available.
- 9.14 Sport England's Active Design guidance on how the design and layout of residential and other areas plays a vital role in keeping communities healthy and active should be considered.
- 9.15 Further guidance is set out in the Design SPD which covers key principles for all development within the District and specific principles for each of the four towns, the villages and the rural area. The Design SPD identifies other relevant guidance prepared for North Hertfordshire such as Conservation Area Statements, Town Centre Strategies, Urban Design Assessments, Landscape Character Assessments, the Green Space Strategy and the Green

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<sup>113</sup> Building Futures – A Hertfordshire web-based guide to promoting sustainability in development.

<sup>114</sup> Design SPD (NHDC 2011)

Infrastructure Plan. These documents are available to view on the Council's website and are updated on an on-going basis.

- 9.16 For development proposals in Letchworth Garden City reference should be made to the Letchworth Garden City Design Principles set out in Appendix 5 of this Plan.

**Policy D2: House extensions, replacement dwellings and outbuildings**

Planning permission for house extensions will be granted where:

- a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling; and
- b) The extensions do not dominate adjoining properties and:
  - i. it is well related to the floor levels of adjoining properties,
  - ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and
  - iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene.

Planning permission for replacement dwellings and outbuildings will be granted where:

- c) The proposal does not harm the character and appearance of the site; and
- d) The location of the proposal does not have an adverse impact on the character and appearance of the streetscene or area.

- 9.17 There is a need to maintain a high-quality environment in residential areas and across the district as a whole whilst allowing flexibility with regard to house extensions, replacement dwellings and outbuildings. The policy requires that consideration is given to the effect that a proposal may have on the living conditions of neighbouring occupiers and the character and appearance of the locality in which they are proposed as these are matters that can often be overlooked with the desire for increased living space.
- 9.18 This policy also serves to protect the character and appearance of those remaining modest rural workers dwellings and to ensure that proposals for replacement or extension of dwellings in the countryside would not have a materially greater impact. Further guidance for proposals in rural areas is set out in the Countryside and Green Belt policies.

**Policy D3: Protecting living conditions**

Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions



Where the living conditions of proposed developments would be affected by an existing use or the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.

- 9.19 All development has the potential to have an adverse impact on its neighbours, in a wide variety of ways. Such harm may arise from traffic generation, parking, loss of daylight and sunlight, noise, overlooking, pollution (including light pollution) and dominance as well as other issues.
- 9.20 A significant number of proposed sites for housing in the District are on previously developed land within urban areas. Such sites are often close to existing residential areas. Care is needed to ensure that the adverse impacts of any such development on neighbouring residents is minimised. It is not practical to provide absolute protection for existing residents' current living conditions, instead, there is a need to ensure that any impacts a development has are identified and appropriate mitigation built into the scheme.
- 9.21 In the rural area, farm diversification schemes can help support the District's rural economy. However, some diversification schemes could seriously affect the living conditions of the surrounding area, especially if they generate significant traffic.
- 9.22 There are two ways mitigation may occur. Either the development can incorporate measures to reduce the effect it has, or it can fund works off site to reduce the impact on those affected by it. This latter course of action may be appropriate for development such as the expansion of airfields, where there will inevitably be an increase in noise, but it may be possible to provide sound protection to those buildings affected by that noise.
- 9.23 This policy also covers the situation where there is an existing use which will have an adverse impact on a proposed residential development site. The proposed development will need to show that satisfactory living conditions will be achieved taking into account the nature of the existing development – for example, homes proposed in a noisy area.
- 9.24 London Luton Airport immediately adjoins the District to the west. Development potentially affected by noise from the airport will need to ensure that appropriate mitigation measures are incorporated. Site-specific criteria for relevant allocated sites are set out in the Communities section of this plan.

#### **Policy D4: Air quality**

Planning permission will be granted provided that development proposals:

- a) Give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use;
- b) Propose appropriate levels of mitigation to minimise emissions to the atmosphere and their potential effects upon health and the local environment; and
- c) Carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development.

Where an air quality impact assessment demonstrates that a development is unacceptable from a local air quality perspective the development will be refused.

Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere.

- 9.25 This policy supports Policy D3: Protecting living conditions but also encourages sustainable development, in particular sustainable transport (Policy SP6: Sustainable Transport). The District will be accommodating a significant amount of development during the plan period which will undoubtedly generate additional road traffic and put added pressure on existing road networks. Therefore, because the major source of local air pollution in the District originates from road traffic emissions it is important for this Plan to deal with the implications for air quality of the anticipated development.
- 9.26 The outcome of the air pollution impact assessment will be used to determine the nature and scale of the steps that should be taken to remove or reduce the scale of those concerns. Ideally this will occur at the design, planning and/or development stage, but may in certain circumstances rely on post development mitigation measures.
- 9.27 Two of the main roads that cross the District do so on a north – south axis: the A1(M) and A10. Another main road is the A505 that traverses the District on a southwest – northeast axis. It is the A505 that is currently directly associated with air quality concerns because it passes through the four main population centres of the District namely Hitchin, Letchworth Garden City, Baldock and Royston. Of particular concern is the area in the south of Hitchin. Notably Stevenage Road (A602) near the Hitchin Hill roundabout, which has been designated an Air Quality Management Area (AQMA) and the Payne's Park roundabout at the A602 junction with the A505 which was designated an AQMA in 2016.
- 9.28 The NPPF<sup>115</sup> states that air pollution is a material planning consideration and more specifically that planning policies should sustain compliance with and contribute towards national objectives for air pollutants and the presence of AQMAs and their Action Plans. Furthermore, it states that the effects

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<sup>115</sup> Paragraph 124 of the 2012 version of the NPPF.

(including cumulative effects) of pollution on health should be taken into account. Therefore, because each local authority will have its own unique causes and contributing factors to elevated levels of air pollution it is vital that local development documents include policies to appropriately influence the District's specific development demands.

- 9.29 The policy addresses the protection of the health of the residents of proposed developments, as well as the protection of the residents of existing properties particularly, although not exclusively, those that live in close proximity to the District's roads. In addition to the air quality problems identified in Hitchin that are associated with elevated nitrogen dioxide (NO<sub>2</sub>), levels of NO<sub>2</sub> are close to exceeding a national air quality objective around the A505 in the Hitchin Street / Whitehorse Street area of Baldock. Furthermore, particulate matter air pollution is a public health concern, which is reflected by the presence of a national air quality objective and a public health outcome indicator.
- 9.30 The policy will allow the Council to achieve a consistent and transparent approach to the development of land where air quality concerns are relevant. It will also help to influence the nature of such developments so as to minimise or remove the potential for adverse impacts on air quality. Or where appropriate, identify and justify the need for and nature of measures to help to mitigate any otherwise unavoidable adverse air quality impacts from permitted developments.
- 9.31 The following are types of developments for which the Council would expect the submission of an air quality impact assessment:
- Within, or adjacent to an AQMA, applications for:
    - housing;
    - biomass or other forms of combustion boiler;
    - industrial developments;
    - car parks; and
    - any other development likely to significantly increase vehicle movements
  - Anywhere else in the District, applications that are considered to be 'major' in scale for example:
    - significantly increase car parking facilities;
    - significantly increase vehicle movements, particularly heavy duty vehicles;
    - introduce biomass or other combustion boilers and industrial processes of a particular scale;
  - Or that:
    - introduce humans to an area where air pollution is an issue, but where humans were previously not present
- 9.32 For other types of developments an air quality impact assessment will not be required but there will be a requirement for the developer to negotiate and agree air quality mitigation measures that are proportionate to the scale of the proposed development. This requirement is in place to provide an opportunity to address the cumulative impacts of smaller, or less sensitively located,

developments that nonetheless will be making a contribution to the emission of air pollutants.

- 9.33 A more detailed description of the type of air pollution mitigation required for developments and those developments considered to be 'major' can be found in the NHDC Air Quality Planning Guidance Document<sup>116</sup>.
- 9.34 Methods available to mitigate the impact of developments on air quality may fall into a number of categories and will be considered against other relevant policies in the Plan:
- appropriate parking standards
  - accommodating infrastructure to support the use of low emission vehicles
  - appropriate location and design of buildings
  - incentives to support initiatives for public transport, car sharing and using alternative modes of travel
  - contributions to improve road and traffic management, infrastructure to support alternative modes of travel and air quality monitoring
- 9.35 This is not an exhaustive list and more detail will be found in the NHDC supplementary Air Quality Planning Guidance Document.

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<sup>116</sup> North Herts Air Quality Planning Guidance Document (2016)

## 10 Healthy Communities

### Policy HC1: Community facilities

Planning permission for new community facilities will be granted provided that they are:

- a) Appropriate in scale having regard to their local context;
- b) Accessible by a range of transport modes; and
- c) Would meet an identified need in the local community.

Proposals for the redevelopment of sporting facilities will be supported where the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss of the existing facilities.

The loss of community facilities will only be permitted where this is justified by:

- i. the provision of replacement facilities, either on site as part of the development proposal or in an alternative appropriate location;
- ii. showing that there is no local need for the facility or service and that any appropriate, alternative community use of the existing premises to meet local needs is not required; or
- iii. demonstrating that the facility, or any reasonable replacement, is not, and will not be viable on that site.

- 10.1 The National Planning Policy Framework recognises that the planning system plays a role in facilitating social interaction and creating healthy, inclusive communities. Community and recreation facilities, together with green spaces play an important role in enabling people not only to participate in physical activities but also in cultural pastimes, all of which can help to enhance physical, spiritual and mental well being.
- 10.2 Community facilities include: town and village halls, community centres, sports halls, theatres, museums, libraries, places of worship, doctors and dental surgeries and schools. Development proposals which affect local shops and pubs will be considered under Policy ETC7: Scattered local shops and services in towns and villages.
- 10.3 The Local Plan can help towards meeting the objective of making communities healthier through the retention and provision of cultural, leisure and community facilities.
- 10.4 It is anticipated that many of the new community facilities that will be required over the lifetime of this Plan will be provided in association with the strategic developments allocated in this Plan. However, there may still be occasions where the provision of new, or extension of existing, facilities in other locations is required.

- 10.5 It is important that these facilities are situated within local communities so that they are accessible, help to reduce the need to travel and provide opportunities for people to participate in activities within their own community. One way that this can be achieved is through the shared use of facilities such as the dual use of school facilities for sport and other community uses in appropriate locations.
- 10.6 The Council's Community Halls Strategy and Indoor Sports Facility Strategy and Action Plan set out detailed guidelines for the provision of new community facilities which developers should take into account in the design of any new development<sup>117</sup>.
- 10.7 At the same time, existing facilities, whether publicly or privately owned, can be subject to development pressures for alternative uses. It is important that, where appropriate, such facilities are retained within the local community.
- 10.8 Some local facilities can be listed as an Asset of Community Value (ACV). This provides additional protections if the owners wish to change the use of, demolish and / or sell the facility. The fact that a facility is an ACV can be an additional material consideration in the determination of any planning applications. The Monitoring and Delivery section provides additional information on ACVs.

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<sup>117</sup> Community Halls Strategy for North Hertfordshire (NHDC, 2011); Indoor Sports Facility Study, (NHDC, 2016)

## 11 Natural Environment

### Policy NE1: Strategic green infrastructure

Planning permission will be granted provided that development:

- a) Protects, conserves and where possible enhances the strategic green infrastructure network;
- b) Avoids the loss, fragmentation, severance or negative impact on the function of the strategic green infrastructure network;
- c) Creates new strategic green infrastructure where appropriate and is accompanied by a plan for its long-term maintenance and management; and
- d) Has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network.

- 11.1 Protection of those sites which contribute to the diversity of strategic green infrastructure throughout the District from inappropriate development is important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place.
- 11.2 This policy will also ensure that when new strategic green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long-term use.
- 11.3 North Hertfordshire has significant strategic green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan<sup>118</sup> and include:
  - ancient woodlands (e.g. at Newton Wood),
  - biodiversity rich landscapes (e.g. Therfield Heath),
  - other valued landscapes and the Chilterns AONB (see also policies NE2 and NE3)
  - chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley).
  - the historic designed landscapes of Letchworth Garden City and the literary associations of Forster Country, north of Stevenage, and
  - the rights of way networks, and long distance walking and cycling connections, e.g. the Chiltern Way, Hertfordshire way, National Cycle Route No.12.
- 11.4 The plan also identifies areas of strategic green infrastructure deficiency as well as opportunities to create new strategic green infrastructure not yet identified. New development should be connected to strategic green infrastructure networks which provide high quality, direct linkages across the

<sup>118</sup> North Hertfordshire District Green Infrastructure Plan (2009)



development where possible. Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals from an early stage in the design process.

Policy NE2: Landscape
<p>Planning permission will be granted for development proposals that:</p> <ul style="list-style-type: none"> <li>a) Respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management;</li> <li>b) Do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this;</li> <li>c) Are designed and located to ensure the health and future retention of important landscape features; and</li> <li>d) Have considered the long-term management and maintenance of any existing and proposed landscaping.</li> </ul>

- 11.5 National policy<sup>119</sup> requires the protection and enhancement of valued landscapes. The emphasis of the policy is to ensure that the design of a development proposal is sensitive to the local context to ensure that the scheme makes a positive contribution to the landscape.
- 11.6 The policy aims to protect and enhance the quality of the natural environment by requiring development proposals to take into account the landscape character and environmental features and built form of its surrounding area.
- 11.7 The guidelines referred to at criterion ‘a.’ of the policy originate from the North Herts Landscape Study<sup>120</sup> which provides an assessment of the character of the landscape within the District. There are 37 separate landscape character areas covering the District, some lie totally within the District while some extend into adjoining districts. The study provides a description of the distinctive characteristics of each landscape character area based on factors such as the geology, landform, soil types and historical activities for each area.
- 11.8 The North Herts Landscape Study also identifies the inherent sensitivities of each character area in landscape and visual terms together with its capacity to accommodate a range of different types of development. Development should respect the sensitivities of each landscape character area and accord with the guidelines for managing change identified for each landscape character area in relation to built development and landscape management,

<sup>119</sup> Paragraph 109 of the 2012 NPPF.

<sup>120</sup> North Hertfordshire Landscape Study (Character, Sensitivity and Capacity) 2011

whilst recognising that some impacts on landscape are inevitable if future development needs are to be met.

### **Policy NE3: The Chilterns Area of Outstanding Natural Beauty (AONB)**

Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted provided that it:

- a) Is appropriate in scale having regard to national planning policy;
- b) Conserves and where possible enhances the Chilterns AONB's special qualities, distinctive character and biodiversity, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;
- c) Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment;
- d) Has regard to the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate;
- e) Has regard to the Chilterns Building Design Guide and technical notes by being of high-quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and
- f) Avoids adverse impacts from individual proposals (including their cumulative effects) unless these can be satisfactorily mitigated.

- 11.9 Part of the District between Hitchin, Lilley and Hexton (which follows the escarpment of the Chiltern Hills) has been recognised as being of national importance and forms part of the Chilterns Area of Outstanding Natural Beauty (AONB).
- 11.10 Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks.<sup>121</sup> The Chilterns AONB was designated in 1965 and extended in 1990. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting, land within these areas<sup>122</sup>.
- 11.11 The Chilterns AONB covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Board prepares a statutory

<sup>121</sup> Paragraph 115 of the 2012 NPPF

<sup>122</sup> Countryside and Rights of Way Act 2000 Section 185.

AONB Management Plan which has been endorsed by the Council as a material consideration in planning decisions<sup>123</sup>.

- 11.12 Proposals for development within the AONB will be considered against national guidance. Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted.
- 11.13 The AONB is a nationally designated landscape and as such permission for major developments within its boundaries will be refused unless exceptional circumstances prevail as defined by national planning policy<sup>124</sup>. National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context<sup>125</sup>.
- 11.14 In determining compliance with criterion b, actions to conserve and enhance the AONB shall be informed by a landscape assessment, having considered any relevant landscape character assessments and landscape and visual impact assessments and shall focus upon:
- i. the Chilterns AONB's special qualities which include the steep chalk escarpment with areas of flower-rich downland, broadleaved woodlands (especially beech), commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures;
  - ii. the scope for enhancing and restoring those parts of the landscape which are previously developed, degraded or subject to existing intrusive developments, utilities or infrastructure;
  - iii. locally distinctive patterns and species composition of natural features such as chalk downland, trees, hedgerows, woodland, field boundaries, rivers and chalk streams;
  - iv. the locally distinctive character of settlements and their landscape settings, including the transition between man-made and natural landscapes at the edge of settlements;
  - v. visually sensitive skylines, geological and topographical features;
  - vi. landscapes of cultural, historic and heritage value;
  - vii. important views and visual amenity;
  - viii. Tranquillity, dark skies and remoteness and the need to avoid intrusion from light pollution, noise, and motion; and
  - ix. in the case of major development proposals, shall be informed by landscape and visual impact assessment, having considered all relevant landscape character assessments.
- 11.15 Development proposals which lie outside the AONB but within its setting can also have impacts on it. The Council's duty of regard applies to development outside but which would affect land in an AONB<sup>126</sup>. Although it does not have

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<sup>123</sup> Government's Planning Practice Guidance 8-004-20140306 paragraph 004.

<sup>124</sup> Paragraph 116 of the 2012 NPPF

<sup>125</sup> Government's Planning Practice Guidance 8-004-20140306 paragraph 005.

<sup>126</sup> Countryside and Rights of Way Act 2000 Section 85.

a defined geographical boundary, the setting of the Chilterns AONB is the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design could be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the Chilterns AONB. Advice on development in the setting of the AONB is contained within guidance produced by the Chilterns Conservation Board<sup>127</sup>.

#### **Policy NE4: Biodiversity and geological sites**

Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12.

All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.

Applicants should, having regard to the status of any affected site(s) or feature(s):

- a) Submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;
- b) Demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to the hierarchy of protection below:
  - i. locating on an alternative site with a less harmful impact;
  - ii. providing adequate mitigation measures; or
  - iii. as a last resort compensated for.

The acceptability of approach(es) to avoidance, mitigation and compensation will be commensurate with the status of the asset(s) likely to be affected by the application; Compensation is unlikely to be an appropriate solution for proposals affecting nationally or internationally designated sites other than in the most exceptional circumstances.

- c) Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction;
- d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. The appropriateness of any buffers will be considered having regard to the status of the relevant habitat. 12 metres of complimentary habitat should be provided around wildlife sites

<sup>127</sup> Chilterns Conservation Board position Statement on Development affecting the setting of the Chilterns AONB.

(locally designated sites and above), trees and hedgerows. It may be necessary to exceed this distance for fragile habitats such as ancient woodland or to provide appropriate root protection for mature trees; and

- e) Provide a long-term management and monitoring plan including mitigation measures as necessary.

Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.

- 11.16 Sites allocated in this Plan that have the potential to impact on designated biodiversity sites are required to provide an ecological survey and provide mitigation and/or off-setting measures as necessary. Where appropriate the Strategic Policies and Communities sections of this Plan provide site-specific policies relating to the impact on designated sites, for instance on Therfield Heath SSSI or Wain Woods SSSI.
- 11.17 Sites can contain important habitats or species even where they are not formally designated. These may be identified by the Hertfordshire Environmental Records Centre, other relevant sources (such as the Government's 'MAGIC' mapping tool) or through the survey process as being of ecological interest and should be afforded an appropriate level of protection.
- 11.18 Ecological surveys will be expected to involve an objective assessment of ecological value and identify any priority habitat, protected or priority species on site with survey data and site assessment to establish the potential impact. Surveys should be consistent with BS42020 Biodiversity- Code of Practice for Planning and Development, or as superseded, and use the DEFRA Biodiversity Metric<sup>128</sup>, or as superseded, or any statutorily prescribed alternative to assess ecological value and deliver measurable net gain.
- 11.19 Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy and is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site.
- 11.20 Where off-site compensation is delivered as a last resort, the ecological networks mapping system developed by the Herts and Middlesex Wildlife Trust and Local Nature Partnership should be used. This provides the basis of

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<sup>128</sup> The DEFRA Biodiversity Metric is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of required offsite compensation.

The current Biodiversity Metric is available at :

<http://publications.naturalengland.org.uk/publication/6049804846366720>

targeted habitat creation to maximise the benefits to biodiversity of any required ecological measures.

- 11.21 Certain habitats (such as chalk grassland) are priority habitats for the District. Restoration, mitigation and any compensation measures should focus on these priority habitats as described in the Hertfordshire Biodiversity Action Plan<sup>129</sup>.
- 11.22 Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers (and any connective features between them) will be retained, safeguarded and managed during and after development, including the provision of buffers where required.
- 11.23 Where necessary, a management plan outlining mitigation and monitoring measures may be required to sensitively manage any issues arising as a result of the development on biodiversity or geodiversity assets and will be secured through planning conditions or obligations.
- 11.24 Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan<sup>130</sup>. Similarly, the provision of permanent integrated features for wildlife can contribute to net gains, for instance the provision of bat and swift boxes, particularly where development borders open space.

#### **Policy NE5: Protecting open space**

Planning permission will only be granted for any proposed loss of open space provided that:

- a) It can be demonstrated that the open space is surplus to requirements and justified on the basis of:
  - i. the quality and accessibility of the open space;
  - ii. the extent to which the open space is serving its purpose;
  - iii. the quality and accessibility of alternative public open space; and
- b) It is mitigated against by:
  - i. re-provision of an appropriate open space taking into account quality and accessibility; and/ or
  - ii. financial contributions towards new or existing open space where:

<sup>129</sup> Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, [http://www.hef.org.uk/nature/biodiversity\\_vision/index.htm](http://www.hef.org.uk/nature/biodiversity_vision/index.htm)

<sup>130</sup> Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, [http://www.hef.org.uk/nature/biodiversity\\_vision/index.htm](http://www.hef.org.uk/nature/biodiversity_vision/index.htm)



- the required provision cannot reasonably be delivered on-site; or
- the required provision cannot be provided on site in full; and
- the proposal has over-riding planning benefits.

#### **Policy NE6: New and improved open space**

Planning permission will be granted for development proposals that make provision for new and/or improved open space which:

- a) Meets the needs arising from the development having regard to the Council's open space standards and other relevant guidance;
- b) Contributes towards improving the provision, quality and accessibility of open space; and
- c) Incorporate any necessary open space buffer(s) for landscape, visual, ecological or air quality reasons.

Any on-site provision must include a long-term maintenance and management plan, and where required phasing plans, to demonstrate delivery.

Any built facilities within new or existing open space must be ancillary to the primary use and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape

Proposals for new open spaces which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options.

Financial contributions towards the provision of open space will be considered only where it can be demonstrated that the requirements of policy NE5 part (b)(ii) are met.

Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole for the purposes of open space provision.

11.25 Types of open spaces for the purposes of this policy are categorised as:

- Parks and Gardens
- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities (including schools)
- Natural and Semi-Natural Greenspace
- Green Corridors
- Cemeteries and Churchyards
- Allotments and Community Gardens



- 11.26 In 2009 the Council commissioned the Green Space Study to understand the existing quantity and accessibility of different types of open space. To ensure the evidence was up-to-date in accordance with current national policy, the Council undertook a review of open space provision across the District in 2016.
- 11.27 The Open Space Review defines the types of open space, sets out the current provision of open space, identifying deficits, surpluses as well as priorities for improvement and suggested standards for open space provision associated with new development. The review analyses open space provision in the four main towns of Hitchin, Letchworth Garden City, Baldock and Royston, as well as in rural areas. The Council also currently has a number of Action Plans<sup>131</sup> that set out open space priorities, which along with other relevant guidelines<sup>132</sup> can be used when determining the type of open space required.
- 11.28 Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that both the existing and future population of North Hertfordshire has sufficient access to open space. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.
- 11.29 As well as guarding against losses we also need to ensure provision of open space on new development and securing improvement to existing spaces.
- 11.30 It is vital to ensure that any on-site open space in new development is high quality, complements the landscape setting and is fully publically accessible to support sustainable and inclusive communities. Open space should be well integrated into the design of a scheme and located to achieve good access for all residents by suitable and sustainable modes of travel. Further to this, the provision of new open spaces across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites.
- 11.31 The Open Space Review outlines locations where there is currently under-provision of certain types of open space and should be used in determining the most appropriate type of open space required.
- 11.32 Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.
- 11.33 In some developments, there may be a requirement for open space buffers to protect against sources of pollution, such as roads or railway lines, or for

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<sup>131</sup> The Council's Action Plans include: Cemeteries and Closed Churchyards Action Plan; Outdoor Play Provision Action Plan; Outdoor Sports Facilities Action Plan; and the Allotments Action Plan.

<sup>132</sup> Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, <http://www.fieldsintrust.org/guidance>

landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases, it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary.

- 11.34 The Council will support proposals for facilities within new and existing open spaces, for instance changing rooms or a kiosk, where the proposed facility is ancillary to the primary use and is of a scale and design that is commensurate with the primary use. The Council will consider larger facilities where they are appropriate to the use of the open space in accordance with national policy and guidance.
- 11.35 Long-term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come.
- 11.36 It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. In these circumstances it may be acceptable for financial contributions to be provided towards the provision of open space.
- 11.37 Where it can be demonstrated that open space cannot be provided on site a financial contribution towards the provision of new or enhancement of existing open space will be sought subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces. This is to ensure that the additional demand created by the proposed development is met.
- 11.38 This Plan does not designate Local Green Space. However, the Council will support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.

#### **Policy NE7: Reducing flood risk**

Planning permission for development proposals will be granted provided that (as applicable):

- a) Development is located outside of medium and high-risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible;
- b) Where (a) is not possible, application of the sequential and exception tests is demonstrated where development is proposed in areas of flood risk using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps;
- c) A FRA has been prepared in accordance with national guidance that considers the lifetime of the development, climate change impacts and safe access and egress;

- d) It will be located, designed and laid out to ensure the risk of flooding is reduced whilst not increasing flood risk elsewhere;
- e) The impact of any residual flood risk will be minimised through flood resistant, resilient design and construction;
- f) Any flood protection and mitigation measures necessary will not cause harm to nature conservation, heritage assets, and/ or landscape and recreation and, where possible, will have a positive impact in these respects; and
- g) Overland flow routes and functional floodplain areas are protected from all development other than that which is “water compatible” and this must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.

11.39 The PPG sets out the definitions for the zones of flood risk (rivers and sea flooding), ranging from zone 1 with a low probability of flooding to zone 3b which is the functional floodplain. It also sets out the sequential test and exception test which should be used to assess the suitability of a site for development.

11.40 Strategic Flood Risk Assessment (SFRA) has been carried out for the District, which will help to provide the basis for applying the sequential and exception tests for development sites. It is acknowledged that it may be necessary for water infrastructure to be provided. This is considered to be water-compatible development and therefore can be appropriate in areas of flood risk; although such development in Flood Zone 3b should be designed and constructed to: remain operational and safe for users during flood events, result in no net loss of flood plain storage and not impede water flows or increase flood risk elsewhere. In areas of flood risk development should take into account flood resilience measures.

11.41 Flood zone maps are produced by the Environment Agency. These maps define flood zones 1, 2 and 3, according to the NPPF. North Hertfordshire's SFRA defines flood zone 3b. Proposals for development in an area at risk of flooding may be refused planning permission where it increases flood risk or conflicts with the sequential approach set in the NPPF.

11.42 Where development is proposed in an area at risk from flooding, the applicant will be required to demonstrate that the site passes the flood risk Sequential Test before providing a Flood Risk Assessment (FRA) as part of the planning application submission. The flood risk Exception Test may also need to be demonstrated at this stage. An FRA is applicable to development over 1 hectare in flood zone 1 and all types of development in flood zones 2 and 3. Flood risk impacts should be taken into account for the lifetime of the development, and consideration given to the mitigation that needs to be

provided for the increased future flood risk with predicted climatic changes. This should include appropriate consideration of downstream flood risks and, where necessary, on site attenuation to address this.

#### **Policy NE8: Sustainable drainage systems**

Planning permission for development will be granted provided that:

- a) The most appropriate sustainable drainage solution is used taking into account technical, viability and design issues to reduce the risk of surface water flooding, enhance biodiversity, water quality and provide amenity benefits;
- b) It aims to mimic the natural drainage patterns and processes as far as possible; and
- c) Drainage solutions follow the SuDS hierarchy.


11.43 In addition to fluvial flooding, surface water and other forms of flooding provide a significant risk to development in North Hertfordshire. An increase in the number of hard, impermeable surfaces can prevent rainwater soaking naturally into the ground and generate additional rainwater runoff. However, incorporating sustainable drainage systems into a development scheme can help to reduce the impact of rainwater runoff and therefore surface water flooding.

11.44 The Flood and Water Management Act 2010 requires Sustainable Drainage Systems (SuDS) for new developments. SuDS need to be incorporated into the design of schemes from the outset. This is because many SuDS features will influence the layout of a development and may be interlinked with open space, highways, ecological and/or landscape features.

11.45 The Council will consult and work with the Lead Local Flood Authority<sup>133</sup> (LLFA), the Environment Agency and Internal Drainage Boards as required on development proposals that are at risk from flooding or may contribute to additional surface run off. At risk areas are identified in the SFRA and mitigation measures need to be considered when designing development in order to reduce the risk of flooding from surface water. When selecting appropriate drainage techniques, it is important to try and maximise the number of benefits, and to prioritise the most sustainable approaches taking into consideration appropriate design and financial viability issues. These techniques can be set out in the form of a hierarchy. Evidence will need to be provided that development has followed the surface water management hierarchy as detailed below.

<sup>133</sup> Currently Hertfordshire County Council

Figure 5: Sustainable Drainage Hierarchy

Most Sustainable	SuDS Techniques	Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit
	Living roofs	✓	✓	✓
	Basins and ponds			
	<ul style="list-style-type: none"> <li>Constructed wetlands</li> <li>Balancing ponds</li> <li>Detention basins</li> <li>Retention ponds</li> </ul>	✓	✓	✓
	Filter strips and swales	✓	✓	✓
	Infiltration devices			
	<ul style="list-style-type: none"> <li>Soakaways</li> <li>Infiltration trenches and basins</li> </ul>	✓	✓	✓
	Permeable surfaces and filter drains			
Least Sustainable	<ul style="list-style-type: none"> <li>Gravelled areas</li> <li>Solid paving blocks</li> <li>Porous paviers</li> </ul>	✓	✓	
	Tanked systems			
	<ul style="list-style-type: none"> <li>Over-sized pipes/tanks</li> <li>Storm cells</li> </ul>	✓		

11.46 For major development the LLFA is a statutory consultee in relation to the management of surface water drainage. Whilst SuDS is only a requirement for major development, it is recommended for all development to ensure surface water is appropriately managed. Developers should consult with the Lead Local Flood Authority and / or the Internal Drainage Board at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.

#### Policy NE9: Water quality and environment

Planning permission for development proposals will be granted provided that they make appropriate space for water, including (as applicable):

- Maintaining a minimum 8 metre<sup>134</sup> wide undeveloped buffer zone from all designated main rivers;
- Maintaining a minimum 5m wide undeveloped buffer zone for ordinary watercourses; and

<sup>134</sup> Water Resources Act 1991

- c) River restoration and resilience improvements where proposals are situated close to a river or considered to affect nearby watercourses.

- 11.47 Groundwater is an important resource for both water supply and biodiversity as it discharges into surface waters and wetlands, and maintains river and stream flows during dry spells. Most potable water (water which is safe to drink) in North Hertfordshire is abstracted from the ground. As a consequence, it can be vulnerable to pollutants. It is therefore important to protect these water resources from any potential pollutants and recapture as much water run off as possible. Development proposals therefore must demonstrate that available improvements in the efficiency of water use, surface drainage systems and pollution prevention measures have been optimised, and that they have strived to mitigate future problems. Policy NE11: Contaminated Land specifically sets the requirements for contaminated land.
- 11.48 The policy encourages development proposals to incorporate sustainable water management measures into the design. The policy will ensure that where development takes place that appropriate measures are taken to protect the development against flooding and ensure that the design of the development conserves precious water resources, improves water quality and enhances the natural environment. This will enhance and protect local biodiversity and wildlife corridors and ensure the preservation of acceptable flood flow routes is maintained.
- 11.49 The NPPF<sup>135</sup> emphasises the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats and promote biodiversity. River corridors are particularly effective in this way.
- 11.50 Rivers and watercourses enhance the quality of the environment. Their protection and enhancement will improve the enjoyment of these assets, enhancing biodiversity and make them more resilient to current and future pressures. This can be achieved through the use of buffers alongside watercourses and through restoration projects as part of development schemes.
- 11.51 Main rivers are watercourses shown to be designated as main on the Environment Agency's statutory flood map<sup>136</sup>. These are usually a larger stream or river with a significant effect on the overall drainage of a catchment area, however smaller watercourses can also be designated as main rivers. The Environment Agency has authority, powers, rights and responsibilities for regulating main rivers. Ordinary watercourses are any other river, stream, ditch or culvert (other than a public sewer) that is not a designated Main River. The responsibility for maintenance of these lies with anyone who owns the adjacent land or property. Where these fall in Internal Drainage Board (IDB)

<sup>135</sup> Paragraph 109 of the 2012 NPPF

<sup>136</sup> Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/>



land they are regulated by the IDB, outside of this North Hertfordshire District Council will be the regulator.

- 11.52 Where proposals are considered to affect nearby watercourses or sites that are situated close to a river, the Council will seek river restoration and resilience improvements as part of the proposal. In some instances, financial contributions may be appropriate towards these measures the restoration of rivers.

**Policy NE10: Water conservation and wastewater infrastructure**

Planning permission for new development will be granted provided that;

- a) It does not result in the deterioration of any watercourse in accordance with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (WFD);
- b) It helps contribute towards the Water Framework Directive (WFD) actions and objectives;
- c) It helps achieve the objectives set out in the Anglian and Thames River Basin Management Plans;
- d) Mechanisms for delivering any necessary new or improved water and/ or wastewater infrastructure are secured under the requirements of Policy SP7; and
- e) Adequate foul water treatment and disposal already exists or can be provided in time to serve the development.

New development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and consequential wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites.

- 11.53 North Hertfordshire is located at the watershed between the Great Ouse and Thames river catchments. Headwaters of river catchments are small which means as a consequence there is very little dilution available for large sewage discharges.
- 11.54 As a result there is little environmental capacity that can be taken up without causing a breach of statutory environmental targets including the Water Environment (Water Framework Directive) Regulations 2017 (WFD). Additionally water supply also has implications under the WFD, not just water quality. The Great Ouse and Thames catchments are both highly water stressed. Any proposed increase in groundwater abstraction from these catchments is also likely to have implications on compliance with WFD regulations.
- 11.55 The WFD is being implemented in the UK largely through River Basin Management Plans (RBMP) which detail the pressures facing the water



environment and what actions need to be taken in order for the WFD to be met in each area. For North Hertfordshire this includes both the Thames and Great Ouse RBMPs<sup>137</sup>. Working with the Environment Agency and key stakeholders will be important to deliver future outcomes of these plans and improve the District's water environment.

- 11.56 At present only the River Ivel is at a "good" status while the rest of the water bodies in North Hertfordshire are failing. Further information in relation to the water bodies in North Hertfordshire is available on the Environment Agency's Catchment Data Explorer<sup>138</sup> including measures that will help achieve their objectives. Developers will be expected to contribute towards measures and objectives through their development proposals.
- 11.57 The Stevenage Water Cycle Strategy (WCS) requires that for new development to proceed in the area, it will need to be demonstrated that it can be delivered within the water resource and water quality constraints. Developers will need to ensure that additional potable water supply requirements can be met and that waste water will not exceed available treatment capacity. Any necessary upgrades to infrastructure will have to be implemented ahead of the development. Rainwater harvesting and grey water reuse need to be strategically planned across larger sites and a strategy of retrofitting water efficiency features could also take place in the area. Reducing potable demand for water will reduce the consequent loading on the sewerage network.
- 11.58 In Royston, the Environment Agency and the wastewater undertaker have agreed that in principle a technically feasible engineering solution can be delivered to accommodate all of the growth proposed. Should a new permit be required in order to meet the requirements of the Water Framework Directive, this would involve a tightening of standards and would necessitate a costly upgrade of Royston Sewage Treatment Works.
- 11.59 Drainage strategies should be used to demonstrate that a proposed development has considered the available surface and foul water drainage options during a scheme's preparation stage to ensure that adequate infrastructure is in place before development commences.

#### **Policy NE11: Contaminated land**

Planning permission for development affecting or affected by contaminated land will be granted provided that:

- a) A contaminated land study / contaminated land risk assessment is submitted as part of the application;

<sup>137</sup> For information see: <https://www.gov.uk/government/publications/great-ouse-catchment-flood-management-plan>

<sup>138</sup> <http://environment.data.gov.uk/catchment-planning/>

- b) Appropriate mechanisms are in place to investigate, characterise the risks and remediate the contamination to remove the risks, or reduce the risk to an acceptable level; and
- c) The site is suitable for use taking account of ground conditions, groundwater vulnerability and pollution arising from previous land use and land remediation in reference to relevant guidance (and any subsequent updates)<sup>139</sup>

- 11.60 The District will be accommodating a significant amount of development during the plan period. This policy supports Policy SP11 in protecting and enhancing the environment in the context of accommodating significant development. As a significant proportion of the District's housing growth will take place on previously developed land, it is important for this Plan to deal with the implications of contamination.
- 11.61 Decisions should ensure that the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.
- 11.62 Much of the area covered by this plan overlies Secondary and Principal Aquifers. Abstractions are located throughout the plan area, with WFD aquifers and rivers present. Source Protection Zones (1 to 3) and landfills are present within the plan area, and mostly in the areas around Hitchin, Letchworth, Baldock, Royston, Ashwell and Stevenage. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. The use of groundwater for local drinking water supplies in the area makes it particularly vulnerable to pollution.
- 11.63 Certain new activities need to be deterred in sensitive areas based on their intrinsic hazard to sensitive receptors (e.g. groundwater, Principal Aquifers, Source Protection Zones). Close to sensitive receptors a precautionary approach is likely to be taken even where the risk of failure is low as the consequences may be serious or irreversible.
- 11.64 Where risks from landfill gas are likely to arise, where land contamination may be reasonably suspected, or particularly environmentally sensitive developments (e.g. petrol filling stations) are proposed for sensitive sites, developers are encouraged to hold pre-application discussions. A Preliminary Risk Assessment (PRA) should be undertaken as the first stage in assessing these risks and is a requirement for validating relevant planning applications.

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<sup>139</sup> Groundwater Protection: Principles and practice (GP3), <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>; Model Procedures for the Management of Land Contamination, <https://www.gov.uk/guidance/land-contamination-risk-management>

- 11.65 The policy will allow the Council to achieve a consistent and transparent approach to the redevelopment of land where contamination of the ground may be a constraint. It will also help to meet the objectives of the Water Framework Directive. The policy also allows us to approve higher value land uses on sites where serious contamination may make other types of development unviable. Receptors to contamination include human beings, the historic built environment and the natural environment, including controlled waters as defined in Section 4 of the *Contaminated Land Statutory Guidance* (DEFRA, 2012)<sup>140</sup>.
- 11.66 The contaminated land assessment / study will need to demonstrate how the site will be safely managed before, during and after development and highlight any remedial action where required. Development must ensure that water quality is not compromised and improvements to water quality will be secured where appropriate, in accordance with the Water Framework Directive.

#### Policy NE12: Renewable and low carbon energy development

Proposals for solar farms involving the best and most versatile agricultural land and proposals for wind turbines will be determined in accordance with national policy. Proposals for other renewable and low carbon energy development which would contribute towards reducing greenhouse gas emissions will be permitted subject to an assessment of the impacts upon:

- i. Landscape quality, landscape character and visual amenity, including consideration of cumulative impacts of development;
- ii. Environmental assets;
- iii. The historic environment, including the impact on the setting of historic assets ;
- iv. The transport network;
- v. Air quality;
- vi. Aviation interests; and
- vii. The amenity of residents.

In assessing renewable and low carbon energy proposals against the above criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions, and the social benefits of community owned schemes where this is relevant.

Proposals for decentralised energy schemes associated with development of the strategic sites allocated in the Plan will be encouraged subject to an assessment of the impacts.

In all cases, end of life/redundant plant, buildings, apparatus, and infrastructure must be removed and the site restored to its former state or a condition agreed with the Council.

<sup>140</sup> Currently defined in Section 4 of the DEFRA Contaminated Land Statutory Guidance, April 2012.

- 11.67 The UK Renewable Energy Strategy<sup>141</sup> sets out how the UK will ensure that 15% of all energy will come from renewable sources by 2020. Renewable sources of energy include wind, wave, tidal, hydro or solar power and biomass fuels. Nationally, the increased use of renewable and low carbon technology will contribute to improving energy security, increased economic activity and help to slow down climate change through the reduction of greenhouse gas emissions. The National Planning Policy Framework says that local plans should maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily.
- 11.68 The Hertfordshire Renewable and Low Carbon Energy Technical Study<sup>142</sup> identifies energy opportunity areas in the District. This may assist developers to choose the appropriate renewable technology, depending on the location of the development. The Study also identified that there may be areas of opportunity to investigate decentralised energy schemes, this could be particularly relevant in those areas where larger scale development may take place. Broadly, decentralised energy schemes refer to energy that is generated off the main grid and can include micro-renewables, heating and cooling. Schemes can serve a single building or a whole community. Although development proposals for renewable and low carbon energy will be supported in appropriate locations, it is also important that development proposals incorporate energy efficient measures to help reduce the demand for energy in the first place. The Council is mindful that an appropriate balance must be maintained between the benefits of renewable energy and other constraints and considerations in accordance with National Planning Practice Guidance (PPG).
- 11.69 Renewable energy technologies evolve rapidly in response to technical innovation and consequently funding regimes can also change significantly. This can result in differing levels of interest in development proposals for renewable technology and indeed changes to where those developments might best be located.

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<sup>141</sup> Department of Energy and Climate Change, 2009

<sup>142</sup> Hertfordshire Renewable and Low Carbon Energy Technical Study, AECOM, July 2010

## 12 Historic Environment

Policy HE1: Designated heritage assets
<p>Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:</p> <ul style="list-style-type: none"> <li>i. Assesses the significance of heritage assets, including their setting;</li> <li>ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and</li> <li>iii. Informs any necessary measures to minimise or mitigate against any identified harms.</li> </ul> <p>Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):</p> <ul style="list-style-type: none"> <li>a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;</li> <li>b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and</li> <li>c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.</li> </ul> <p>Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.</p>

- 12.1 Designated heritage assets include Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens. National guidance states that great weight should be given to the conservation of those assets<sup>143</sup>, including (where appropriate) securing an asset's optimum viable use.
- 12.2 The Council recognises the significance of designated heritage assets within the District and the contribution they make to defining local character, providing a sense of place and achieving sustainable development. Their conservation and preservation is an important consideration within the planning process and is recognised within specific legislation<sup>144</sup> and national planning policy. The Council will require applicants to assess the significance of the designated heritage asset, including its setting, and justify and detail the

<sup>143</sup> Paragraph 132 of the 2012 NPPF

<sup>144</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

impact of the proposal upon the significance of the asset to ensure proposals preserve the significance of assets.

- 12.3 The NPPF sets out that substantial harm to designated heritage assets should generally be avoided, unless specific exception criteria are met<sup>145</sup>. In some cases where proposals will lead to less than substantial harm to a designated heritage asset, it is necessary to weigh any harm against the public benefits of the proposal including (where appropriate) securing an asset's optimum viable use<sup>146</sup> and ensure that necessary mitigation measures are identified to minimise any identified harm. Sites allocated in this Plan that have the potential to lead to less than substantial harm to a designated heritage asset and or its setting have been weighed against the public interest test and mitigation or guidance measures are set out in this Plan where necessary<sup>147</sup>.
- 12.4 North Hertfordshire contains forty-four conservation areas. These have been designated due to their particular historic or architectural significance. The conservation area boundaries are shown on the Policies Map. Particular care will be required when considering the scale, layout, design and materials of development proposals within or adjacent to conservation areas. They must be designed to harmonise with their surroundings and in conservation areas preserve or enhance the character or appearance of the heritage asset. The Council will provide guidance for shopfront design and advertising within conservation areas to encourage high quality design and enhance the character and significance of conservation areas.

#### Policy HE2: Heritage at risk

Planning permission will be granted for proposals that seek to conserve or provide new uses for designated heritage assets identified on the national register, or the Council's 'At Risk' register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use.

Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully assessed.

- 12.5 As part of its heritage strategy the Council will maintain and review a list of heritage assets at risk and work with Historic England, owners and occupiers to find new, appropriate uses and solutions to secure the future of heritage assets. Generally, the Council will work constructively with landowners to

<sup>145</sup> Paragraphs 132 and 133 of the 2012 NPPF

<sup>146</sup> Paragraph 134 of the 2012 NPPF

<sup>147</sup> See Policies SP14 to SP19 and the Communities section for guidance and mitigation. The Housing and Green Belt Background Paper (NHDC, 2016) sets out how the strategy in this Plan has been balanced against heritage and other harms.



seek to prevent heritage assets from becoming 'at risk' in the first place, trying to find appropriate uses where possible.

- 12.6 Where possible, planning obligations shall be sought to contribute to the conservation of such assets and legal agreements will be used to ensure the repair of assets alongside new developments. Proposals that lead to substantial harm to, or loss of, the significance shall comply with the test detailed in paragraph 133 of the 2012 NPPF.

**Policy HE3: Non-designated heritage assets**

Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:

- a) The replacement building contributes to preserving the local character and distinctiveness of the area; and
- b) Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.

- 12.7 North Hertfordshire has a rich heritage of designed landscapes and historic buildings, many of which are not designated, but contribute to a strong sense of place and contribute much to the character of historic towns, villages and the wider countryside.
- 12.8 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This policy is concerned with those non-designated heritage assets that are locally listed, such as buildings of local interest.
- 12.9 Buildings of local interest are those identified on Registers of Buildings of Local Interest adopted by the Council and are selected based on criteria found in those documents.
- 12.10 Buildings that do not satisfy the criteria for buildings of local interest but which have townscape merit and contribute to the special interest of a Conservation Area are identified as 'positive buildings' and often form notable groups that help to define the streetscape.
- 12.11 As and when a Conservation Area review is undertaken, further additions to the Buildings of Local Interest Register or positive buildings will be identified.
- 12.12 Where appropriate, the Council intends to continue its programme of producing local lists for each town and parish. This will be in accordance with



historic England's published advice for the establishment and management of local lists<sup>148</sup>.

- 12.13 The Council will seek to conserve the character and significance of parks and gardens identified as locally important heritage assets and include these on the Hertfordshire Historic Environment Record or identified on adopted local lists or maps of heritage assets.
- 12.14 Because of the developing programme for producing local lists and the ongoing potential for discovering assets of interest, the Council will determine development proposals affecting all identified non-designated heritage assets in accordance with the NPPF.

#### **Policy HE4: Archaeology**

Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:

- a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.
- b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and
- c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.

Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.

- 12.15 Scheduled Ancient Monuments (SAMs) are the most important archaeological and historical sites and are given statutory protection. Historic England is responsible for identifying SAMs and any works on them require special permission from the Government. There are currently 60 SAMs in North Hertfordshire, and this list is under constant review.
- 12.16 There are also a number of archaeological areas and Areas of Archaeological Significance across North Hertfordshire which, although not nationally

<sup>148</sup> Historic England (2016) Local Heritage Listing. Historic England Advice Note 7.

recognised or designated are considered to be of local importance. This is because they contain or have the potential for moderate or high archaeological remains within them. Known heritage assets of national and local significance are recorded on the Hertfordshire Historic Environment Record. The Historic Environment Record is a dynamic dataset, which is updated constantly to reflect new discoveries made in Hertfordshire. This data is available to view on the 'Heritage Gateway'<sup>149</sup>.

- 12.17 This does not mean that areas outside the SAMs or Areas of Archaeological Significance are without archaeological potential, and important archaeological remains may exist elsewhere within the District. The Council will seek to protect other valuable remains throughout the District. From time-to-time alterations to existing areas of archaeological significance, or identification of new areas will be required based on new data or understanding of significance.
- 12.18 Where development proposals will affect any of these areas, prospective developers will be required to undertake an archaeological assessment (if necessary with a field evaluation) of the site in line with Government guidance and in consultation with the County Council's Historic Environment Unit. A full report of this recording work and any findings should be submitted to the local planning authority for approval before an application can be determined.
- 12.19 In the event of previously unknown archaeological remains being uncovered after works have commenced on site, both the Council and Historic England should be informed. Should the remains be deemed important enough to schedule, Scheduled Monument Consent will be required.

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<sup>149</sup> [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

# **SECTION FOUR - COMMUNITIES**



## SECTION FOUR - COMMUNITIES

### 13 Communities

13.1 This chapter sets out the site allocations for development for each community in North Hertfordshire. It identifies the detailed site-specific policy criteria for each local housing allocation. Retail and employment allocations are also identified and site-specific policy criteria are provided where considered necessary.

13.2 All development sites listed in this chapter are shown on the Policies Map. The communities are generally based on the established network of town and parish boundaries<sup>150</sup> and are arranged alphabetically as follows:

- Ashwell;
- Baldock;
- Barkway;
- Barley;
- Bygrave;
- Caldecote;
- Clothall;
- Cockernhoe, Mangrove Green and East of Luton
- Codicote;
- Graveley and North of Stevenage;
- Great Ashby and north-east of Stevenage;
- Hexton;
- Hinxworth;
- Hitchin;
- Holwell;
- Ickleford;
- Kelshall;
- Kimpton;
- King's Walden;
- Knebworth;
- Langley;
- Letchworth Garden City;
- Lilley;
- Lower Standon;
- Newnham;
- Nuthampstead;
- Offley;
- Pirton;
- Preston;
- Radwell;
- Reed;
- Royston;
- Rushden;
- Sandon;
- St Ippolyts & Gosmore;
- St Paul's Walden;
- Therfield;
- Wallington;
- Weston; and
- Wymondley.

13.3 Information on new homes is provided for each community. This is based upon any proposed housing allocations in that area along with new homes built since 2011 and existing planning permissions. These figures are not a

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<sup>150</sup> Exceptions to this include where development is proposed on the edge of an existing settlement but using land (partly) in an adjoining parish. Sites on the edge of Baldock but in Clothall parish, for example, are included in the Baldock section.

target and do not necessarily represent the maximum number of new homes that will be built<sup>151</sup>.

*Note: For the avoidance of confusion, sites have kept the same reference number throughout the preparation and examination of the Plan. References for sites that were included in the Preferred Options or submission versions of the Plan but have not been carried forward to this final version of the Plan have not been re-used. Any new sites have been given the next available reference number. This means that site allocation references for individual communities do not necessarily run sequentially.*

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<sup>151</sup> The housing requirements set out in Policy SP8 include allowances for windfall development. These are sites which come forward for development outside of the local plan process. It is not possible to say exactly where in the District these schemes will occur.

## Ashwell

### *Introduction*

- 13.4 Ashwell is the northernmost parish in the District (and county). The village of Ashwell has a relatively good range of facilities. At the 2011 census the population of the parish was 1,870, and there were 841 dwellings in the parish. Apart from the village the parish also includes a wide tract of countryside and some scattered farms.

### *Role in settlement hierarchy*

- 13.5 Ashwell is identified as a Category A village. A development boundary is shown on the Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Ashwell's development needs during this Plan period.

### *Heritage*

- 13.6 Ashwell has one conservation area, covering much of the central part of the village, and numerous listed buildings. The parish church of St Mary is Grade I listed. To the north of the village the grounds of Ashwell Bury are designated as a historic park and garden. To the south-west of the village lies the Arbury Banks Scheduled Ancient Monument.

### *Housing*

- 13.7 No sites are allocated for housing in Ashwell. 117 homes have been built or granted planning permission since 2011.

### *Economy*

- 13.8 The facilities of Ashwell are designated as a Local Centre under Policy SP4. The extent of the neighbourhood centre is shown on a map in Appendix 3. Any applications in this area will be considered in accordance with the detailed policies of this Plan.



## Baldock

### *Introduction*

- 13.9 Baldock is a market town near the source of the River Ivel. It lies on the site of a Roman town which stood at the junction of the Icknield Way and the Roman roads to Godmanchester, Braughing, and St Albans. The site of the Roman town appears to have been abandoned after the Roman withdrawal. The modern town was founded by the Knights Templar in the twelfth century on an area of land which formerly belonged to Weston. A parish was created for the new town which covered a relatively small area. The town's original parish boundaries were Icknield Way to the north, Station Road / Clothall Road to the east, South Road / Crabtree Lane to the south and Weston Way / Norton Road to the west. Baldock has since grown beyond those medieval boundaries to take in areas which formerly belonged to Norton, Bygrave, Clothall, Weston and Willian.
- 13.10 Hitchin, Letchworth Garden City and Baldock lie very close to each other and have strong relationships linking them in terms of housing markets and job movements. That said, each town retains a distinct identity of its own. The needs for development arising from the three towns are comparatively high, but the gaps separating the towns are small and of great importance if the town's urban areas and identities are to be kept distinct. Managing growth in this relatively developed part of the District whilst allowing each town to retain its identity is one of the challenges to be addressed.
- 13.11 At the 2011 census the population of Baldock (defined as the unparished area) was 10,280, and there were 4,491 dwellings in the town.

### *Role in settlement hierarchy*

- 13.12 Baldock is classed as a town in Policy SP2. A boundary for the town is shown on the Policies Map. Beyond this boundary is classed as Green Belt.

### *Heritage*

- 13.13 Baldock has one conservation area, covering the town centre and older parts of the town. Most of the town's listed buildings are on one of the four streets radiating from the Town Hall crossroads: Hitchin Street, Church Street, Whitehorse Street and High Street. The parish church of St Mary is a Grade I listed building.
- 13.14 Baldock also has an important history as a Roman settlement, which was centred on Walls Field to the east of the town centre, which is a scheduled ancient monument. A large area around this is also of archaeological significance.

*Housing*

13.15 Eight housing sites are allocated in and around Baldock. These will deliver an estimated 3,360 new homes (1,960 during the plan period to 2031). A further 238 new homes have been built or granted planning permission since the start of the plan period in 2011.

Ref	Strategic Housing Sites	Dwelling estimate
BA1	Land North of Baldock (see Policy SP14)	2,800 homes
Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy BA2	Land south-west of Clothall Road (Clothall parish)	200 homes
	<ul style="list-style-type: none"> <li>• Creation of appropriate, defensible Green Belt boundary along the south-eastern perimeter of the site;</li> <li>• Appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces;</li> <li>• Proposals to be informed by a site-specific landscape assessment;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Consider and mitigate against potential adverse impacts upon Weston Hills Local Wildlife Site;</li> <li>• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and</li> <li>• Archaeological survey to be completed prior to development.</li> </ul>	
Policy BA3	Land south of Clothall Common (Clothall parish)	245 homes
	<ul style="list-style-type: none"> <li>• Deliver a southern link road connecting the B656 Royston Road to Wallington Road or the A507 Clothall Road within the southern bypass;</li> <li>• Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA4;</li> <li>• Consideration of the most appropriate routes and movements for all modes between the allocation site, the</li> </ul>	

	<p>existing Clothall Common estate and the wider transport network;</p> <ul style="list-style-type: none"> <li>• Site layout to take account of existing wastewater infrastructure;</li> <li>• Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need;</li> <li>• Appropriate mitigation measures for noise associated with the A505 to include: <ul style="list-style-type: none"> <li>○ appropriate insulation and orientation of living spaces; and</li> <li>○ maintaining or limited re-profiling of the existing bunding towards the east of the site with no housing permitted on or beyond its (revised) alignment;</li> </ul> </li> <li>• Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor through the site;</li> <li>• Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;</li> <li>• Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;</li> <li>• Proposals to be informed by a site-specific landscape assessment;</li> <li>• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and</li> <li>• Archaeological survey to be completed prior to development.</li> </ul>				
Policy BA4	<table border="1"> <tr> <td data-bbox="435 1391 1171 1503">Land east of Clothall Common (part in Clothall parish)</td><td data-bbox="1171 1391 1382 1503">50 homes</td></tr> <tr> <td colspan="2" data-bbox="435 1503 1382 1995"> <ul style="list-style-type: none"> <li>• Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA3;</li> <li>• Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network;</li> <li>• Site layout to take account of existing wastewater infrastructure;</li> <li>• Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;</li> </ul> </td></tr> </table>	Land east of Clothall Common (part in Clothall parish)	50 homes	<ul style="list-style-type: none"> <li>• Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA3;</li> <li>• Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network;</li> <li>• Site layout to take account of existing wastewater infrastructure;</li> <li>• Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;</li> </ul>	
Land east of Clothall Common (part in Clothall parish)	50 homes				
<ul style="list-style-type: none"> <li>• Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA3;</li> <li>• Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network;</li> <li>• Site layout to take account of existing wastewater infrastructure;</li> <li>• Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;</li> </ul>					

	<ul style="list-style-type: none"> <li>Proposals to be informed by a site-specific landscape assessment;</li> <li>Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; and</li> <li>Archaeological survey to be completed prior to development.</li> </ul>	
Policy BA5	Land off Yeomanry Drive	25 homes
	<ul style="list-style-type: none"> <li>Site layout to take account of existing wastewater infrastructure;</li> <li>Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach;</li> <li>Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;</li> <li>Appropriate treatment of site boundaries to maintain access to, and integrity of, Footpath Baldock 036 and east-west green corridor;</li> <li>Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and</li> <li>Archaeological survey to be completed prior to development.</li> </ul>	
Policy BA6	Land at Icknield Way	26 homes
	<ul style="list-style-type: none"> <li>Site layout to take account of existing wastewater infrastructure;</li> <li>Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;</li> <li>Investigate and provide adequate mitigation measures/remediation for contamination where identified from previous employment use;</li> <li>Incorporate footpath Baldock 001 through the site;</li> <li>Archaeological survey to be completed prior to development;</li> <li>Adequate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; and</li> <li>Sensitive design to respect setting of Baldock Conservation Area.</li> </ul>	
Policy BA7	Land rear of Clare Crescent	20 homes
	<ul style="list-style-type: none"> <li>Archaeological survey to be completed prior to development;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution.</li> </ul>	
Policy BA11	Deans Yard, South Road	20 homes
	<ul style="list-style-type: none"> <li>• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and</li> <li>• Archaeological survey to be completed prior to development;</li> <li>• Sensitive design to enhance the setting of Building of Local Interest;</li> <li>• Investigate and provide adequate mitigation measures/remediation for contamination associated with previous use.</li> </ul>	
Total allocated sites*		3,360 homes
Completions and permissions		238 homes
Total allocated, completed and permitted 2011-2031*		2,198 homes

\* Land North of Baldock is allocated for 2,800 homes in total with 1,400 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031

### *Economy*

- 13.16 The town's current employment areas are relatively modest. In part this is due to the town's close proximity to the major employment area east of Letchworth Garden City. This Plan proposes extending the current small employment area on Royston Road into a larger business park to take advantage of the good location close to the junction with the bypass and within reasonably close proximity of the railway station and town centre.
- 13.17 In order to help deliver additional local jobs in the District in combination with residential development over the plan period, Policy SP3 identifies that 19.6 hectares of employment land should be allocated at Baldock. Given the site's location adjacent to the A505 it provides an ideal location for employment development and it is considered this will allow for future growth over the plan period.

Ref	Employment allocations and site-specific <u>policy</u> criteria	Hectares
New employment allocation		
Policy BA10	Royston Road	19.6
	<ul style="list-style-type: none"><li>• A masterplan to be secured prior to the approval of any detailed matters;</li><li>• Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock;</li><li>• Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;</li><li>• Landscaping to enhance the ecological value of the railway corridor and reinforce a defensible Green Belt boundary to the east;</li><li>• Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use;</li><li>• Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common;</li><li>• Retaining framed views of St Mary’s Church from within and beyond the site;</li><li>• Archaeological survey to be completed prior to development; and</li><li>• Use of green roofs on buildings in order to create a less harsh urban-rural transition to the Green Belt on the eastern side of this allocation.</li></ul>	
Designated employment areas		
BE1	Bondor Business Centre	2.5
BE2	Royston Road	3.3

- 13.18 Baldock's town centre provides for day-to-day shopping, with a range of shops mostly along High Street and Whitehorse Street and a large supermarket on the edge of the town centre. A traditional street market is held in the High Street on Wednesdays, whilst specialist farmers and craft markets are occasionally held. Baldock has been bypassed twice: first by the north-south A1 in the 1963 and then by the east-west A505 in 2006. Following the second bypass's opening a programme of enhancement works were carried out to the town centre improving the quality of the street-scene.

- 13.19 The shops along High Street and Whitehorse Street lie within the designated town centre. Proposals here will be determined in line with our detailed policies on shopping frontages.

*Infrastructure & mitigation*

- 13.20 It is anticipated that development of the large, greenfield sites around Baldock will occur sequentially with those to the south of the town coming forward first and being used to support some of the upfront costs associated with our Strategic Housing Site to the north of Baldock.
- 13.21 Over the plan period, the education requirement for Baldock will see up 8FE of additional schools provision. The exact configuration of the education infrastructure is still to be finalised.
- 13.22 With regards to primary provision it is likely that 2FE will be provided south of the railway and 6FE to the north.
- 13.23 Our Strategic Policy for north of Baldock sets out our expectations in relation to that site, including provision of a new secondary school.
- 13.24 Ahead of, or alongside this, some expansion of Knights Templar School may be possible. Equally, it may be necessary to include some secondary provision to the south of the town in the short- to medium-term until the long-term arrangements are finalised and put in place.
- 13.25 The Station Road / Clothall Road / Royston Road junction is identified as pinch point in the Council's transport modelling. Provision of a new road associated with BA1 linking the A507 with the A505 will help mitigate this issue enabling movement from north to east without the need to use the junction.
- 13.26 Additionally a southern link road is proposed to enable the development of site BA3. This will improve connectivity to the south of the town providing the ability to bypass this junction. The detailed alignment of the link road will be determined through the Development Management process. This may require the existing bunding at the eastern end of the proposed link road to be re-profiled. The agreed route of the southern link road through the bunded area will mark the outer limits of built development in this part of the site.
- 13.27 Baldock has historically experienced air quality issues associated with traffic in the town. However, these measures should help to ensure that relevant Air Quality Objectives are not exceeded as a consequence of growth. Detailed assessments will be required in line with Policy D4 when larger sites (including BA1 to BA4) are brought forward for development.
- 13.28 For much of its length, the A505 Baldock Bypass provides the most appropriate, defensible Green Belt boundary to the south of the town. This requires the removal of some land to the south of Wallington Road lying outside of the allocated housing areas and which should generally remain



undeveloped. Our detailed policies set out the approach we will take to areas of Urban Open Land.

- 13.29 Heritage and archaeology are key considerations in Baldock owing to the rich history of the settlement. It is considered that sites closest to the scheduled ancient monuments (namely BA2, BA3, BA5 and BA11) can avoid substantial harm to the significance of this asset. Sensitive design will be a critical factor in the development of these sites.
- 13.30 The mapped extent of surface water flooding, illustrates a potential issue in Baldock, although this may not reflect the true nature of the extent of flooding in the area. SUDs techniques will need to be employed to ensure that the issue is adequately mitigated and risk is not increased.

## Barkway

### Introduction

- 13.31 Barkway is located in the rural area to the east of the District. At the 2011 census the population of the parish was 775 people, living in 329 dwellings. The village has a limited range of facilities including a primary school, garage, pub and golf course.

### Role in settlement hierarchy

- 13.32 Barkway is one of five villages where a greater amount of development has been allocated. It is the largest in population terms of three villages located in the area to the east of the A10 and to the south of Royston. Despite this, facilities are limited and so residents would presently be likely to travel to either Royston to the north or Buntingford to the south for many day to day items. A development boundary is shown on the Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Barkway's development needs during this Plan period.

### Heritage

- 13.33 Many properties in the village date back to the 17<sup>th</sup> and 18<sup>th</sup> century although there are also a number from the 16<sup>th</sup> century and even some from the 15<sup>th</sup> century. The older part of the village has a linear form with many of the oldest properties fronting the High Street. Many are rendered, with some displaying distinctive pargetting (ornamental plasterwork), whilst several properties have thatched roofs. Barkway has had a village church for over 1000 years, although the current flint and stone church dates back to the 13<sup>th</sup> century. The designated conservation area covers much of the historic linear section of the village. The parish church of St Mary Magdalene is a Grade I listed building. To the north-east of the village the Cockenach estate is designated as a historic park and garden.

### Housing

- 13.34 Two sites are allocated in Barkway for an estimated 160 new homes. A further 57 homes have been built or granted planning permission within the parish since 2011.

Ref	Local Housing Allocations and site specific <u>policy criteria</u>	Dwelling estimate
Policy BK2	Land off Windmill Close	20 homes
	<ul style="list-style-type: none"> <li>Contribution towards travel by sustainable modes of transport between Barley and Barkway schools; and</li> <li>Archaeological survey to be completed prior to development.</li> </ul>	

Policy BK3	Land between Cambridge Road & Royston Road	140 homes
	<ul style="list-style-type: none"> <li>• Development should be set back from the road;</li> <li>• Lower density housing would be appropriate on the eastern part of the site;</li> <li>• Incorporation of Bridleway Barkway 017 as a north-south green corridor through the site;</li> <li>• Appropriate treatment of northern boundary to maintain alignment and integrity of Bridleway Barkway 018;</li> <li>• Explore opportunities for connecting road from Royston Road to Cambridge Road having regard to heritage considerations (below);</li> <li>• Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for pedestrian and cycle access;</li> <li>• Contribution towards travel by sustainable modes of transport between Barley and Barkway schools;</li> <li>• Provision of local convenience shop;</li> <li>• Approximately 1.5 hectares of land at the south-west of the site secured as a reserve site for primary education;</li> <li>• Site layout designed to integrate with any future use of land identified for school site;</li> <li>• Development should include extensive tree planting, maintenance of the existing boundaries and hedgerows;</li> <li>• Development should include measures to minimise impact on Newsells Park Stud, in terms of proximity of built development, noise and increased activity; and</li> <li>• Sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include: <ul style="list-style-type: none"> <li>○ Reinforcing of hedgerows and landscaping along site boundaries; and</li> <li>○ Access arrangements designed to minimise harm to heritage assets</li> </ul> </li> </ul>	
Total allocated sites		160homes
Completions and permissions		57 homes
Total allocated, completed and permitted		217 homes

### *Economy*

- 13.35 The visible economic activity of the village is limited to a petrol filling station/garage-and car repair business. Barkway Park Golf Club is also located near to the edge of the village.

*Infrastructure & mitigation*

- 13.36 The existing first school in Barkway is federated with the first school in neighbouring Barley with different year groups taught in each village. Current estimates suggest that the additional pupils likely to arise from the sites in Barkway can be accommodated in the existing schools. Contributions to support sustainable travel between the two sites should be secured from new developments. Both school sites are constrained and are considered difficult to expand. Hertfordshire County Council hold a reserve school site in the village, lying within site BK3. A reserve site will be retained providing the opportunity to respond to any further increase in the number of pupils from the two villages.
- 13.37 We will work with the County Council and Diocese (who operate the schools in Barkway and Barley) to explore the most appropriate long-term education solution.
- 13.38 Although Barkway has a range of local facilities, there is presently no shop in the village. The development of land to the north of the village provides an opportunity to remedy this and support the long-term role of the village.
- 13.39 Newsells Park Stud is an established rural business which lies directly to the north of site BK3. The stud is a specialist business which relies on the adjoining pasture land to create the best conditions for rearing foals. Development on site BK3 will need to take into account any potential impact from noise, increased activity and other forms of disturbance both during construction and throughout the occupancy of the scheme.

## Barley

### *Introduction*

- 13.40 Barley is located in the rural area on the eastern edge of the District. At the 2011 census the parish had a population of approximately 662 people and 287 dwellings. It has a reasonable range of services for a village of its size. These services include a primary school, doctor's surgery, post office and general store, petrol filling station/garage and two public houses.

### *Role in settlement hierarchy*

- 13.41 Barley is identified as a Category A village in the settlement hierarchy. General development will be permitted within the defined village boundary. Beyond the village boundary, land is classified as Rural Area beyond the Green Belt.
- 13.42 Whilst Barley is smaller than the neighbouring village of Barkway, it does have a wider range of facilities and so does attract visits from both Barkway and other nearby settlements. However, for many requirements residents visit the nearby town of Royston.

### *Heritage*

- 13.43 Barley has grown slowly but more or less continuously over recent centuries and so contains a wide variety of buildings. This includes buildings from the start of the 17<sup>th</sup> century as well as St Margaret of Antioch Church which originally dates from the 12<sup>th</sup> century. The Barley Conservation Area covers much of the village.

### *Housing*

- 13.44 There are no sites allocated for residential development in Barley. 17 homes have been granted planning permission or built since 2011.

### *Economy*

- 13.45 The economy of Barley is mixed and reflects the relatively diverse range of facilities and businesses that exist in the village. In addition to those mentioned above this also includes a coach hire company, doctor's surgery and livery operation.

## Bygrave

### *Introduction*

13.46 Bygrave is a small village to the north-east of Baldock. The older part of the village is clustered around the parish church just off the road from Baldock to Ashwell. More recent development has been built along the main road towards Baldock, notably at Lower Bygrave in the mid-twentieth century. The parish extends up to the edges of Baldock, and used to include part of the town; Baldock Station and the surrounding area were historically in Bygrave parish, gradually being transferred to Baldock between 1881 and 1928.

13.47 At the 2011 census the population of the parish of Bygrave was 304 and there were 108 dwellings in the parish.

### *Role in settlement hierarchy*

13.48 Bygrave village is identified as a Category C settlement where only limited affordable housing or facilities for local community needs will be allowed. Most of the parish, including the village itself, is within the Green Belt.

### *Housing*

13.49 Our Strategic Housing Site to the north of Baldock (see Policy SP14) is mostly within the parish of Bygrave. No other housing sites are allocated in Bygrave. There have been two homes built or granted planning permission in the parish since 2011.

### *Economy*

13.50 Site BA10, Royston Road, Baldock, is mostly in the parish of Bygrave and is discussed on the Baldock page. No other employment sites are allocated in Bygrave.

## Caldecote

### *Introduction*

- 13.51 Caldecote is North Hertfordshire's smallest parish. Whilst it remains administratively a separate parish, it now shares a joint parish council with neighbouring Newnham. The village today is much smaller than it was in medieval times; the church (now closed) was rebuilt in the 14<sup>th</sup> century, just before the village was effectively abandoned (around the time of the Black Death), leaving just a manor house and a couple of farm cottages.
- 13.52 Away from the shrunken village, the parish does include a couple of buildings on the A1, including a petrol filling station with shop. Apart from this the parish has little in way of facilities.
- 13.53 Population statistics are not available for Caldecote separately due to its small size. The combined population of the three parishes of Caldecote, Newnham and Radwell at the 2011 census was 209 and there were 97 dwellings across the three parishes.

### *Role in settlement hierarchy*

- 13.54 Caldecote is identified as a Category C settlement where only limited affordable housing or facilities for local community needs will be allowed. The whole of the parish is designated as Rural Area beyond the Green Belt within which there is general restraint on development.

### *Housing*

- 13.55 No sites are allocated for housing in Caldecote. There have been no planning permissions granted or new homes built in the parish since 2011.



## **Clothall**

### *Introduction*

- 13.56 Clothall is a long, thin parish stretching from the southern edges of Baldock to the District's southern border with East Hertfordshire near Luffenhall. The parish contains the small village of Clothall and the hamlet of Luffenhall. It also gives its name to the Clothall Common area of Baldock, which used to be part of Clothall parish before being transferred to Baldock.
- 13.57 The village contains a village hall and church but has few other facilities.
- 13.58 At the 2011 census the population of the parish of Clothall was 150 and there were 67 dwellings in the parish.

### *Role in settlement hierarchy*

- 13.59 Clothall is identified as a Category C settlement where only limited affordable housing or facilities for local community needs will be allowed. Much of the parish, including the village itself, is washed over with Green Belt, with southern and eastern parts of the parish classed as Rural Area Beyond the Green Belt.

### *Housing*

- 13.60 Some of the allocated housing sites on the south-eastern edges of Baldock are in the parish of Clothall. For further discussion of these, see the Baldock page. No other housing sites are allocated in Clothall. There have been no planning permissions granted or new homes built within that part of Clothall parish outside of the Baldock urban area since 2011.

## **Cockernhoe, Mangrove Green and East of Luton**

### *Introduction*

- 13.61 Cockernhoe and the area east of Luton is part of Offley parish. The Cockernhoe ward of Offley parish covers the area between Luton and Lilley Bottom Road and includes Cockernhoe, Mangrove Green and Tea Green. There are also a number of scattered farms and Putteridge Bury.
- 13.62 The remainder of Offley parish is discussed in its own section of this chapter.
- 13.63 At the 2011 census the population of the Cockernhoe ward of Offley parish was 493 and there were 205 dwellings in the ward.

### *Role in settlement hierarchy*

- 13.64 Cockernhoe & Mangrove Green is identified as a Category A village. The development boundary is shown on the Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to include both the village of Cockernhoe & Mangrove Green and the adjoining expansion of Luton. Outside this boundary the rest of the Cockernhoe ward is classed as Green Belt.

### *Heritage*

- 13.65 This area includes the Putteridge Bury historic park and garden, now used by the University of Bedfordshire.

### *Housing*

- 13.66 Our strategic site to the East of Luton is located in Cockernhoe ward. This will deliver 2,100 homes over the plan period. The significant majority of these homes are included as an allowance towards unmet needs arising from Luton. No further local housing allocations are proposed in this area. Five homes have been built or granted planning permission within the Cockernhoe ward of Offley parish since 2011.

Ref	Strategic Housing Sites	Dwelling estimate
EL1, EL2 & EL3	Land East of Luton (see Policy SP19)	2,100 homes
Total allocated sites		2,100 homes
Completions and permissions		5 homes
Total allocated, completed and permitted		2,105 homes

### *Economy*

- 13.67 There is a school and a village hall in Cockernhoe and public houses in Tea Green and Mangrove Green. Outside the village, there is significant employment generated by the Putteridge Bury campus of the University of Bedfordshire.
- 13.68 There are likely to be small scale opportunities for additional employment development associated with the East of Luton sites, notably in the neighbourhood centre. Opportunities for other employment development on those sites will be considered through the masterplanning process.

## Codicote

### *Introduction*

- 13.69 The parish of Codicote covers an area much wider than just the village as it includes some developed parts of Oaklands (Pottersheath) and areas north of Welwyn (Danesbury). It also includes hamlets such as Nup End to the north as well as a number of scattered farms.
- 13.70 The village of Codicote has a relatively good range of facilities, including a school, shops, several public houses, village hall, car repairs garage and a church.
- 13.71 At the 2011 census the population of the parish was 3,344 and there were 1,496 dwellings in the parish.

### *Role in settlement hierarchy*

- 13.72 Codicote is one of five villages where a greater amount of development has been allocated. The development boundary is shown on the Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Codicote's future development needs.
- 13.73 The part of Oaklands in Codicote parish is also identified as a Category A village under Policy SP2. The rest of the parish is classed as Green Belt.

### *Heritage*

- 13.74 The village has one conservation area covering the linear part of the settlement which grew up along the High Street (B656). The wider parish also includes parts of the Ayot St Lawrence and Old Knebworth conservation areas, and also parts of the Ayot House and Knebworth Park designated historic parks and gardens.

### *Housing*

- 13.75 Four sites are allocated in and around Codicote village for an estimated 315 new homes. A further 97 homes have been built or granted planning permission within the parish since 2011.

Ref	Local Housing Allocations and site-specific <u>policy criteria</u>	Dwelling estimate
Policy CD1	Land south of Cowards Lane	73 homes
	<ul style="list-style-type: none"> <li>Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;</li> <li>• Appropriate solution for expansion of Codicote Primary School to be secured to accommodate additional pupils arising from this site;</li> <li>• Contribution towards expansion of Codicote Primary School;</li> <li>• Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</li> <li>• Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; and</li> <li>• Consider and mitigate against potential adverse impacts upon Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat.</li> </ul>	
Policy CD2	Codicote Garden Centre, High Street	54 homes
	<ul style="list-style-type: none"> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Appropriate solution for expansion of Codicote Primary School to be secured to accommodate additional pupils arising from this site;</li> <li>• Contribution towards expansion of Codicote Primary School;</li> <li>• Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</li> <li>• Access through site to adjoining sports field and community centre;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Consider and mitigate against potential adverse impacts upon adjoining priority deciduous woodland habitat;</li> <li>• Sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles; and</li> <li>• Retain and strengthen existing boundary hedgerows.</li> </ul>	
	Land north of The Close	48 homes

Policy CD3	<ul style="list-style-type: none"> <li>• Appropriate solution for expansion site of Codicote Primary School to be secured to accommodate additional pupils arising from this site;</li> <li>• Contribution towards expansion of Codicote Primary School;</li> <li>• Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Address existing surface water flood risk issues through SUDs or other appropriate solution;</li> <li>• Sensitive incorporation of Footpaths Codicote 007 and 008 as features within the site providing a connection from the High Street to the wider countryside; and</li> <li>• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.</li> </ul>	
Policy CD5	Land south of Heath Lane	140 homes
	<ul style="list-style-type: none"> <li>• Land to the east of the current alignment of footpath Codicote 014 to be reserved and secured for education use to enable expansion of the existing school to accommodate additional pupils arising from the allocated sites;</li> <li>• Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest including: <ul style="list-style-type: none"> <li>○ Codicote Lodge Icehouse &amp; surrounds Local Wildlife Site;</li> <li>○ Heath Plantation Local Wildlife Site;</li> <li>○ Meadow NW of First Spring Local Wildlife Site; and</li> <li>○ Priority deciduous woodland habitat adjoining the site;</li> </ul> </li> <li>• Sensitive incorporation of existing rights of way, including footpaths Codicote 014, 015 &amp; 016 as green corridors through</li> </ul>	

	<p>the site connecting the existing village to the wider countryside;</p> <ul style="list-style-type: none"> <li>Proposals to be informed by a site-specific landscape assessment, particularly ensuring development at the south-west of the site does not encroach beyond acceptable limits into longer views across the Mimram Valley;</li> <li>Lower density of development to southern edge of site to respect local character; and</li> <li>Sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings.</li> </ul>
Total allocated sites	315 homes
Completions and permissions	97 homes
Total allocated, completed and permitted	412 homes

13.76 A site at Danesbury Park Road has been identified for four additional Gypsy and Traveller pitches to meet identified needs.

Ref	Site	Pitch estimate
Policy CD6	Land at Woodside Place, Danesbury Park Road	4

### *Economy*

13.77 The facilities of Codicote are designated as a village centre under policy SP4. Proposals in this area will be determined in accordance with our detailed policies. The extent of the village centre is shown on the map in Appendix 3.

### *Infrastructure and mitigation*

13.78 The existing 1 FE Codicote school regularly fills most of its available places from the local area. Its current site is physically constrained. Expansion of the existing primary school is required to accommodate demand from the additional residential development within sites CD1, CD2, CD3 and CD5 as well as other dwellings that may come forward in Codicote. Expansion of the existing primary school will require site CD5 to come forward first to provide the land with the other three sites coming forward shortly after to ensure the necessary contributions for the expansion are available at the right time.

13.79 Our transport modelling does not identify a requirement for any specific mitigation measures in Codicote. However, there can be localised pinch points on the High Street, particularly at peak times or when delays or



incidents on the A1(M) result in the B656 being used as an alternate route between Welwyn Garden City and Hitchin.

- 13.80 Some minor roads leading to/from Codicote may require mitigation. This includes Bury Lane/Park Lane to Old Knebworth and St Albans Road. The effects of increased traffic through the village centre could also be offset by environmental improvements.
- 13.81 Sites in Codicote will need to ensure that any transport assessments appropriately take these issues into account and contribute reasonably to any necessary mitigation measures which may seek to address these issues.
- 13.82 Codicote lies within the Thames Water area and the water company have identified localised constraints in wastewater infrastructure. Prospective applicants should work with Thames Water, and together, to identify the likely cumulative nature of infrastructure required.

## Graveley and North of Stevenage

### *Introduction*

- 13.83 The parish of Graveley includes the village and the surrounding areas to the north and east. This incorporates Jacks Hill, Manor Farm and Chesfield. The area to the south abuts the Stevenage Borough Council administrative boundary.
- 13.84 The village includes a school, two public houses, a village hall and a church. At the 2011 census the population of the parish was 487 and there were 198 dwellings in the parish.

### *Role in settlement hierarchy*

- 13.85 Graveley is identified as a Category A village. The development boundary is shown on the Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Graveley's future development needs.
- 13.86 Most of the parish is covered by the Green Belt, but the southern part of the parish contains the North of Stevenage strategic site and the eastern part of the parish contains a site adjoining Great Ashby (discussed on the Great Ashby page).

### *Heritage*

- 13.87 The village contains one conservation area, which includes the majority of the listed buildings. The parish church of St Mary is a Grade I listed building. There are also a number of heritage assets in the hamlet of Chesfield, including listed buildings and the ruined church of St Etheldreda.

### *Housing*

- 13.88 Our strategic site to the north of Stevenage is located in Graveley parish. One site is allocated within the village for an estimated 8 new homes. A further 10 homes have been built or granted planning permission since 2011.

Ref	Strategic Housing Sites	Dwelling estimate
NS1	Land North of Stevenage (see Policy SP15)	900 homes
Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
	Land at Milksey Lane	8 homes

Policy GR1	<ul style="list-style-type: none"> <li>• Sensitive design to minimise impacts upon Graveley Conservation Area;</li> <li>• Archaeological survey to be completed prior to development; and</li> <li>• Maintain Public Right of Way (Graveley 018) through the site.</li> </ul>
Total allocated sites	908 homes
Completions and permissions	10 homes
Total allocated, completed and permitted 2011-2031*	793 homes

\* Land North of Stevenage is allocated for 900 homes in total with 775 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031.

## Great Ashby and north-east of Stevenage

### Introduction

13.89 Great Ashby is a relatively new parish, representing the residential area adjoining Stevenage. Formerly part of Graveley parish (and a small strip of Weston parish), the new parish covers the residential estate adjoining the north east Stevenage.

13.90 At the 2011 census the population of the parish of Great Ashby was 5,706 and there were 2,172 dwellings in the parish.

### Role in settlement hierarchy

13.91 Great Ashby adjoins Stevenage and so for the purposes of settlement hierarchy is considered part of the town.

### Heritage

13.92 There are no conservation areas or listed buildings within Great Ashby.

### Housing

13.93 Two sites are allocated in and around Great Ashby for an estimated 930 new homes. There have been no new homes built or granted planning permission within Great Ashby since 2011.

Ref	Strategic Housing Sites	Dwelling estimate
GA2	Land North-East of Great Ashby (Weston parish) (see Policy SP18)	600 homes
Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy GA1	Land at Roundwood (Graveley parish)	330 homes
	<ul style="list-style-type: none"> <li>Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>Sensitive integration into existing settlement in terms of development layout and building orientation;</li> <li>Principal vehicular access taken from existing residential streets within Great Ashby;</li> <li>Provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;</li> <li>• Contribution towards appropriate GP provision across the north of Stevenage sites;</li> <li>• Maintain general integrity of Weston Road, including as a through route for pedestrians and cyclists;</li> <li>• Retention and sensitive treatment of priority woodland habitats surrounding site to north and west;</li> <li>• Consider and mitigate against any adverse impacts upon adjacent local wildlife site at Parsonsgreen Wood;</li> <li>• Integration of Footpath Graveley 010 as a perimeter feature around the north of the site; and</li> <li>• Sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church.</li> </ul>
Total allocated sites	930 homes
Completions and permissions	0 homes
Total allocated, completed and permitted	930 homes

### *Economy*

13.94 The facilities of Great Ashby are designated as a neighbourhood centre under Policy SP4. The extent of the neighbourhood centre is shown on the map in Appendix 4. Proposals in this area will be considered in accordance with the detailed policies of this Plan.

### *Infrastructure and mitigation*

13.95 Our Strategic Policies set out the key requirements in relation to the land at north-east of Great Ashby (see Policy SP18).

13.96 School place provision in Great Ashby is a key issue. The existing primary school at Round Diamond was built to serve the original development but is regularly oversubscribed. This results in some children having to travel further afield for their education.

13.97 Hertfordshire County Council (HCC) have identified expansion potential at The Leys Primary School within Stevenage as an option for providing additional capacity in the wider north Stevenage and Great Ashby area.

13.98 Our proposals for site GA2 also require consideration of education provision, reserving land to provide a new 2FE primary / 4FE secondary 'all through'

school. These measures will ensure sufficient provision to serve Great Ashby as a whole.

- 13.99 The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaken on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.
- 13.100 Our transport modelling does not identify any specific mitigation scheme requirements for Great Ashby. There are however local concerns that Back Lane, a narrow minor road which leads to Church Lane in Graveley, could be used by increased numbers of vehicles leaving the new development sites, and that junctions in Graveley itself will suffer from congestion as a result of increased flows. These issues are also part of wider network issues concerning junction 8 of the A1(M) and alternative routeings to this, which are being reviewed by the Council and HCC, and which will propose mitigation measures in the area. These will be reflected in future iterations of the Infrastructure Delivery Plan. Any transport proposals should consider the effects on adjacent networks and communities such as Graveley, and propose suitable mitigation; the analysis should also consider cumulative impacts.
- 13.101 It is also recognised that there are localised highway issues in the area, particularly relating to on-street car parking<sup>152</sup>. The parking issues have arisen, in part, as a result of national planning policies in place at the time Great Ashby was developed which restricted the amount of off-street car parking the District Council could require. These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.
- 13.102 Some elements of potential solutions to these issues, such as the use of Traffic Regulation Orders (TROs) to deal with parking issues, lie outside the direct control of the planning system and it is therefore not for this Local Plan to dictate the most appropriate solution(s).
- 13.103 It is recognised that a careful balance needs to be struck between facilitating new development, encouraging sustainable travel choices, ensuring safe vehicular access throughout Great Ashby, the provision of parking places and the need to ensure that any measures which might be implemented do not simply displace problems to other less appropriate locations.
- 13.104 We will continue to work with the Community Council, Stevenage Borough Council and highway authority to determine the most appropriate solution(s). Sites in Great Ashby will need to ensure that any transport assessments

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<sup>152</sup> This also explains why high-level traffic modelling, which will not contain this level of intelligence, considers there to be sufficient capacity.

appropriately take these matters into account and contribute reasonably to any necessary mitigation measures, or wider strategies which may seek to address these issues.

- 13.105 Our evidence identifies that the three housing allocations proposed to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.
- 13.106 Thames Water have identified that additional wastewater infrastructure capacity is likely to be required to support development at Great Ashby. Applicants should provide sufficient detail alongside any applications to demonstrate that these requirements have been understood and addressed.



## Hexton

### *Introduction*

13.107 The parish of Hexton contains the village and surrounding countryside. It adjoins Central Bedfordshire to the north, east and west. Most of the parish is covered by the Chilterns Area of Outstanding Natural Beauty.

13.108 The village includes a school, shop, public house, village hall and church.

13.109 At the 2011 census the population of the parish was 123 and there were 52 dwellings in the parish.

### *Role in settlement hierarchy*

13.110 Hexton is identified as a Category A village. The development boundary is shown on the Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent.

13.111 Beyond the village boundary, the whole of the parish is designated as Green Belt.

### *Heritage*

13.112 The parish contains the Hexton Conservation Area which includes a number of listed buildings. Ravensburgh Castle is a Scheduled Ancient Monument. The grounds of Hexton Manor are designated as a historic park and garden.

### *Housing*

13.113 There are no sites allocated for residential development in Hexton. Planning permission has been granted for four new homes since 2011.

## Hinxworth

### *Introduction*

13.114 The parish of Hinxworth contains the village and surrounding farmland. It adjoins Central Bedfordshire to the west and north. There is a village hall, public house and church, but little else by way of facilities.

13.115 At the 2011 census the population of the parish was 313 and there were 127 dwellings in the parish.

### *Role in settlement hierarchy*

13.116 Hinxworth is identified as a Category B village, within which infilling development which does not expand the built up area into the surrounding countryside will be allowed.

### *Heritage*

13.117 The parish contains the Hinxworth Conservation Area which includes a number of listed buildings.

### *Housing*

13.118 There are no sites allocated for residential development in Hinxworth. Three new homes have been built or granted planning permission since 2011.

## Hitchin

### *Introduction*

- 13.119 Hitchin is one of North Hertfordshire's main towns. Historically it forms the main market town serving the area, and administratively it was the base for the Hitchin Rural District Council, which until 1974 covered most of the territory which now comprises North Hertfordshire.
- 13.120 Hitchin, Letchworth Garden City and Baldock lie very close to each other and have strong relationships linking them in terms of housing markets and job movements. That said, each town retains a distinct identity of its own. The needs for development arising from the three towns are comparatively high, but the gaps separating the towns are small and of great importance if the town's urban areas and identities are to be kept distinct. Managing growth in this relatively developed part of the District whilst allowing each town to retain its identity is one of the challenges to be addressed.
- 13.121 At the 2011 census the population of Hitchin (defined as the unparished area of the town) was 32,731 and there were 14,702 dwellings in the unparished area. A further 870 people and 329 dwellings are found in the part of St Ippolyts parish which falls within Hitchin Priory ward, giving a combined population of 33,601 for the urban area of Hitchin, making it the most populous individual urban area in the District, narrowly overtaking Letchworth Garden City, which had been larger in the 2001 census.
- 13.122 The town has grown over the years and has absorbed the former village of Walsworth within its urban area, as well as smaller hamlets such as Bearton Green, giving different parts of the modern town different characters. In the east of the town Walsworth Common / Purwell Meadows forms a major open space along the River Purwell.
- 13.123 The town has some small areas of relative deprivation, notably on the Westmill estate in the north-west of the town. The Council is working with partners to try and regenerate the neighbourhood centre there and improve community facilities.

### *Role in settlement hierarchy*

- 13.124 Hitchin is classed as a town under Policy SP2. A settlement boundary is defined for the town (shown on the Policies Map), within which new development is encouraged. Beyond the settlement boundary is Green Belt.

### *Heritage*

- 13.125 Hitchin developed around its long thin medieval market place, which ran parallel to the River Hiz and stretched from Bancroft in the north to Bridge Street and Tilehouse Street in the south, adjoining Hitchin Priory. The parish church of St Mary's is between the historic market place and the river. Both Hitchin Priory and the parish church of St Mary's are Grade I listed buildings.

13.126 Infilling within the historic market place created the streets of Sun Street and Bucklersbury to the south and High Street and Churchyard to the north, leaving the smaller area now known as Market Place which forms the visual and commercial heart of the town. This area is covered by the Hitchin Conservation Area, which also includes some of the early suburban areas, notably between Walsworth Road and Wymondley Road which developed between the old town and the railway.

13.127 Separate conservation areas cover the area around Hitchin Station and nearby Ransom's Recreation Ground, Hitchin Hill Path, Butts Close, and the hamlet of Charlton to the south-west of the town.

### *Housing*

13.128 Seven sites are allocated in and around Hitchin for an estimated 971 new homes. The significant majority of these will be built at our Strategic Housing Site at Highover Farm. A further 871 homes have been built or granted planning permission in Hitchin since 2011.

Ref	Strategic Housing Sites	Dwelling estimate
HT1	Land at Highover Farm (see Policy SP17)	700 homes
Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy HT2	Land north of Pound Farm (St Ippolyts parish)	84 homes
	<ul style="list-style-type: none"> <li>• Site layout designed to take account of existing wastewater infrastructure;</li> <li>• Address existing surface water flood risk issues through SUDs or other appropriate solution;</li> <li>• No residential development within Flood Zone 2;</li> <li>• Maintain appropriate buffer zone from Ippolitts Brook at south-east of site;</li> <li>• Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp);</li> <li>• Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary; and</li> <li>• Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets.</li> </ul>	
Policy	Land south of Oughtonhead Lane	46 homes

HT3	<ul style="list-style-type: none"> <li>• Access from Westbury Close or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003);</li> <li>• Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI;</li> <li>• Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; and</li> <li>• Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.</li> </ul>	
Policy HT5	Land at junction of Grays Lane & Lucas Lane	16 homes
	<ul style="list-style-type: none"> <li>• Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007;</li> <li>• Retain and reinforce planting along western boundaries to protect openness of Green Belt beyond the allocation;</li> <li>• Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; and</li> <li>• Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.</li> </ul>	
Policy HT6	Land at junction of Grays Lane & Crow Furlong	53 homes
	<ul style="list-style-type: none"> <li>• Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007;</li> <li>• Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland);</li> <li>• Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI;</li> <li>• Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary;</li> <li>• Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; and</li> <li>• Archaeological survey to take place prior to development.</li> </ul>	
Policy HT8	Industrial Area, Cooks Way	12 homes
	<ul style="list-style-type: none"> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Site layout designed to take account of existing wastewater infrastructure;</li> <li>• Higher intensity development to take account of site location and surrounding completed schemes; and</li> <li>• Development should not prejudice future use of the safeguarded rail aggregate depot.</li> </ul>	
Policy HT10	Former B&Q site	60 homes
	<ul style="list-style-type: none"> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Enhance routes to nearby open space and / or on-site provision of open space;</li> <li>• Higher intensity development to take account of site location and surrounding completed schemes; and</li> <li>• High quality and innovative design accentuating the site's corner location and as a gateway to the Hitchin Station area.</li> </ul>	
Total allocated sites		971 homes
Completions and permissions		871 homes
Total allocated, completed and permitted		1,842 homes

### *Economy*

13.129 Hitchin contains a number of existing employment areas spread across the town. The largest of these is at Wilbury Way. Although no new sites for employment uses are proposed in Hitchin in this Plan, protection of the existing employment areas will be important to ensure the future of the economy and support wider economic growth.

13.130 The following sites are designated employment areas shown on the Policies Map. Applications will be considered in accordance with our detailed policies.

Ref	Designated employment areas	Hectares
HE1	Wilbury Way	38.9
HE2	Burymead Road	7.1
HE3	Station approach	1.4
HE4	Land adjacent to Priory Park	0.9

13.131 Hitchin town centre is the District's largest town centre. It has a good range of shops, with the primary shopping area being largely around Market Place and

along High Street and Bancroft, with secondary shopping areas along Hermitage Road, Bucklersbury and Sun Street.

- 13.132 The Churchgate Centre and its surrounds make an important contribution to the vitality of the town centre. It supports a significant amount of retail floorspace, provides the location of Hitchin Market and ensures a large quantity of surface level car-parking in easy access of the shops and facilities.
- 13.133 However, our evidence also recognises that this area lacks amenity value and is largely a negative contribution to the Hitchin Conservation Area and to the setting of individual listed buildings<sup>153</sup>.
- 13.134 A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections<sup>154</sup> are district wide and can be met within the district. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Hitchin indicate the potential for growth of 11,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.
- 13.135 For allocation purposes, the capacity has been distributed between three of the four town centres in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.
- 13.136 Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000 gross sq.m of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment across the entire allocated site. Redevelopment of this area at a suitable scale and reflecting the historic properties of Hitchin town centre has the potential to enhance the character, appearance and significance of this area.
- 13.137 Paynes Park could deliver up to 3,000 gross sq.m additional retail floorspace and overall the remaining potential retail capacity for Hitchin of 4,100 gross sq.m will need to be met on a district wide basis. The retail study briefing note<sup>155</sup> indicates in its summary table that by 2031 the District as a whole will have effectively met its current capacity projections.
- 13.138 A concept framework / masterplan will be initiated by the District Council to address the requirements of Policies HT11 and HT12. It will consider existing and potential land uses, capacities for development and place-making. It will illustrate the disposition and connectivity of current and potential land uses including retail; employment/commercial; housing; community facilities; formal/informal public open space; the market; links to car parks, bus stops,

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<sup>153</sup> Heritage Assessment of Churchgate, Hitchin (Amec Foster Wheeler, 2016)

<sup>154</sup> North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)

<sup>155</sup> Retail Study Briefing Note (Lichfields, 2017)



key footpaths, cycle tracks and vehicular routes as well as guidance on how these routes will align through and around the framework / masterplan area connecting to surrounding neighbourhoods. The framework / masterplan will also consider the phasing and deliverability of any site-specific proposals.

- 13.139 The schemes will be main town centre uses led. Consequently, no specific housing allocation is identified, and any residential units here will contribute towards the other allowances identified in Policy SP8(c) of this Plan.
- 13.140 A number of high-level, site-specific criteria are identified below. Any scheme here will need to take these into account and take a comprehensive approach to the treatment of heritage assets to ensure an appropriate scheme.
- 13.141 Any major planning application within the allocation area on the Policies Map, should have regard to the concept framework / masterplan. Any major planning application which comes ahead of the concept framework / masterplan will be considered in accordance with the criterion in Policy HT11.
- 13.142 The Hitchin Town Centre Strategy review will commence in advance of the second period of the Local Plan; being informed by the preceding Concept Framework.

Ref	Town Centre Uses allocations and site-specific criteria	
Policy HT11	Churchgate and its surrounding area	Mixed-use
	<ul style="list-style-type: none"> <li>Redevelopment to provide 4,000 gross sq.m of additional shop, café, restaurant, pub, drinking establishment or takeaway town centre uses at ground floor level, subject to an up-to date assessment of retail capacity and supply.                             <ul style="list-style-type: none"> <li>Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.</li> <li>Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.</li> </ul> </li> <li>Preparation of a concept framework / masterplan to enable:                             <ul style="list-style-type: none"> <li>Identification of suitable, long-term location(s) for Hitchin Market;</li> <li>Provision of high quality public realm including strengthened pedestrian links between Market Place, Queen Street, Portmill Lane, Bancroft and along the River Hiz;</li> <li>Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including:                                     <ul style="list-style-type: none"> <li>Protection of key views of Grade I listed St Mary's Church, including from Hollow Lane;</li> </ul> </li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>▪ Consideration and sensitive treatment of key listed buildings and their settings including the Sun Hotel, the Biggin and various buildings in Market Place;</li> <li>▪ Retention and enhancement of terracing to River Hiz having regard to identified Flood Zone;</li> <li>▪ Any replacement buildings required to: <ul style="list-style-type: none"> <li>• respect existing building frontage lines on Sun Street and Market Place; and</li> <li>• provide architectural variation to reflect rhythm of historic building plots.</li> </ul> </li> <li>• Archaeological survey to be completed prior to development; and</li> <li>• Ensure an appropriate level of car parking is retained and / or provided across the town as a whole.</li> </ul>	
Policy HT12	Paynes Park	Mixed use
	<ul style="list-style-type: none"> <li>• Redevelopment to provide approximately 3,000 gross sq.m of additional shop, café, restaurant, pub, drinking establishment or takeaway town centre uses floorspace at ground floor level, subject to an up-to date assessment of retail capacity and supply. <ul style="list-style-type: none"> <li>○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.</li> <li>○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.</li> </ul> </li> <li>• Preparation of a concept framework / masterplan to enable: <ul style="list-style-type: none"> <li>○ Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including:</li> <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> <li>○ Incorporating and maintaining alignment of PROW along West Alley (Hitchin 090);</li> <li>○ Environmental improvements to the area and frontage along Paynes Park; and</li> </ul> </li> <li>• Ensure an appropriate level of car parking is retained and/or provided across the town as a whole.</li> </ul>	

13.143 Policy SP4 identifies there are seven local centres in Hitchin, which will be encouraged to thrive and are protected under policy ETC6. They are:

- Grove Road;

- Nightingale Road;
- Ninesprings;
- Redhill Road;
- Walsworth Road;
- Walsworth (Cambridge Road); and
- Westmill (John Barker Place).

13.144 The extent of these centres is shown on the maps in Appendix 3.

*Infrastructure and mitigation*

13.145 Our Strategic Policies set out the key requirements in relation to the land at Highover Farm (see Policy SP17).

13.146 This includes a presumption in favour of an on-site primary school. The cumulative demand arising from the remaining sites within Hitchin will create further demand for additional school places.

13.147 Land at Bearton Green was identified as a reserve school site in the previous local plan. This is currently used as a detached playing field by William Ransom Primary to allow the school to expand. This land could be used to facilitate expansion of other existing primary schools by providing detached playing fields.

13.148 Hertfordshire County Council will need to undertake further work to understand the dynamics of school place allocations within Hitchin and to identify the most appropriate location(s) to make any additional primary school provision.

13.149 Some expansion of existing secondary schools is considered feasible. This Plan removes the Priory School from the Green Belt to facilitate additional provision where this is considered the most suitable approach.

13.150 Our transport modelling identifies that a number of junction improvement schemes will be required in Hitchin by 2031:

- A505 Cambridge Road / Willian Road / Woolgrove Road
- A505 Upper Tilehouse Street / B655 Pirton Road
- A505 & A602 Paynes Park
- A602 / B656 / Gosmore Road
- Cadwell Lane / Wilbury Way / Woolgrove Road

13.151 A number of these highway mitigation schemes are on the routes of the A505 and A602 as they pass through the town. It is notable from the transport work that the majority of these schemes would be required even if no further development was being proposed through this Plan.

13.152 All schemes in Hitchin will be required to make reasonable contributions towards the funding of these works and to walking and cycling schemes in

Hitchin which aim to influence mode share and free up capacity for new development. In some cases, existing traffic or background growth may result in junction capacity issues, and new development will further increase these problems. However any additional capacity developed to resolve existing or background growth issues will also be taken up by new development, and appropriate contributions are therefore likely to be required.

13.153 Any highway mitigation scheme at the A602 / B656 / Gosmore Road roundabout will need to consider the effects upon the Air Quality Management Area which has been declared on the approach to this junction.

13.154 Anglian Water recognise that there is capacity within the environmental consent for Hitchin Water Recycling Centre to accommodate planned growth in the town. Local upgrades may be required for certain schemes, notably site HT2. The need for such upgrades will be determined at the planning application stage when Anglian Water is approached by the developer.

## Holwell

### *Introduction*

13.155 Holwell is a small parish on the border with Bedfordshire. Until 1897 it was part of Bedfordshire. The parish contains the village of Holwell and the surrounding rural area. There is a village hall and church, but little else by way of facilities.

13.156 At the 2011 census the population of the parish of Holwell was 361 and there were 164 dwellings in the parish.

### *Role in settlement hierarchy*

13.157 Holwell is defined as a Category B village within which infilling development that does not extend the built up area into the surrounding countryside will be allowed. The whole parish is classed as Rural Area Beyond the Green Belt.

### *Housing*

13.158 There are no sites allocated for residential development in Holwell. 30 homes have been built or granted planning permission since 2011.

## Ickleford

### *Introduction*

- 13.159 Ickleford lies to the north of Hitchin. Apart from the village the parish includes some scattered farms and tracts of countryside. The village of Ickleford has a relatively good range of facilities, including a school, shops, public houses, village hall and church.
- 13.160 At the 2011 census the population of the parish of Ickleford was 1,833 and there were 844 dwellings in the parish.
- 13.161 The civil parish extends north to the District and county boundary with neighbouring Central Bedfordshire. The area at the north of Ickleford parish is considered under a specific section of this chapter on Lower Stondon. This is the settlement within Central Bedfordshire that immediately adjoins North Hertfordshire.

### *Role in settlement hierarchy*

- 13.162 Ickleford is identified as one of five villages where a greater amount of development has been allocated. The development boundary of Ickleford is shown on the Policies Map to indicate the area within which further development will be allowed. Most of the rest of the parish is classed as Green Belt, save a small area in the far north of the parish on the Bedfordshire border which is rural area beyond the Green Belt.

### *Heritage*

- 13.163 Ickleford has one conservation area which covers the central area of the village, covering the two greens (Upper Green and Lower Green) between which the village grew. The parish church of St Katherine's is a Grade I listed building.

### *Housing*

- 13.164 Three sites are allocated around the edge of Ickleford village for an estimated 199 new homes. 36 further new homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific <u>policy</u> criteria	Dwelling estimate
Policy IC1	Land at Duncots Close	9 homes
	<ul style="list-style-type: none"> <li>Address existing surface water flood risk issues through SUDs or other appropriate solution;</li> <li>No built development in north-east corner of site to protect views from Grade I listed church;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Retain and reinforce planting along site boundaries to minimise heritage and Green Belt impacts;</li> <li>• Archaeological survey to be completed prior to development; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Policy IC2	Burford Grange, Bedford Road	40 homes
	<ul style="list-style-type: none"> <li>• Provision of a pedestrian crossing point over the A600 to connect to the existing footpath network and ensure safe access;</li> <li>• Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;</li> <li>• Consider and mitigate against any adverse impacts upon key features of interest of adjoining local wildlife site (Westmill Lane);</li> <li>• Site layout designed to take account of existing wastewater infrastructure;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Retention of planting at south and west of the site to ensure integrity of revised Green Belt boundary; and</li> <li>• Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.</li> </ul>	
Policy IC3	Land at Bedford Road	150 homes
	<ul style="list-style-type: none"> <li>• Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures;</li> <li>• Approximately two hectares of land secured as a-reserve site for a primary school;</li> <li>• Appropriate junction access arrangements to Bedford Road;</li> <li>• Sensitive incorporation of Footpaths Ickleford 013 &amp; 014 as green routes around the edge of the site including appropriate measures to reinforce the new Green Belt boundary along their alignment;</li> <li>• Integration of Bridleway Ickleford 015 as a green corridor through the site;</li> </ul>	



	<ul style="list-style-type: none"> <li>• Sensitive treatment of priority deciduous woodland habitat or, where this cannot be (fully) retained, compensatory provision elsewhere within or adjoining the site;</li> <li>• Development proposals to be informed by site-specific landscape assessment;</li> <li>• Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;</li> <li>• Archaeological survey to be completed prior to development;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; and</li> <li>• Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism.</li> </ul>
Total allocated sites	199 homes
Completions and permissions	36 homes
Total allocated, completed and permitted	235 homes

### *Infrastructure and mitigation*

13.165 Our transport modelling work does not identify any specific mitigation works that are required on the Ickleford road network. Development here will, however, contribute toward traffic generation within Hitchin and appropriate contributions will be sought towards identified schemes in the town. Any transport assessments for sites in Ickleford should also consider the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes.

13.166 Site IC3 will require the creation of a new access onto the A600 Bedford Road. The most appropriate solution, along with any consequential works – such as changes to speed limits entering / exiting the village from / to the north – will be explored through transport assessments.

13.167 Ickleford Primary is a 1FE school. However, it is located on a constrained site. The school premises lie partially within the conservation area and the original school building is listed. There is no capacity to expand within the current site but the advantages of keeping the school at the historic centre of the village are recognised in both functional and heritage terms.

13.168 As well as serving Ickleford, the school also admits pupils from northern Hitchin as well as outlying rural areas and settlements. The amount of development proposed for Ickleford may result in a need for additional primary school provision. However, it is not possible to say at this point exactly how or when this provision might be needed. The additional demand created by new

development in Ickleford may be offset, either in whole or in part, by changes to school admission patterns outside of the village.

- 13.169 Site IC3 reserves sufficient land to provide a new primary school of up to 2FE should this prove necessary. This would allow for the relocation of the existing school and / or additional provision to meet requirements arising from new development if this is determined to be the most appropriate solution. The Council will work with the school, Hertfordshire County Council and other stakeholders as required to monitor the demand for school places. All options for the retention of the existing school in its current form, its expansion within or adjoining its existing site or splitting provision across the two sites will be fully explored before any decision is taken to relocate Ickleford Primary to the reserve site within IC3.
- 13.170 In considering this issue, regard will need to be given to the nature of the existing school's catchment, the relationship with other schools on the northern edges of Hitchin and the most desirable format(s) for delivering primary education in the village.
- 13.171 Anglian Water consider there is capacity in the relevant treatment works to support the level of growth proposed. There have been local incidents of sewer flooding and all sites will be required to robustly assess wastewater drainage requirements.
- 13.172 Hertfordshire County Council, as minerals planning authority, has identified a potential resource block (and associated buffer) to the north of Hitchin. Sites IC2 and IC3 lie within these areas. These sites will be subject to consultation with the mineral planning authority to determine whether prior extraction or any other relevant measure is necessary to avoid sterilisation of any minerals resource.

## Kelshall

### *Introduction*

13.173 Kelshall is a small village in hilly country to the south-west of Royston. It is one of a group of villages established by the Saxons along the line of the chalk ridge from Baldock to Royston.

13.174 Kelshall has a village hall and church but few other facilities.

13.175 At the 2011 census the population of the parish of Kelshall was 163 and there were 65 dwellings in the parish.

### *Role in settlement hierarchy*

13.176 Kelshall has limited facilities and is identified as a Category B village within which infilling development which does not extend the built up area of the village into the surrounding countryside will be allowed.

### *Housing*

13.177 No sites are allocated in Kelshall for residential development. Four new homes have been built or granted planning permission in the parish since 2011.

## Kimpton

### *Introduction*

13.178 Kimpton parish is on the south-western edge of the District. The village of Kimpton has a relatively good range of facilities, including a school, shop, public houses, village hall and church. Apart from the village itself, the parish also includes the smaller settlements of Peters Green and Blackmore End as well as some scattered farms and a wide tract of countryside.

13.179 At the 2011 census the population of the parish of Kimpton was 2,167 and there were 884 dwellings in the parish.

### *Role in settlement hierarchy*

13.180 Kimpton is identified as a Category A village under policy SP2. It has been excluded from the Green Belt with its settlement boundary being shown on the Policies Map. Blackmore End is classed as a Category B settlement. It has also been excluded from the Green Belt and infilling development that does not extend the built up area into the surrounding countryside will be permitted. Peters Green is a Category C settlement. Development here will be restricted to limited affordable housing and facilities for local community needs in accordance with our detailed policies.

### *Heritage*

13.181 Kimpton has two conservation areas. Kimpton Village covers the eastern part of the village around the church and green, and Kimpton Bottom lies at the western end of the village. The parish church of St Peter and St Paul is a Grade I listed building.

### *Housing*

13.182 One site is allocated in Kimpton for an estimated 13 new homes. 43 homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy KM3	Land north of High Street	13 homes
	<ul style="list-style-type: none"> <li>Address existing surface water and groundwater flood risk issues through SUDs or other appropriate solution; and</li> <li>Sensitive design to minimise impacts upon the adjoining conservation area.</li> </ul>	
Total allocated sites		13 homes
Completions and permissions		43 homes
Total allocated, completed and permitted		56 homes

### *Economy*

13.183 Kimpton has a small employment area along Claggy Road. This is not sufficiently large to designate as an employment area, but does perform an important role in providing local employment and facilities. The Council will therefore seek to protect the employment function of this area under policy ETC4: Employment development outside employment areas.

### *Infrastructure and mitigation*

13.184 There are known flooding issues in Kimpton, from both surface water and groundwater, particularly along Claggy Road which acts as a flood route into the High Street. Development in Kimpton will be required to achieve the equivalent of greenfield run off rates to ensure existing issues are not exacerbated.

## King's Walden

### *Introduction*

13.185 King's Walden parish lies on the western edge of the District, close to Luton Airport. The largest village in the parish is Breachwood Green. It also includes the smaller village of King's Walden (including Ley Green). The parish also includes several scattered smaller hamlets and farms and the surrounding countryside. Breachwood Green has a school, public house, village hall and church. King's Walden has a shop, public house and church.

13.186 At the 2011 census the population of the parish of King's Walden was 1,015 and there were 410 dwellings in the parish.

### *Role in settlement hierarchy*

13.187 Breachwood Green is classed as a Category A village in Policy SP2. It has been excluded from the Green Belt and development will be supported within the defined settlement boundary. The rest of the parish is designated as Green Belt, including the settlement of King's Walden itself.

### *Heritage*

13.188 There are no conservation areas in the parish. The parish church of St Mary's is a Grade I listed building.

### *Housing*

13.189 One site is allocated in King's Walden parish, at Breachwood Green, for an estimated 16 new homes. 11 homes have been built or granted permission since 2011.

Ref	Local Housing Allocations and site specific policy_criteria	Dwelling estimate
Policy KW1	Land west of The Heath, Breachwood Green	16 homes
	<ul style="list-style-type: none"> <li>• Appropriate noise monitoring and mitigation measures, to potentially include insulation and appropriate orientation of living spaces, demonstrating WHO and BS8223 standards will be met;</li> <li>• Reprovision of existing allotments subject to up-to-date assessments of need;</li> <li>• Sensitive treatment on site frontage to minimise impacts upon setting of nearby Listed buildings on The Heath;</li> <li>• Reinforce western site boundary to screen views, enhance Green Belt boundary and maintain rural setting of Listed buildings on Brownings Lane; and</li> </ul>	

	<ul style="list-style-type: none"> <li>Provision of green corridor through the site linking Footpath Kings Walden 008 with Footpath Kings Walden 014.</li> </ul>
Total allocated sites	16 homes
Completions and permissions	11 homes
Total allocated, completed and permitted	27 homes

### *Infrastructure and mitigation*

13.190 Breachwood Green is located on the approach and departure flightpaths from Luton airport and any schemes will need to demonstrate that noise issues have been appropriately addressed and that internal noise levels within any new homes are within relevant guideline levels.

13.191 This site is currently in use as allotments and, subject to appropriate surveys and evidence at the point of any application, will need to be replaced. There is a second allotment site within Breachwood Green at Colemans Road and consideration should be given as to whether land in this area may be able to accommodate the displaced plots.

13.192 Thames Water have identified that some improvements may be required to existing wastewater infrastructure. However, it is considered that this can be dealt with through the planning application process and / or by condition.



## Knebworth

### *Introduction*

13.193 Knebworth parish lies on the southern edge of the District between Stevenage and Welwyn. The village of Knebworth has a good range of facilities including a railway station, school, doctors and dentists, library, a range of shops, village hall and churches. The railway and A1(M) both cross the parish. East of the A1(M) is Knebworth village, which grew up around Knebworth Station. West of the A1(M) is Old Knebworth, adjoining the Knebworth House estate. Apart from the two villages the parish also includes the Knebworth House parkland and surrounding countryside.

13.194 At the 2011 census the population of the parish of Knebworth was 4,496 and there were 2,002 dwellings in the parish.

### *Role in settlement hierarchy*

13.195 Knebworth is identified one of five villages where a greater amount of development has been allocated. It is excluded from the Green Belt with a settlement boundary shown on the Policies Map. General development will be permitted in this area. The rest of the parish is designated Green Belt. Old Knebworth is identified as a Category B village within the Green Belt where limited infilling will be allowed.

### *Heritage*

13.196 Knebworth village has moved twice. The original village was in what is now Knebworth Park, clustered around the parish church of St Mary and St Thomas. The church, which is a Grade I listed building, now stands alone in the park, after one of the owners of Knebworth House moved the village to enlarge the park. The village's new location was what is now called Old Knebworth. The settlement now called Knebworth grew up around the railway station a little way to the east of Old Knebworth.

13.197 Knebworth has three conservation areas. The Old Knebworth Conservation Area covers that village, whilst the Deards End Lane and Stockens Green conservation areas cover suburban parts of the main village with particular distinctive characteristics. Knebworth Park is designated as a historic park and garden. The smaller Homewood estate, built as the dower house to Knebworth House, is also a designated historic park and garden.

### *Housing*

13.198 This Plan identifies three local housing allocations within Knebworth for an estimated 584 new homes. A further 175 homes have already been built or granted planning permission within the parish. This includes development adjoining the southern edge of Stevenage Borough.

Ref	Local Housing Allocations and site specific policy_criteria	Dwelling estimate
Policy KB1	Land at Deards End	200 homes
	<ul style="list-style-type: none"> <li>• Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;</li> <li>• Sensitive design and / or lower density housing at east of site to respect setting of Deards End Lane Conservation Area and listed buildings;</li> <li>• Creation of appropriate, defensible Green Belt boundary along north-western perimeter of site;</li> <li>• Detailed scheme layout to be informed by site-specific visual impact assessment to mitigate Green Belt impacts to the fullest reasonable extent;</li> <li>• Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument);</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces;</li> <li>• Consider and mitigate against potential adverse impacts upon Knebworth Woods SSSI and priority habitat (deciduous woodland) adjoining site; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Policy KB2	Land off Gipsy Lane	184 homes
	<ul style="list-style-type: none"> <li>• Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;</li> <li>• Sensitive design and / or lower density housing where site affects setting of Stockens Green Conservation Area;</li> <li>• Creation of appropriate, defensible Green Belt boundary along southern perimeter of site;</li> <li>• Approximately two hectares of land to the south of Gipsy Lane and adjoining the existing settlement reserved as an appropriate site for provision of a new Primary School;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Address existing surface water flood risk issues, including any run-off from A1(M), through SUDs or other appropriate solution;</li> <li>• Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument);</li> <li>• Appropriate noise mitigation measures, to potentially include buffer strip, insulation and appropriate orientation of living spaces; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Policy KB4	Land east of Knebworth	200 homes
	<ul style="list-style-type: none"> <li>• Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;</li> <li>• Structural landscaping and planting to provide and / or reinforce Green Belt boundary to east;</li> <li>• Land north of Watton Road reserved for long-term secondary education needs;</li> <li>• Integrate Bridleway Knebworth 001 as part of green infrastructure strategy;</li> <li>• Address existing surface water flood risk issues through SUDs or other appropriate solution;</li> <li>• Preserve views from Knebworth to wider countryside along dry valley to south of Watton Road; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Total allocated sites		598 homes
Completions and permissions		175 homes
Total allocated, completed and permitted		759 homes

### Economy

13.199 The facilities of Knebworth are designated as a village centre in our retail hierarchy under Policy SP4. Applications in this area, outside of the allocated housing site, will be assessed using our detailed development management

policies. The village centre is shown on the Policies Map and the detailed in Appendix 3.

### *Infrastructure and mitigation*

- 13.200 The new homes in Knebworth will require additional school places. There is currently one primary school in Knebworth to the east of the High Street. This takes 60 Reception aged pupils each year. In recent years, school places have been filled by local children and the catchment is relatively tightly drawn.
- 13.201 Land will be reserved within Site KB2 to provide an additional primary school that will meet the needs arising from new development at the west of Knebworth and provide capacity to serve some existing residential areas. Land at the south-east of the KB2 allocation is most suited for this provision which should additionally seek to maximise the distance of the school from the A1(M).
- 13.202 There is currently no secondary education provision in Knebworth. Pupils travel to a variety of schools in Hitchin, Stevenage and Welwyn Garden City.
- 13.203 Making smaller-scale secondary provision may be an appropriate solution which meets future needs, benefits existing residents and provides a more sustainable approach.
- 13.204 It is currently anticipated that any secondary school provision in Knebworth will not be required until the late 2020s at the very earliest. To ensure an appropriately sized site can be made available, land to the north of Watton Lane at the east of the village is reserved for this purpose. We will continue to work with Hertfordshire County Council, the Parish Council, the landowner and Knebworth Primary School to monitor long-term education needs across the Stevenage School Place Planning Area and explore the most appropriate education solution for this site.
- 13.205 Our transport modelling does not identify any specific mitigation scheme requirements for Knebworth. However, the high street, including the junction of Stevenage Road/London Road/Watton Road and Station Road, is a known pinch point, particularly when delays or incidents on the A1(M) result in the B197 being used as an alternate route between Welwyn Garden City and Stevenage. There are also issues of poor pedestrian/cycle access along Station Road under the railway line, and similar issues at Gun Lane and new development will be expected to identify any necessary improvements to walking/cycling conditions in these locations and make reasonable contributions to secure their delivery.

- 13.206 Some of the capacity issues here arise from the way in which the local highway is managed and in particular, the provision of short-stay on-street parking adjacent to the shops<sup>156</sup>.
- 13.207 Highway management measures, such as the use of Traffic Regulation Orders (TROs), lie outside the direct control of the planning system and it is therefore not for this Local Plan to dictate the most appropriate solution(s).
- 13.208 It is recognised that a careful balance needs to be struck between ensuring the continued vitality of the local centre, providing access to local facilities and supporting the new development planned for Knebworth. We will continue to work outside of the local plan process to identify and implement the most appropriate future strategy.
- 13.209 Sites in Knebworth will need to ensure that any transport assessments appropriately take these issues into account and contribute reasonably to any necessary mitigation measures, or wider strategies which may seek to address these issues.
- 13.210 Planning permission has been granted for a new library, doctors' surgery and pharmacy on the site of the current library within the identified village centre.
- 13.211 Knebworth lies within the Thames Water area with wastewater draining to their facility at Rye Meads near Hoddesdon. Previous work identifies that this treatment works should have sufficient capacity to handle all planned development within its catchment until at least 2026 with a reasonable prospect of being able to accommodate development to 2031.
- 13.212 However, it is also recognised that there are constraints in the infrastructure connecting to Rye Meads and capacity from Knebworth is an issue that has been identified. Scheme promoters should work with Thames Water, and together, to identify the likely nature of infrastructure required to ensure this can be programmed appropriately.

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<sup>156</sup> This also explains why high-level traffic modelling, which will not contain this level of intelligence, considers there to be sufficient capacity.

## Langley

### *Introduction*

13.213 Langley is one of the District's smaller parishes. Historically it was part of the parish of Hitchin, becoming a separate civil parish in 1894. The parish of Langley has no meaningful facilities. Apart from the small village of Langley the parish also includes a wide tract of countryside and some scattered farms.

13.214 At the 2011 census the population of the parish of Langley was 175 and there were 71 dwellings in the parish.

### *Role in settlement hierarchy*

13.215 Langley is identified as a Category C settlement, within which only limited additional development will only be allowed to meet defined local needs. The parish is classed as Green Belt, apart from a small area which falls within the land west of Stevenage which is safeguarded for potential long-term development by Policy SP8.

### *Housing*

13.216 No sites are allocated in Langley for residential development. Seven new homes have been built or granted planning permission since 2011.

## Letchworth Garden City

### *Introduction*

13.217 Letchworth is the world's first garden city based on Ebenezer Howard's original concept of a self contained settlement combining both town and country living. Much of the town is the product of a Master Plan, with areas of low, medium and higher density housing, industry, open space and the town centre in broadly separate land uses with attractively planned landscapes. Large open spaces are integrated into the town's layout, notably at Norton Common and Howard Park and Gardens.

13.218 The original masterplan for the garden city was focussed on the area between the three parallel roads of Wilbury Road / Norton Road in the north, Icknield Way across the middle of the area, and Hitchin Road / Baldock Road (the A505) to the south. After the Second World War development spread beyond the original masterplan, with the Grange estate to the north and the Jackmans, Lordship and Manor Park estates to the south.

13.219 The town's administrative boundaries also include the three villages of Willian, Norton and the old village of Letchworth, which were the three pre-garden city parishes covering the area. Today Willian remains a distinct village, being slightly separated from the urban area of Letchworth by one or two thin fields. Norton abuts the urban area with no clear point where Norton ends and the garden city begins. The old village of Letchworth, which stretched from St Mary's Church and Letchworth Hall up the length of Letchworth Lane to the corner shop on Baldock Road, is effectively absorbed within the urban area of the garden city.

13.220 At the 2011 census the population of Letchworth Garden City (including Willian and Norton) was 33,249 and there were 14,271 dwellings in the town<sup>157</sup>.

### *Role in settlement hierarchy*

13.221 Letchworth Garden City is the District's second largest urban area, with only slightly fewer people than neighbouring Hitchin. Letchworth has largely grown to fill most of the space between Hitchin and Baldock, leaving little room for further growth that does not erode the separation between those towns. North and south of the town are the villages of Stotfold (in Central Bedfordshire) and Willian. A settlement boundary is defined for the town (shown on the Policies Map) within which new development is encouraged. Beyond the settlement boundary is Green Belt.

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<sup>157</sup> At the time of the 2011 census this was the area of the Letchworth Garden City parish, which has subsequently been abolished. The area is the same as the combined five Letchworth wards on NHDC.



## Heritage

13.222 As the world's first garden city, the importance of the original design and layout of the Garden City is recognised in the two conservation area designations, Letchworth and Croft Lane. There are many listed buildings in the town. There are also conservation areas for the old villages of Willian and Norton.

13.223 The Broadway and Broadway Gardens are designated as a historic park and garden, as is Howard Park and Gardens.

13.224 New development within Letchworth Garden City will need to demonstrate how it accords with the Letchworth Garden City Design Principles as set out in Appendix 5.

## Housing

13.225 Twelve sites are allocated in Letchworth for an estimated 1,485 additional dwellings. A further 693 homes have been built or granted planning permission since 2011 and the town will see more than 2,000 new homes built over the plan period.

Ref	Strategic Housing Sites	Dwelling estimate
LG1	Land north of Letchworth (see Policy SP15)	900 homes
Ref	Local Housing Allocations and site specific policy_criteria	Dwelling estimate
Policy LG3	Land east of Kristiansand Way and Talbot Way	120 homes
	<ul style="list-style-type: none"> <li>Structural planting to reinforce Green Belt boundary along north-eastern perimeter of site;</li> <li>Appropriate mitigation measures for noise associated with motorway and / or adjoining employment are to potentially include insulation and orientation of living spaces;</li> <li>Ensure appropriate residential amenity for any properties adjoining employment area, especially if access to the site is via Flint Road;</li> <li>Re-provision of allotments if access to the site is from the west. Re-provision prior to commencement of development, within the vicinity of the site and the same or better quality;</li> <li>Proposals to be informed by a site-specific landscape assessment;</li> <li>Retention of Public Right of Way Letchworth Garden City 026 and diversion if necessary;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Sensitive design and / or lower density housing where the site affects setting of the Norton Conservation Area and nearby Grade II Listed Buildings on Church Lane and Norton Road; and</li> <li>• Archaeological survey to be completed prior to development.</li> </ul>	
Policy LG4	Land north of former Norton School, Norton Road	45 homes
	<ul style="list-style-type: none"> <li>• Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area;</li> <li>• Address existing surface water flood risk through SUDs or other appropriate solution, particularly on the western boundary of the site;</li> <li>• Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; and</li> <li>• Archaeological survey to be completed prior to development.</li> </ul>	
Policy LG5	Land at Birds Hill	86 homes
	<ul style="list-style-type: none"> <li>• Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations;</li> <li>• Appropriate mitigation measures for noise associated with railway and / or adjoining employment are to potentially include insulation and orientation of living spaces;</li> <li>• Ensure appropriate residential amenity for any properties adjoining employment area;</li> <li>• Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses;</li> <li>• Sensitive design where site affects setting of the Letchworth Conservation Area and Grade II Listed buildings on Birds Hill; and</li> <li>• Retention of the following non-designated heritage assets<sup>158</sup> or, where this cannot be achieved, justification for their loss: <ul style="list-style-type: none"> <li>○ Gunmetal &amp; Bronze, Letchworth Casting Co. Ltd, Casting House</li> <li>○ Ogle</li> <li>○ Vantage Point, Tenement Factory</li> </ul> </li> </ul>	
	Land off Radburn Way	35 homes

<sup>158</sup> As identified in *Design Principles for Industrial Premises in Letchworth Garden City*, Letchworth Garden City Heritage Foundation, 2015

Policy LG6	<ul style="list-style-type: none"> <li>• Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; and</li> <li>• Off-site compensatory re-provision of former priority orchard habitat.</li> </ul>	
Policy LG8	Pixmore Centre, Pixmore Avenue	80 homes
	<ul style="list-style-type: none"> <li>• Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations;</li> <li>• Ensure appropriate residential amenity for any properties adjoining employment area;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; and</li> <li>• Sensitive design where site affects setting of the Letchworth Conservation Area and various Grade II Listed buildings in the vicinity of the site.</li> </ul>	
Policy LG9	Former Lannock School	45 homes
	<ul style="list-style-type: none"> <li>• Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles;</li> <li>• Site layout designed to take account of existing wastewater infrastructure; and</li> <li>• Address existing surface water flood risk issues through SUDs or other appropriate solution.</li> </ul>	
Policy LG10	Former playing field, Croft Lane	37 homes
	<ul style="list-style-type: none"> <li>• Sensitive design and lower density development to minimise harm to the Croft Lane Conservation Area and setting of the Grade II Listed Buildings along Cashio Lane, Croft Lane and Norton Road;</li> <li>• Access arrangements to minimise impact upon heritage assets; and</li> <li>• Provide archaeological survey prior to development.</li> </ul>	
Policy LG13	Glebe Road industrial estate	10 homes
	<ul style="list-style-type: none"> <li>• Ensure appropriate residential amenity for any properties adjoining employment area;</li> <li>• Sensitive design and / or lower density housing where site affects the Letchworth Conservation Area;</li> <li>• Archaeological survey to be completed prior to development.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses</li> <li>• Address potential surface water flood risk through SUDs or other appropriate solution; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Policy LG15	Garages, Icknield Way	25 homes
	<ul style="list-style-type: none"> <li>• Address potential surface water flood risk through SUDs or other appropriate solution.</li> </ul>	
Policy LG16	Foundation House	47 homes
	<ul style="list-style-type: none"> <li>• Ensure appropriate residential amenity for any properties adjoining employment area;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses;</li> <li>• Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area;</li> <li>• Archaeological survey to be completed prior to development;</li> <li>• Address potential surface water flood risk through SUDs or other appropriate solution; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Policy LG18	Former Depot, Icknield Way	55 homes
	<ul style="list-style-type: none"> <li>• Address potential surface water flood risk through SUDs or other appropriate solution; and</li> <li>• Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses.</li> </ul>	
Total allocated sites		1,485 homes
Completions and permissions		693 homes
Broad location – Letchworth Garden City town centre		50 homes
Total allocated, completed and permitted 2011-2031*		1,928 homes

\*Land North of Letchworth is allocated for 900 homes in total with 600 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031.

### *Economy*

13.226 Letchworth Garden City plays a significant role in the District's economy, with a major employment area centred on Works Road and Avenue One. The town centre also provides a range of shops and employment opportunities.

Ref	Designated employment areas	Hectares
LE1	Works Road	70.9
LE2	Blackhorse Road	11.8
LE3	Icknield Way	11.4
LE4	Spirella	2.8

13.227 Letchworth has the second largest town centre in the District as identified on the Policies Map. The town centre contains both primary and secondary frontage located in the main retail area around Eastcheap, Leys Avenue, Station Road and the Garden Square shopping centre. These areas will be defined on the Policies Map.

13.228 A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections<sup>159</sup> are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Letchworth indicate the potential for growth of 9,200 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.

13.229 For allocation purposes, the capacity has been distributed between three of the four town centres in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.

13.230 Letchworth has the potential capacity to meet wider District needs, recapturing trade that is currently diverted to Hitchin. There are a number of

<sup>159</sup> North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)

opportunities within the town centre boundary that could accommodate this additional provision as detailed in the policies below.

Ref	Town Centre Uses allocations and site-specific criteria	
Policy LG19	The Wynd, Openshaw Way	Mixed use
	<ul style="list-style-type: none"> <li>• Redevelopment to provide 4,500 gross sq.m of additional shop, café or restaurant, pub or drinking establishment or takeaway town centre uses at ground floor level, subject to an up-to date assessment of retail capacity and supply.               <ul style="list-style-type: none"> <li>○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout, flood risk and transport terms.</li> <li>○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout, flood risk and transport terms.</li> </ul> </li> <li>• No net loss of residential accommodation;</li> <li>• Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole;</li> <li>• A public pedestrian link should be provided through the site from Norton Way South and Howard Gardens;</li> <li>• Sensitive design to respect Letchworth Conservation Area and the listed building at 52-58 Leys Avenue; and</li> <li>• Address existing flood risk issues, including any run-off, through preparation of a site-specific flood risk assessment and the provision of SUDs or other appropriate solution.</li> </ul>	
Policy LG20	Gernon Road	Mixed use
	<ul style="list-style-type: none"> <li>• Redevelopment to provide 1,000 gross sq.m of additional shop, café or restaurant, pub or drinking establishment or takeaway town centre uses at ground floor level, subject to an up-to date assessment of retail capacity and supply.               <ul style="list-style-type: none"> <li>○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.</li> <li>○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>• Development should seek to retain parts of the library that make a positive contribution to the appearance and street-scene;</li> <li>• Development should enhance the setting of Broadway Gardens;</li> <li>• Preservation or enhancement of the setting of the listed museum;</li> <li>• Sensitive design to respect Letchworth Conservation Area and Letchworth Museum, Vasant Hall and Town Hall listed buildings; and</li> <li>• Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.</li> </ul>	
Policy LG21	Arena Parade	Mixed use
	<ul style="list-style-type: none"> <li>• Redevelopment to provide 5,000 gross sq.m of additional shop, café or restaurant, pub or drinking establishment or takeaway town centre uses at ground floor level, subject to an up-to date assessment of retail capacity and supply. <ul style="list-style-type: none"> <li>○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms.</li> <li>○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms.</li> </ul> </li> <li>• No net loss of residential accommodation;</li> <li>• Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole;</li> <li>• Maintenance of building lines along Broadway and Eastcheap;</li> <li>• Improve east to west pedestrian links;</li> <li>• Vehicle access/egress and servicing should be from Broadway;</li> <li>• Sensitive design to respect Letchworth Conservation Area and the Town Hall and Broadway Chambers listed buildings; and</li> <li>• Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution.</li> </ul>	

13.231 The allocation of sites LG19, LG20 and LG21 will not prejudice other re-development proposals, which would be of benefit to the vibrancy and vitality of the town centre; taking into consideration of the Local Plan as a whole.

13.232 The Letchworth Garden City Town Centre Strategy review will commence within twelve months of the adoption of this plan, which working with



landowners, the local community, the Business Improvement District and other key stakeholders will consider up-to-date retail projections and if growth is still required, how to accommodate that growth.

13.233 The schemes will be main town centre uses led. Consequently, no specific housing allocation or requirement is identified, and any residential units here will contribute towards the windfall / other allowances identified in Policy SP8(c) of this Plan. The projected additional 50 homes in the housing trajectory for Letchworth Garden City are expected to be completed within the broad location defined as the Town Centre Boundary on the Policies Map.

13.234 Policy SP4: Town and Local Centres identifies two neighbourhood centres in Letchworth. Proposals in these areas will be determined using our detailed policies. The centres are:

- Jackmans; and
- The Grange.

13.235 The extent of these neighbourhood centres is shown on the maps in Appendix 3.

#### *Infrastructure and mitigation*

13.236 The provision of more than 2,000 homes across Letchworth Garden City will require a range of supporting infrastructure.

13.237 Our strategic policy for the land north of Letchworth (see Policy SP15) sets out a range of matters that will need to be considered. The cumulative impacts of a number of smaller developments across the town will also need to be addressed.

13.238 Any further primary school places that are required in addition to the proposed new school north of Letchworth will be met through expansions. Hertfordshire County Council have confirmed that the expansion of Fearnhill School can meet demand for additional secondary school places beyond 2028.

13.239 Our transport modelling identifies two specific junctions where works will be required to support traffic growth in Letchworth Garden City over the plan period:

- A505 / Norton Way; and
- Junction 9 of the A1(M), known locally as Letchworth Gate

13.240 It is notable from the transport work that both of these schemes would be required even if the development being proposed through this Plan did not occur.

13.241 New development in Letchworth will be required to make reasonable contributions towards these projects and / or other schemes in nearby locations (see Baldock and Hitchin sections of this chapter in particular) where

traffic generation arising from new development will have an impact. In addition, contributions will be required towards walking and cycling schemes in Letchworth which aim to influence mode share and free up capacity for new development.

13.242 However, appropriate funding arrangements will need to be made. These need to reflect the fact that background traffic growth triggers the requirements with new development then utilising some of the additional capacity that would be provided.

13.243 This issue should be explored further through the transport assessments that will accompany any planning applications on these sites. This will help to determine the most appropriate approach, and any other local measures which may be required, on a case-by-case basis.

13.244 Anglian Water have previously identified that there is sufficient capacity within the environmental consent at Letchworth Water Recycling Centre to accommodate the levels of growth being proposed.

## Lilley

### *Introduction*

13.245 Lilley is in the northwest of the District. The village of Lilley has a limited range of facilities. Apart from the village the parish also includes the surrounding countryside, most of which is within the Chilterns Area of Outstanding Natural Beauty.

13.246 Lilley has a public house, village hall and church. At the 2011 census the population of the parish of Lilley was 386 and there were 161 dwellings in the parish.

### *Role in settlement hierarchy*

13.247 Lilley is identified as a Category B village, within which infilling development that does not extend the built up area into surrounding countryside will be allowed. The whole parish is also classed as Green Belt.

### *Heritage*

13.248 Lilley has one conservation area covering the central part of the village.

### *Housing*

13.249 No sites are allocated in Lilley for residential development. Nine new homes have been built or granted planning permission since 2011.

## Lower Stondon

### *Introduction*

13.250 Lower Stondon lies outside of North Hertfordshire in neighbouring Central Bedfordshire. It consists of the original village core and more recent development which lies between the A600 Bedford Road and Henlow airfield in Henlow parish. This development extends to the administrative boundary between the two authorities.

13.251 Land within North Hertfordshire adjoining Lower Stondon lies within Ickleford parish. The remainder of Ickleford parish has its own section in this chapter.

### *Role in settlement hierarchy*

13.252 Land within North Hertfordshire adjoining Lower Stondon is identified as a Category A village. The development boundary is shown on the Policies Map to indicate the area within which further development will be allowed.

13.253 Land beyond this boundary forms part of the Rural Area Beyond the Green Belt.

### *Heritage*

13.254 The Grade II\* listed Old Ramerick Manor lies immediately to the east of the settlement boundary.

### *Housing*

13.255 Planning permission has been granted for 144 homes adjoining Lower Stondon. Four further new homes have been completed adjacent to this site since 2011.

## Newnham

### *Introduction*

13.256 Newnham is a small parish to the north of Baldock, containing village of Newnham and the surrounding countryside. Newnham shares a parish council with the neighbouring small parish of Caldecote.

13.257 Population statistics are not available for Newnham separately due to its small size. The combined population of the three parishes of Caldecote, Newnham and Radwell at the 2011 census was 209 and there were 97 dwellings across the three parishes.

13.258 Newnham has a village hall and church, but little else by way of facilities.

### *Role in settlement hierarchy*

13.259 Newnham is identified as a Category B village, where infilling development will be allowed which does not extend the built up area of the village into surrounding countryside. Most of the parish (including the village) is classed as Rural Area Beyond the Green Belt, except the southernmost part of the parish which is within the Green Belt.

### *Heritage*

13.260 A conservation area covers almost the whole village.

### *Housing*

13.261 No sites are allocated in Newnham for residential development. Three new homes have been built or granted planning permission since 2011.

## Nuthampstead

### *Introduction*

13.262 Nuthampstead is a small parish located in the far east of the District, to the south east of Royston. Historically it was part of the parish of Barkway, becoming a separate civil parish in 1866. The area is characterised by thick woodland and rich farmland and is on the county boundary with Essex. Nuthampstead's dwellings are grouped in the hamlets of Nuthampstead and Morrice Green. Apart from a pub at Nuthampstead there is little by way of facilities.

13.263 At the 2011 census the population of the parish of Nuthampstead was 142 and there were 52 dwellings in the parish.

### *Role in settlement hierarchy*

13.264 Nuthampstead is identified as a Category C settlement, within which only limited additional development to meet community needs will be permitted. The parish is classed as Rural Area Beyond the Green Belt, within which there is general restraint on development.

### *Housing*

13.265 No sites are allocated in Nuthampstead for residential development. No new homes have been built or granted planning permission since 2011.

### *Economy*

13.266 In terms of the economy of the local area, there are, unusually for this size of settlement, two industrial areas in the parish providing premises for a range of businesses. These are not sufficiently large to designate as an employment area, but do perform an important role in providing local employment and facilities. Our detailed policies set out our approach to employment development outside of formally allocated areas.

## Offley

### *Introduction*

13.267 Offley is a large parish in the western part of the District between Luton and Hitchin. The parish is split into two wards: Offley and Cockernhoe. At the 2011 census the population of the whole parish was 1,398 and there were 607 dwellings in the parish. Of these, 493 people and 205 dwellings were in the Cockernhoe ward (discussed on the Cockernhoe, Mangrove Green and East of Luton page of this chapter) and the remaining 905 people and 402 dwellings were in the Offley ward (the subject of this page).

13.268 The village of Offley (also known as Great Offley) has a relatively good range of facilities, including a school, shop, public houses, village hall and church. Apart from Offley, the ward includes the surrounding countryside and the hamlet of Little Offley. The northern part of the ward is designated as part of the Chilterns Area of Outstanding Natural Beauty.

### *Role in settlement hierarchy*

13.269 Offley is identified as a Category A village, with a settlement boundary shown on the Policies Map. The remainder of the ward is classed as Green Belt.

### *Heritage*

13.270 Offley has one conservation area covering the core of the village. The parish church of St Mary Magdalene is a Grade I listed building.

### *Housing*

13.271 No sites are allocated in Offley. Since 2011, 84 new homes have been built or granted planning permission in the Offley ward of the parish.



## Pirton

### *Introduction*

13.272 Pirton is a medium sized village in the north-west of the District, on the border with Central Bedfordshire. The parish contains the village and the surrounding countryside, with just a couple of isolated buildings outside the village itself. The village has a reasonable range of facilities, including a school, shop, public houses, village hall and church. The western part of the parish is designated as part of the Chilterns Area of Outstanding Natural Beauty.

13.273 At the 2011 census the population of the parish of Pirton was 1,274 and there were 521 dwellings in the parish.

### *Role in settlement hierarchy*

13.274 Pirton is designated as a Category A village, with a settlement boundary shown on the Policies Map within which development will be allowed. The majority of the remainder of the parish is classed as rural area beyond the Green Belt, apart from a small section of Green Belt in the south-east of the parish.

### *Heritage*

13.275 Pirton has a conservation area covering much of the older part of the village, including the site of the castle, Great Green and Little Green. The parish church of St Mary is a Grade I listed building. To the west of the village in the Chilterns, High Down House is also a Grade I listed building. There are three Scheduled Ancient Monuments (SAM), a moated site at Rectory Farm, Toot Hill Motte and Bailey and an Anglo-Saxon settlement to the east of Priors Hill and north of Danefield Road.

### *Housing*

13.276 No sites are allocated in Pirton by this Plan. 139 homes have been built or granted planning permission since 2011.

## Preston

### Introduction

13.277 Preston is a small village to the south of Hitchin. Historically it was part of the parish of Hitchin, becoming a separate civil parish in 1894. The parish covers the village and surrounding countryside. The village has a school, village hall, public house and a church. It is also home to the former manor house of Temple Dinsley.

13.278 At the 2011 census the population of the parish of Preston was 420 and there were 158 dwellings in the parish.

### Role in settlement hierarchy

13.279 Preston is classed as a Category A village, with a boundary within which development will be allowed. The remainder of the parish is designated as Green Belt.

### Heritage

13.280 The grounds of Temple Dinsley form a historic park and garden, whilst much of the village is covered by a conservation area.

### Housing

13.281 One site is allocated in Preston for an estimated 21 new homes. A further 29 homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy PR1	Land off Templars Lane	21 homes
	<ul style="list-style-type: none"> <li>Consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI;</li> <li>Sensitive design that considers any impacts upon the setting of Preston Conservation Area and adjacent listed buildings;</li> <li>Retention of hedgerow boundary with Butchers Lane; and</li> <li>Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Total allocated sites		21 homes
Completions and permissions		29 homes
Total allocated, completed and permitted		50 homes

*Infrastructure and mitigation*

13.282 Wain Woods SSSI (Site of Special Scientific Interest) lies approximately 200m to the north of Preston and is accessed by the Public Rights of Way network. Any potential impacts that could be associated with an increase in visitor numbers to the SSSI, such as trampling of vegetation or dog fouling should be addressed through mitigation measures such as interpretation leaflets.

## Radwell

### *Introduction*

13.283 Radwell is a small parish to the north of Baldock on the River Ivel and on the border with Central Bedfordshire. The village essentially comprises one street, with a village hall and church but little else by way of facilities. The parish also includes the Baldock Service Station at junction 10 of the A1(M).

13.284 Population statistics are not available for Radwell separately due to its small size. The combined population of the three parishes of Caldecote, Newnham and Radwell at the 2011 census was 209 and there were 97 dwellings across the three parishes.

### *Role in settlement hierarchy*

13.285 Radwell is classed as a Category C settlement where only limited development to meet defined community needs will be permitted. The southern part of the parish is classed as Green Belt, whilst the northern part is classed as Rural Area Beyond the Green Belt.

### *Housing*

13.286 No sites are allocated for residential development in Radwell. Since 2011, 10 new homes have been either built or granted planning permission.

## Reed

### *Introduction*

13.287 Reed is located to the east of the A10, approximately 3 miles south of Royston. Reed forms part of the group of Saxon villages established on the chalk ridge which dominates the area. The village has a school, village hall and a church.

13.288 At the 2011 census the population of the parish of Reed was 310 and there were 134 dwellings in the parish.

### *Role in settlement hierarchy*

13.289 Reed is identified as a Category A village in the settlement hierarchy. A settlement boundary is shown on the Policies Map within which development will be allowed. The remainder of the parish is classed as rural area beyond the Green Belt.

### *Heritage*

13.290 The village is located just east of Ermine Street, the old Great North Road and now the A10. The Saxon parish church of St Mary is a Grade I listed building. Much of the village is covered by the conservation area. The village has a loose-knit layout, with the fields and open spaces in and around the village forming an important part of the village's character.

### *Housing*

13.291 One site is allocated in Reed for an estimated 22 new homes. A further 14 new homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy RD1	Land at Blacksmiths Lane	22 homes
	<ul style="list-style-type: none"> <li>Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>Sensitive design required where the site affects the Reed Conservation Area and adjacent listed buildings; and</li> <li>Existing Right of Way should be incorporated or diverted as appropriate.</li> </ul>	
Total allocated sites		22 homes
Completions and permissions		14 homes
Total allocated, completed and permitted		36 homes

## Royston

### *Introduction*

13.292 Royston lies in a shallow bowl set in the East Anglian Heights chalk escarpment, overlooking and bounded by the Cambridgeshire Plain to the north. At the time of the 2011 census the town had a population of 15,781 and there were 6,800 dwellings in the town. Development of the town has tended to be informed by the busy roads running through and around the town and the Cambridge to London railway line which bisects the town.

13.293 The town historically straddled Hertfordshire and Cambridgeshire; the original county boundary was Icknield Way. The town did not exist at the time of the Domesday Book. Instead it appears to have been founded in the medieval period and did not become a separate parish until 1540. Prior to that it straddled the parishes of Barkway, Reed and Therfield (in Hertfordshire) and Melbourn and Bassingbourn (in Cambridgeshire). The boundary was last changed as recently as 1989 after the construction of the A505 bypass.

13.294 On the south-western edge of Royston is Therfield Heath, which forms an important open heathland. As well as providing open space for the town it is a rare chalk grassland habitat, and is protected as a Site of Special Scientific Interest and a Local Nature Reserve. Therfield Heath is also recognised for its historic and archaeological importance.

### *Role in settlement hierarchy*

13.295 Royston is the third largest of the four towns in North Hertfordshire when measured by population. The relative isolation of the town means that it plays an important service role for many of the surrounding villages in both Hertfordshire and Cambridgeshire. A settlement boundary is defined for the town (shown on the Policies Map) within which additional development will be allowed.

### *Heritage*

13.296 The town grew up around the crossroads of Icknield Way and Ermine Street, although the market place is not at the crossroads itself but to the south-east. One theory as to why the market is not at the crossroads is that Ermine Street originally approached the town from the south-east along Grange Bottom, avoiding the steepest parts of the hill to the south, and that the present line of High Street / London Road is a result of medieval realignments. The town centre is covered by a conservation area.

13.297 The parish church of St John's is a Grade I listed building, being originally the church of an Augustinian Priory, becoming the parish church after the dissolution of the monasteries. The Old Palace at 23 Kneesworth Street, 18 Melbourn Street and Royston Cave are also Grade I listed buildings.



13.298 Therfield Heath contains Scheduled Ancient Monuments due to the presence of prehistoric barrows. The round barrow cemetery is the largest known example of its type in Hertfordshire, and provides important information on the beliefs and social organisation of early prehistoric communities.

### *Housing*

13.299 Four sites are allocated in Royston for almost 500 new homes. 1,421 further homes have been built or granted planning permission since 2011. This includes two large sites of around 300 homes each at the eastern and western edges of the town.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy RY4	Land north of Lindsay Close	100 homes
	<ul style="list-style-type: none"> <li>Access connecting from Old North Road in the west to Burns Road at the east;</li> <li>Appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces;</li> <li>Site design and landscaping to mitigate landscape impacts;</li> <li>Protect and enhance tree belts where possible;</li> <li>Address existing surface water flood risk through SUDs or other appropriate solution, particularly to the east of the site;</li> <li>Site layout design to take account of existing wastewater infrastructure;</li> <li>Undertake a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts to demonstrate no adverse impact on future residents; and</li> <li>To provide evidence to demonstrate that a suitable distance is provided from Royston Water Recycling Centre and sensitive development (buildings that are regularly occupied) as part of the detailed planning of the site.</li> </ul>	
Policy RY7	Anglian Business Park, Orchard Road	60 homes
	<ul style="list-style-type: none"> <li>Higher density/flatted development may be achieved given surrounding built form;</li> <li>Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations;</li> <li>• Address potential surface water flood risk through SUDs or other appropriate solution; and</li> <li>• Site layout designed to take account of existing wastewater infrastructure.</li> </ul>	
Policy RY10	Land south of Newmarket Road	300 homes
	<ul style="list-style-type: none"> <li>• Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible;</li> <li>• Design and layout to respond to topography;</li> <li>• Address potential surface water flood risk through SUDs or other appropriate solution;</li> <li>• Archaeological survey to be completed prior to development; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	
Policy RY11	Land at Barkway Road	18 homes
	<ul style="list-style-type: none"> <li>• Sensitive treatment of western boundary to maintain integrity of Bridleway Royston 010</li> </ul>	
Total allocated sites		478 homes
Completions and permissions		1,421 homes
Total allocated, completed and permitted		1,899 homes

### *Economy*

13.300 The economy of Royston is split between the town centre functions and the large employment area to the north of the town although both are covered by the Business Improvement District (BID) area.

13.301 In order to help deliver the additional local jobs estimated to be needed in the District over the plan period, Policy SP3 identifies that 10.9 hectares of employment land should be allocated at York Way. The existing employment area is currently thriving feeding off both the Hertfordshire and Cambridge economies, with a wide range of businesses located there including many operations associated with Johnson Matthey.

Ref	Employment allocations and site-specific policy criteria	Hectares
Policy RY9	Land north of York Way	10.9
	<ul style="list-style-type: none"> <li>Site is within Health and Safety Executive (HSE) Consultation Zone;</li> <li>Site should deliver a new access to the Orchard Road employment area from the A505;</li> <li>Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution;</li> <li>Sensitive design / layout considering views to and from the Scheduled Ancient Monuments located on Therfield Heath; and</li> <li>Compensatory or offsetting measures for loss of existing grassland habitat.</li> </ul>	
<i>Designated employment areas</i>		
RE1	Orchard Road	38.9

13.302 The town centre contains a range of small independent shops and services as well as a small number of national retailers. There is also a wide range of eating and drinking establishments in the town centre.

13.303 The town centre contains both primary and secondary shopping frontages which will be defined on the Policies Map for the main retail area around the High Street, Market Hill, Lower King Street and Melbourn Street.

13.304 A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections<sup>160</sup> are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Royston indicate the potential for growth of 7,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance warns that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.

13.305 For allocation purposes, the capacity has been distributed between three of the four town centres in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.

<sup>160</sup> North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)

13.306 There is no immediate identified need (up to 2021) for additional retail floorspace as a result of existing permissions and filling of vacant units, however, post 2021 additional floorspace will be needed, which should be accommodated at the Town Hall site.

13.307 This scheme will be main town centre uses led. Consequently, no specific housing allocation or requirement is identified, and any residential units here will contribute towards the other allowances identified in Policy SP8(c) of this Plan.

Ref	Retail allocations and site-specific criteria	Hectares
Policy RY12	Town Hall Site, Melbourn Street	1.4
	<ul style="list-style-type: none"> <li>• Redevelopment to provide approximately 4,000m<sup>2</sup> of gross of additional main town centre use floorspace;</li> <li>• Provision of residential accommodation on upper floors;</li> <li>• Retention or re-provision of civic uses across the town or onsite;</li> <li>• Retention of existing trees where possible;</li> <li>• Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole;</li> <li>• Consideration of retaining the Town Hall; and</li> <li>• Sensitive high-quality design given the prominent location of the site as a gateway to the town centre and to respect the setting of Royston Conservation Area and Banyers Hotel and No18 Melbourn Street listed buildings.</li> </ul>	

### *Infrastructure and mitigation*

13.308 More than 1,000 homes are planned for Royston over the period 2011-2031. This will require the provision of supporting infrastructure.

13.309 The A505 Royston Bypass provides the most appropriate, settlement boundary to the north of the town. This requires the removal of some land within the bypass, but beyond the existing and proposed employment areas, which should generally remain undeveloped. Our detailed policies set out the approach we will take to areas of Urban Open Land.

13.310 Hertfordshire County Council has recently provided additional First School capacity within the town. As a consequence, it is considered that existing first school sites have been developed to capacity.

13.311 Land for a new 2FE first school has been secured within the new development currently being built to the east of the town.

13.312 In its role as Highway Authority, Hertfordshire County Council has recently developed a new county-wide transport model, 'COMET'. This has identified that a number of improvement schemes will be required in Royston by 2031. Particular congestion points identified included:

- A505/ A10 Roundabout;
- A505/ A1198 Roundabout; and
- A10/ Newmarket Road/ Melbourn Street Roundabout

13.313 In line with the Transport Strategy, development in Royston will be required to consider the implications of their schemes on these locations and make reasonable contributions towards improvements and / or other schemes improving walking and cycling in Royston which aim to influence mode share. These will be reflected in future iterations of the Infrastructure Development Plan.

13.314 There are known capacity constraints in the wastewater treatment works at Royston<sup>161</sup>. Specific evidence has been prepared to help identify potential solutions. We will work together with developers and Anglian Water to ensure sufficient capacity is available for new developments to proceed. Where appropriate 'Grampian conditions' – which prevent development from occurring until such as time as specific conditions are met – will be used.

13.315 For site RY4, an odour assessment will need to demonstrate that a suitable distance is provided between the Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed planning of the site.

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<sup>161</sup> Royston Sewage Treatment Work Water Cycle Study (NHDC, 2012)

## Rushden

### *Introduction*

13.316 Rushden is a small village to the south-east of Baldock. It shares a parish council with neighbouring Wallington, although they remain separate parishes. The village has a public house, village hall and church.

13.318 At the 2011 census the population of the parish of Rushden was 242 and there were 103 dwellings in the parish.

### *Role in settlement hierarchy*

13.318 Rushden is classed as a Category B village, where infilling development that does not extend the built core of the village will be allowed. The whole parish is classed as Rural Area Beyond the Green Belt.

### *Heritage*

13.319 There are two conservation areas in Rushden, one covering the core of the village around the church, and the other covering Southern Green to the east. The Julians estate to the north of the village is designated as an historic park and garden.

### *Housing*

13.320 There are no sites allocated for residential development in Rushden. Six new homes have been built or granted planning permission since 2011.

## Sandon

### *Introduction*

13.321 Sandon is a village to the east of Baldock. The parish covers a large area of countryside as well as the main village, including numerous small hamlets such as Roe Green and Green End. The main village has a school, village hall and church.

13.322 At the 2011 census the population of the parish of Sandon was 495 and there were 214 dwellings in the parish.

### *Role in settlement hierarchy*

13.323 Sandon is classed as a Category A village, with a settlement boundary within which further development will be allowed shown on the Policies Map. The remainder of the parish is classed as Rural Area Beyond the Green Belt.

### *Heritage*

13.324 There are two conservation areas in Sandon, one for the main village and one for Roe Green. The parish church of All Saints is a Grade I listed building.

### *Housing*

13.325 There are no sites allocated for residential development in Sandon. 17 new homes have been built or granted planning permission since 2011.



## St Ippolyts & Gosmore

### *Introduction*

13.326 St Ippolyts is a parish to the south of Hitchin. As well as St Ippolyts village it includes Gosmore and the southern part of the urban area of Hitchin. The parish includes a significant rural area, especially to the south of the village.

13.327 Whilst St Ippolyts and Gosmore are perceived as separate villages, it is hard to say where one ends and the other begins. The core of St Ippolyts is around the church on the hill to the east and the core of Gosmore is along Gosmore High Street to the west, but the largely developed area between the two has an ambiguous identity with some properties having St Ippolyts postal addresses and others having Gosmore postal addresses. Facilities in this conjoined pair of villages include a school, shop, public houses, village hall and church.

13.328 At the 2011 census the population of the parish of St Ippolyts was 2,047 and there were 799 dwellings in the parish. Of these, 870 people and 329 dwellings were found in the part of the parish which falls in Hitchin Priory ward, leaving 1,177 people and 470 dwellings in the more rural part of the parish.

### *Role in settlement hierarchy*

13.329 The northern part of the parish forms part of the town of Hitchin. St Ippolyts & Gosmore is classed as a Category A village, with the boundary drawn so as to include the main built area of both settlements. The settlement boundary is shown on the Policies Map within which development will be allowed.

13.330 In the south of the parish is part of the West of Stevenage site. This land is safeguarded for long-term potential development by Policy SP8. The remainder of the parish is classed as Green Belt.

### *Heritage*

13.331 There are two conservation areas, one for the original hilltop settlement part of St Ippolyts and one for Gosmore. The medieval farmhouse at Almshoe Bury and the parish church of St Ippolyts are both Grade I listed buildings.

### *Housing*

13.332 Two sites are allocated in St Ippolyts and Gosmore for an estimated 52 new homes. A further 55 homes have been built or granted planning permission in the parish since 2011.

13.333 Site HT2, Pound Farm, which is in the parish but on the edge of Hitchin, is covered in the Hitchin section of this document.

Ref	Local Housing Allocations and site specific policy_criteria	Dwelling estimate
Policy SI1	Land south of Waterdell Lane	40 homes
	<ul style="list-style-type: none"> <li>Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>Additional planting to provide a continuous hedgerow boundary around the south-west of the site; and</li> <li>Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces</li> </ul>	
Policy SI2	Land south of Stevenage Road	12 homes
	<ul style="list-style-type: none"> <li>Archaeological survey to be completed prior to development;</li> <li>Trees should be incorporated into the design of the development;</li> <li>Maintain the existing right of way through the site; and</li> <li>Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living</li> </ul>	
Total allocated sites		52 homes
Completions and permissions		55 homes
Total allocated, completed and permitted		107 homes

## **St Paul's Walden**

### *Introduction*

13.334 St Paul's Walden is a rural parish in the west of the District. The main village in the parish is Whitwell, with St Paul's Walden itself and the hamlet of Bendish being smaller settlements.

13.335 Whitwell has a school, shop, village hall, and public houses. St Paul's Walden has a public house and church.

13.336 At the 2011 census the population of the parish of St Paul's Walden was 1,293 and there were 537 dwellings in the parish.

### *Role in settlement hierarchy*

13.337 Whitwell is classed as a Category A village, with a boundary shown on the Policies Map within which further development will be allowed. The remainder of the parish is classed as Green Belt.

### *Heritage*

13.338 There are conservation areas for both Whitwell and Bendish. The parish church of All Saints is a Grade I listed building. The parks of St Paul's Walden Bury and The Hoo are both designated as historic parks and gardens.

### *Housing*

13.339 No sites are allocated for residential development in St Paul's Walden. 54 homes have been built or granted planning permission since 2011.

## Therfield

### *Introduction*

13.340 Therfield is a village to the east of the District, south of Royston. It has a school, public house, village hall and churches. The surrounding parish includes a sizable rural area, including Therfield Heath in the north on the edge of Royston.

13.341 At the 2011 census the population of the parish of Therfield was 556 and there were 217 dwellings in the parish.

### *Role in settlement hierarchy*

13.342 Therfield is identified as a Category A village, with a settlement boundary within which additional development will be allowed shown on the Policies Map. The remainder of the parish is classed as Rural Area beyond the Green Belt.

### *Heritage*

13.343 Therfield has a conservation area covering much of the older part of the village, including the remains of the motte and bailey castle.

### *Housing*

13.344 One site is allocated in Therfield for an estimated 12 new homes. 24 further homes have been either built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy TH1	Land at Police Row	12 homes
	<ul style="list-style-type: none"> <li>• Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022;</li> <li>• Any infiltration drainage SuDS (or other features) must have regard to Environment Agency groundwater bore holes;</li> <li>• Design with sensitivity to the nearby listed buildings and their setting;</li> <li>• Retain open space to the southeast corner of the allocation from the edge of the hedgerow of the western boundary and directly eastwards to Police Row, to prevent coalescence between Therfield and Hay Green;</li> <li>• An assessment of the impact of development on the Therfield Conservation Area must be undertaken to address the</li> </ul>	

	<p>opportunity to make a sensitive entrance to the Conservation Area; and</p> <ul style="list-style-type: none"> <li>• Archaeological survey to be completed prior to development.</li> </ul>	
Total allocated sites		12 homes
Completions and permissions		24 homes
Total allocated, completed and permitted		36 homes

## Wallington

### *Introduction*

13.345 Wallington is a small village to the east of Baldock. It shares a parish council with neighbouring Rushden, but remains a separate parish. The village has a village hall and church, but little else by way of facilities. The parish also includes the surrounding countryside.

13.346 At the 2011 census the population of the parish of Wallington was 150 and there were 60 dwellings in the parish.

### *Role in settlement hierarchy*

13.347 Wallington is classed as a Category B village, where infilling development that does not extend the built core of the village will be allowed. Most of the parish is classed as Rural Area beyond the Green Belt, except a small area on the western edge of the parish which is Green Belt.

### *Heritage*

13.348 The Wallington Conservation Area covers most of the village.

### *Housing*

13.349 There are no sites allocated for residential development in Wallington. Two new homes have been built or granted planning permission since 2011.

## Weston

### *Introduction*

13.350 Weston is a medium sized village to the south of Baldock. The parish is large, stretching from the southern edges of Baldock down to the north-eastern edges of Stevenage at Great Ashby. The village sits on a plateau, which drops sharply away on the edge of Baldock as the Weston Hills.

13.351 The village has a school, shop, village hall, public house and church, and some small businesses. Beside the main village the parish also includes the hamlet of Halls Green (also with a public house) and several other smaller hamlets and isolated farms and dwellings.

13.352 At the 2011 census the population of the parish of Weston was 1,054 and there were 441 dwellings in the parish.

### *Role in settlement hierarchy*

13.353 Weston is classed as a Category A village, with a settlement boundary defined on the Policies Map within which additional development will be allowed. In the south of the parish site GA2 at Great Ashby is mostly in Weston parish. Most of the rest of the parish is classed as Green Belt, apart from the eastern edges of the parish which are classed as rural area beyond the Green Belt.

### *Heritage*

13.354 The Weston Conservation Area covers the older parts of the village. The parish church of Holy Trinity is a Grade I listed building.

### *Housing*

13.355 One site is allocated in Weston for an estimated 40 new homes. A further eight new homes have been built or granted planning permission.

Ref	Local Housing Allocations and site specific policy_criteria	Dwelling estimate
Policy WE1	Land off Hitchin Road	40 homes
	<ul style="list-style-type: none"> <li>Site layout to take account of existing wastewater infrastructure;</li> <li>Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution;</li> <li>Western hedgerow to be maintained and strengthened to form a robust boundary; and</li> <li>Archaeological survey to be completed prior to development.</li> </ul>	



Total allocated sites	40 homes
Completions and permissions	8 homes
Total allocated, completed and permitted	48 homes

### *Economy*

13.356 Weston has a number of small businesses, notably at Weston Barns on Hitchin Road. This is not sufficiently large to designate as an employment area, but does perform an important role in providing local employment and facilities. The Council will therefore seek to protect the employment function of this area under the detailed policies of this Plan.

## Wymondley

### *Introduction*

13.357 Wymondley is a parish to the east of Hitchin. It was created in 1937 by the merger of the two former parishes of Great Wymondley and Little Wymondley. Despite the names, Little Wymondley has long been the more populous, overtaking Great Wymondley between the 1851 and 1861 censuses.

13.358 As well as the villages of Great and Little Wymondley the parish includes the hamlets of Titmore Green, Redcoats Green and Todds Green. The parish also includes the surrounding rural area, stretching from the edges of Hitchin in the north to the edges of Stevenage in the south.

13.359 Great Wymondley has a public house, village hall and church. Little Wymondley has a school, non-food shop, churches and public houses.

13.360 At the 2011 census the population of the parish of Wymondley was 1,153 and there were 480 dwellings in the parish.

### *Role in settlement hierarchy*

13.361 Little Wymondley is one of five villages where a greater amount of development has been allocated. The settlement boundary is shown on the Policies Map within which additional development will be allowed.

13.362 Great Wymondley is classed as a Category B village, where infilling that does not extend the built core of the village into the surrounding countryside will be allowed.

13.363 In the south of the parish is part of the West of Stevenage site. This land is safeguarded for long-term potential development by Policy SP8. The remainder of the parish is classed as Green Belt.

### *Heritage*

13.364 A conservation area covers most of Great Wymondley village. Wymondley Bury, The Priory and the parish church of St Mary at Great Wymondley are all Grade I listed buildings.

### *Housing*

13.365 One site is allocated in Wymondley for an estimated 300 additional homes. 31 further homes have been built or granted planning permission in the parish since 2011.

Ref	Local Housing Allocations and site specific policy criteria	Dwelling estimate
Policy WY1	Land south of Little Wymondley	300 homes
	<ul style="list-style-type: none"> <li>• Appropriate solution for primary education requirements having regard to up-to-date assessments of need;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Undertake site specific Flood Risk Assessment to address existing surface water and fluvial flood risk issues, particularly along Stevenage Road, including the site's access, and help inform SuDS or other appropriate solution to ensure that pre-existing flooding issues along Stevenage Road are not exacerbated. Hertfordshire County Council, as Lead Local Flood Authority (LLFA), and Stevenage Borough Council should be consulted;</li> <li>• Sensitive integration into the existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;</li> <li>• Transport Assessment to identify and secure a package of improvements to Stevenage Road through Little Wymondley which mitigate the severance impact of the road between the north and south of the village and improves accessibility for non-motorised highway users;</li> <li>• Proposals to be informed by a site-specific landscape assessment;</li> <li>• Appropriate mitigation measures for noise associated with A602 Wymondley Bypass to potentially include landscaping and / or insulation and appropriate orientation of living spaces;</li> <li>• Access to the site to take into account the impact on heritage assets and surface water flooding;</li> <li>• Minimise impact upon the heritage assets and their settings near the site, to include;               <ul style="list-style-type: none"> <li>○ Any access from Stevenage Road to consider impact upon setting of Listed Buildings;</li> <li>○ Consideration of key views from Wymondley Bury and St Mary's Church;</li> <li>○ Reinforcing existing boundary planting;</li> <li>○ Retention of significant groups of trees within the site;</li> </ul> </li> <li>• Archaeological survey to be completed prior to development; and</li> </ul>	

	<ul style="list-style-type: none"> <li>Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to historic landfill;</li> </ul>
Total allocated sites	300 homes
Completions and permissions	31 homes
Total allocated, completed and permitted	331 homes

### *Economy*

13.366 Wymondley has a number of small businesses, notably along Stevenage Road in Little Wymondley. This is not sufficiently large to designate as an employment area, but does perform an important role in providing local employment and facilities. The Council will therefore seek to protect the employment function of this area under the detailed policies of this Plan.

### *Infrastructure and mitigation*

13.367 Wymondley JMI School is currently 0.5FE but has the potential to expand to 1FE on the existing site. There is also the opportunity to explore moving the school to a new site within the land south of Little Wymondley. However, this would result in some existing residents having to travel further to school across Stevenage Road. This issue should be explored through any application.

13.368 Our transport modelling identifies the junction between Hitchin Road and Arch Road in Great Wymondley as a location where a mitigation scheme will be required to support new development. Some minor roads leading to and from the villages within Wymondley parish may require other traffic management measures which will also need to be investigated and will be reflected in future iterations of the Infrastructure Development Plan. Mitigation could include environmental improvements to the village centre. The mitigation of these issues will be part of the wider package of measures identified through the wider consideration of network issues concerning A1(M) J8 and alternate routeings to this.

13.369 Any development on site WY1 will need to make appropriate contributions, recognising that developments in Hitchin, Letchworth and, to a lesser degree, Stevenage are all likely to contribute to traffic movements through this junction.

13.370 Anglian Water recognise that improvements to wastewater infrastructure may be required to support the proposed development.

13.371 There are known flooding issues in Wymondley from both surface and river fluvial flooding. The key flood route broadly follows the alignment of Stevenage Road with an additional surface water flood route along Priory Lane. Hertfordshire County Council Wymondley Flood Investigation Report, November 2014, makes recommendations to reduce the risk of flooding along

Stevenage Road. These recommendations relate to measures upstream and outside of the site. However, implementation of an appropriate flood attenuation scheme on the site may support these measures and benefit the village by reducing the overall flooding risk.

- 13.372 Any development to the south of Little Wymondley will be required to achieve the equivalent of greenfield run off rates to ensure existing issues are not exacerbated. Opportunities will also be sought to alleviate existing problems.
- 13.373 The A602 Wymondley Bypass provides the most appropriate, defensible Green Belt boundary to the south of the village. This requires the removal of some land from the Green Belt that lies within the bypass but which should generally remain undeveloped. Our detailed policies set out the approach we will take to areas of Urban Open Land.



# **SECTION FIVE - IMPLEMENTATION MONITORING AND REVIEW**





## SECTION FIVE - IMPLEMENTATION MONITORING AND REVIEW

### 14 Delivery

- 14.1 One of the key tests that the Local Plan must meet is to ensure that it is effective. This means that it should be capable of being delivered within the plan period and based on effective joint working on cross-boundary strategic priorities. This section demonstrates how this will be achieved through implementation and monitoring.

#### Implementation

- 14.2 Alongside the Council there are many organisations that will contribute towards the delivery of the aims of the Local Plan. For example:
- **Hertfordshire County Council** has a significant role to play in relation to education and highways alongside other functions;
  - **North Hertfordshire Homes** and other providers in relation to the delivery of affordable housing;
  - The **health authorities** will need to ensure there are the right medical facilities at the right time;
  - the **water companies** and the **Environment Agency** in relation to water supply and treatment;
  - The **development industry** will play a significant role in bringing development forward, together with the provision of or contribution towards infrastructure alongside other forms of funding;
  - North Hertfordshire has seven **neighbouring authorities**, each producing their own local plans. We will ensure that these plans complement each other and address issues which cross local authority boundaries;
  - Communities can also choose to become **neighbourhood planning areas** to help shape and deliver development and infrastructure in their areas;
- 14.3 The Council will continue to work in partnership with these and other relevant bodies and will put further mechanisms in place to ensure delivery within the plan period. Some of the key methods and schemes that will be used to ensure delivery are summarised below:

#### *Infrastructure Delivery Plan and Key Infrastructure:*

- 14.4 Ensuring that existing and new communities are sustainable involves a co-ordinated and flexible approach to the provision of infrastructure. An

Infrastructure Delivery Plan (IDP) has been prepared as a background document to support the Local Plan and assist as a delivery mechanism<sup>162</sup>.

- 14.5 It takes into account the growth targets and sets out the infrastructure that is likely to be needed to support growth within the District to 2031. We have worked with a variety of infrastructure providers to understand likely future requirements.
- 14.6 Predicting infrastructure needs so far into the future is not straightforward. The precise detail of most development schemes is not known and the nature of public services can change along the way.
- 14.7 The IDP represents current strategic thinking and provides a guide for planning future infrastructure. It will continue to be updated on an iterative basis over the lifetime of the plan to reflect change.
- 14.8 Notwithstanding this point, the IDP has identified a number of areas where significant interventions will be required to support the delivery of the plan:
  - **Strategic Transport** – The scale of growth within the District will result in a significant number of new trips on a transport network that is already under stress in certain areas. Congestion issues are particularly focused within Hitchin and junctions relating to the A1(M). Not only as a result of growth in North Hertfordshire, but also in relation to existing issues and development in nearby authorities. There is a clear need to focus on promoting sustainable travel modes to limit the impacts of growth whilst delivering significant physical mitigation measures. Our transport modelling has helped to identify 11 specific schemes that will be required in the District over the period to 2031 as well as other schemes in neighbouring Stevenage which are influenced by this Plan's proposals<sup>163</sup>.
  - **School Places** – The County Council believe that, in many areas, existing schools are reaching, or at, capacity. This is addressed in this Plan through the provision of new schools or school expansion on Strategic Housing Sites and elsewhere. Schemes will need to demonstrate acceptable education solutions in order to gain planning permission;
  - **Sewerage Infrastructure** – Our evidence has highlighted potential capacity issues with wastewater treatment capacity, particularly at Royston Sewage Treatment Works and Rye Meads Sewage Treatment Works. Technical solutions are possible and further detailed discussions are taking place with the water companies and the Environment Agency to inform appropriate mitigation measures.
- 14.9 Whilst these issues are not absolute constraints to the Local Plan, continued and proactive engagement with relevant parties, such as the developers, Highways Agency and Highways Authority, the Local Education Authority, the Environment Agency and Water companies, the Hertfordshire Local

<sup>162</sup> North Hertfordshire Infrastructure Delivery Plan (RS Regeneration, 2016; RS Regeneration & NHDC, 2018)

<sup>163</sup> AECOM transport modelling (AECOM, 2016)

Enterprise Partnership and the Hertfordshire Local Nature Partnership is fundamental in achieving appropriate solutions.

- 14.10 The IDP should be referred to for a full programme of mitigation measures required to support the Local Plan. Delivery of these schemes will be monitored on an on-going basis through our Authority Monitoring Reports.

*Developer Contributions and Other Funding Sources:*

- 14.11 The development industry will also be expected to reasonably contribute to the delivery of the Local Plan. Our approach to securing infrastructure and mitigation measures through new development is set out in Policy SP7. At the same time, it is acknowledged that the sites and schemes identified in this Plan are unlikely to make sufficient contributions to support the full range of infrastructure envisaged by the IDP.

- 14.12 This does not mean that development cannot occur. The Council will continue to work in partnership with other agencies to enable much needed funding for infrastructure. This might include:

- **Local Enterprise Partnerships (LEPs)** – LEPs are partnerships between businesses and local authorities set up by Government to support growth. North Hertfordshire is covered by the Hertfordshire LEP.
  - LEPs receive substantial funding settlements from central Government to meet strategic growth priorities and are responsible for then identifying specific projects which contribute to their aims;
- **Central funding** – although a number of bodies are likely to ‘bid’ to the District Council for infrastructure contributions in the form of developer contributions, they also have access to their own funding programmes. Major hospital works, for example, are often ultimately funded directly through the Department for Health. Highways England similarly receive direct settlements to deliver key projects. This includes the proposed conversion of the A1(M) between Junction 6, near Codicote, and Junction 8, near Little Wymondley to a ‘SMART’ motorway. This will provide additional capacity by creating a third lane in each direction through hard-shoulder running at peak times.
- **Grants and programmes** – Where individual projects meet specific objectives, they can receive grant funding. Well known examples include lottery funding, particularly where there are heritage or health benefits.

*Development Management through the Planning Application Process*

- 14.13 This is a key mechanism for ensuring development is delivered appropriately. The Council has a primary role in determining planning applications and ensuring that they are delivered in accordance with this Local Plan, other elements of the statutory Development Plan, national policy and legislation<sup>164</sup>.

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<sup>164</sup> Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. As well as this Local Plan, the Development Plan includes

- 14.14 A number of schemes have been worked up in tandem with this Plan to ensure early delivery and compliance with policy. A pro-active approach will continue to be taken to all schemes. This should not only promote delivery, but should also ensure that developers are fully aware of how their planning applications will be assessed. Appropriate conditions and/or planning obligations will be used to ensure delivery of infrastructure and appropriate mitigation measures are put in place for schemes.
- 14.15 An estimate of the number of new homes has been provided against each site. However, as set out in the policies of this Plan, these figures are not binding and the Development Management process will be used to explore design-led solutions on individual sites. Where it proves possible to deliver higher numbers of homes within the policy framework of the plan, this will be supported and will contribute greater flexibility to the plan by increasing the 'buffer' of new homes over and above the targets in Policy SP8.

*Supplementary Planning Documents (SPDs), other plans and documents:*

- 14.16 Where appropriate, local authorities can set out further guidance that supports the policies in the Local Plan. Formal guidance takes the form of Supplementary Planning Documents (SPD). Current guidance includes that on parking standards and design.
- 14.17 There are also Town Centre Strategies for each of the four towns while communities are choosing to prepare Neighbourhood Plans for their area to assist implementation.
- 14.18 The Council will review SPD and other guidance on an on-going basis throughout the lifetime of this Local Plan.

*Council Owned Land and Property*

- 14.19 The Council can use its own assets to assist in delivery and promote growth. Protection and improvement of environmental assets on Council owned land will also be important.

*Acquisition powers*

- 14.20 The Council can use its resources to assemble land and sites. However, it is envisaged that almost all of the development that is set out in, or will be controlled by, this Plan will be delivered by third parties.
- 14.21 Recent legislation provides greater opportunities for local communities to take control of assets in their local areas. This includes the community Right to Bid which gives local people additional time to develop a strategy where local

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any Neighbourhood Plans produced by local communities and the Waste Local Plan and Minerals Local Plan produced by Hertfordshire County Council.

facilities which have been identified as an Asset of Community Value are earmarked for sale by their owners.

- 14.22 As a last resort, the Council's Compulsory Purchase powers can be used to ensure implementation of the policies and priorities of the Local Plan. This includes for buildings identified as Assets of Community Value which are perceived to be under threat. However, the Council's preferred approach remains pro-active negotiation with, and advising of, landowners, developers and other relevant parties to assist the delivery of schemes and the retention of important local facilities.
- 14.23 Where a local community considers that an Asset of Community Value is under threat and that they may wish to request the use of the Council's Compulsory Purchase powers, they should contact the Council for further advice on the appropriate procedure(s) and any financial implications.

## Monitoring

- 14.24 A monitoring framework will allow us to assess whether the policies in this Plan are being successfully implemented. This will be set out in, and form the basis of, our authority monitoring reports (AMRs) that we must produce annually.
- 14.25 The AMR will show whether policies are working or having the right effect. It will demonstrate whether we are meeting the targets we have set for ourselves, or on track to do so.
- 14.26 As well as tracking the direct effects of implementing the plan, monitoring also allows us to consider the wider social, economic and environmental impacts. There is considerable cross-over here with the requirements of environmental assessment legislation which requires on-going monitoring of significant effects<sup>165</sup>.
- 14.27 The table below sets out some of the key indicators and targets (where applicable) that will be measured. These will be supplemented by other indicators and contextual data on matters such as unemployment rates, retail vacancies and travel choices.
- 14.28 The table is followed by a housing trajectory setting out how the delivery of new homes is currently anticipated to occur over the plan period. Figure 6 over-page shows the anticipated housing trajectory. This will be kept up-to-date in future monitoring reports. This programme of delivery will allow the plan to demonstrate a five-year land supply at the point of adoption and, subsequently, on an on-going basis<sup>166</sup>.

<sup>165</sup> Sustainability Appraisal of the North Hertfordshire Local Plan (CAG, 2021)

<sup>166</sup> Further information on the calculation of five-year land supply is set out in the Housing and Green Belt Background Paper (NHDC, 2016)

14.29 Although many of these indicators will be influenced by the implementation of this plan they are also subject to wider forces, such as the state of the economy, and the choices made by individuals, businesses and other service providers. Failure to meet these targets should not necessarily be read as a failure of the plan and future monitoring reports will identify where external factors have influenced performance.

Table 2: Key Indicators and Targets for Monitoring Policies

Strategic Policy	Indicator	Target
SP1	Number of designated neighbourhood planning areas	(none)
SP1	Number of Neighbourhood Plans submitted and compliant and made	(none)
SP2	Housing completions by settlement type	For at least two-thirds of development to occur within or adjoining identified towns
SP3	Employment floorspace completions by location	For at least 90% of business development to occur within designated employment areas or allocated employment sites
SP4	Retail floorspace completions by location	For at least 75% of retail development to occur within identified centres
SP4	% of primary frontages in retail use	For at least 66% of units and floorspace within the primary frontage to remain in retail use
SP4	Land-use in local centres	For at least one unit in all centres to remain in use as a shop
SP4	Services available in villages	(none)
SP7	s106 / CIL Monitoring	(none)
SP7	Infrastructure delivery	To ensure the timely delivery of infrastructure necessary to support the plan



Strategic Policy	Indicator	Target
SP8	Housing completions	For housing completions to remain broadly aligned to the trajectory established in the plan
SP8	Five-year land supply	To maintain a five-year land supply at all times
SP8	2031 land supply	To ensure projected completions over the period to 2031 will meet or exceed the housing targets of the plan
SP8	Housing completions on previously developed land	For at least 20% of homes over the plan period to be on previously developed land
SP8	Affordable housing completions	For at least one-third of housing completions to be for affordable housing
SP8	Affordable housing supply by scheme type	For affordable housing to meet target levels of provision
SP8	Housing completions by size	To supply a broadly even split between small (1- or 2-bed) and large (3+ bed) properties
SP11	Applications permitted against the advice of the Environment Agency or Lead Local Flood Authority	To not permit development against the advice of these statutory agencies
SP12	Number and area of designated biodiversity sites	No loss of designated sites in terms of number or area
SP12	Open space provision in new development (permissions)	For new development to achieve current open space standards
SP12	Open space provision per 1,000 population	For district-wide provision to achieve current open space standards
SP13	Number and status of Conservation Areas	No loss of designated areas and for all areas to be supported by up-to-date appraisals

Strategic Policy	Indicator	Target
SP13	Number and status of Listed Buildings	No loss of Listed Buildings and for no buildings to be at risk

#### Policy IMR1: Five Year Housing Land Supply

In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:

- a) Deliver the total housing requirement of 13,000 net dwellings over the plan period on a stepped basis. The Council's five year housing land supply will be measured against housing requirement targets of:
  - 350 dwellings per annum for the plan period from 2011 to 31 March 2020;
  - 500 dwellings per annum for the plan period from 1 April 2020 to 31 March 2024; and
  - 1,120 dwellings per annum for the remainder of the plan period from 1 April 2024 to 2031;
- b) Add any shortfall in housing delivery since the plan's start date, spread evenly over the remaining plan period, to the calculation of the requirement;
- c) Ensure that the supply of specific, deliverable sites included a buffer (moved forward from later in the plan period) in line with national planning policy; and
- d) Monitor housing completion and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions.

14.30 Figure 6 over-page shows the anticipated housing trajectory. This will be kept up-to-date in future monitoring reports. This programme of delivery will allow the plan to demonstrate a five-year land supply at the point of adoption and, subsequently, on an on-going basis.

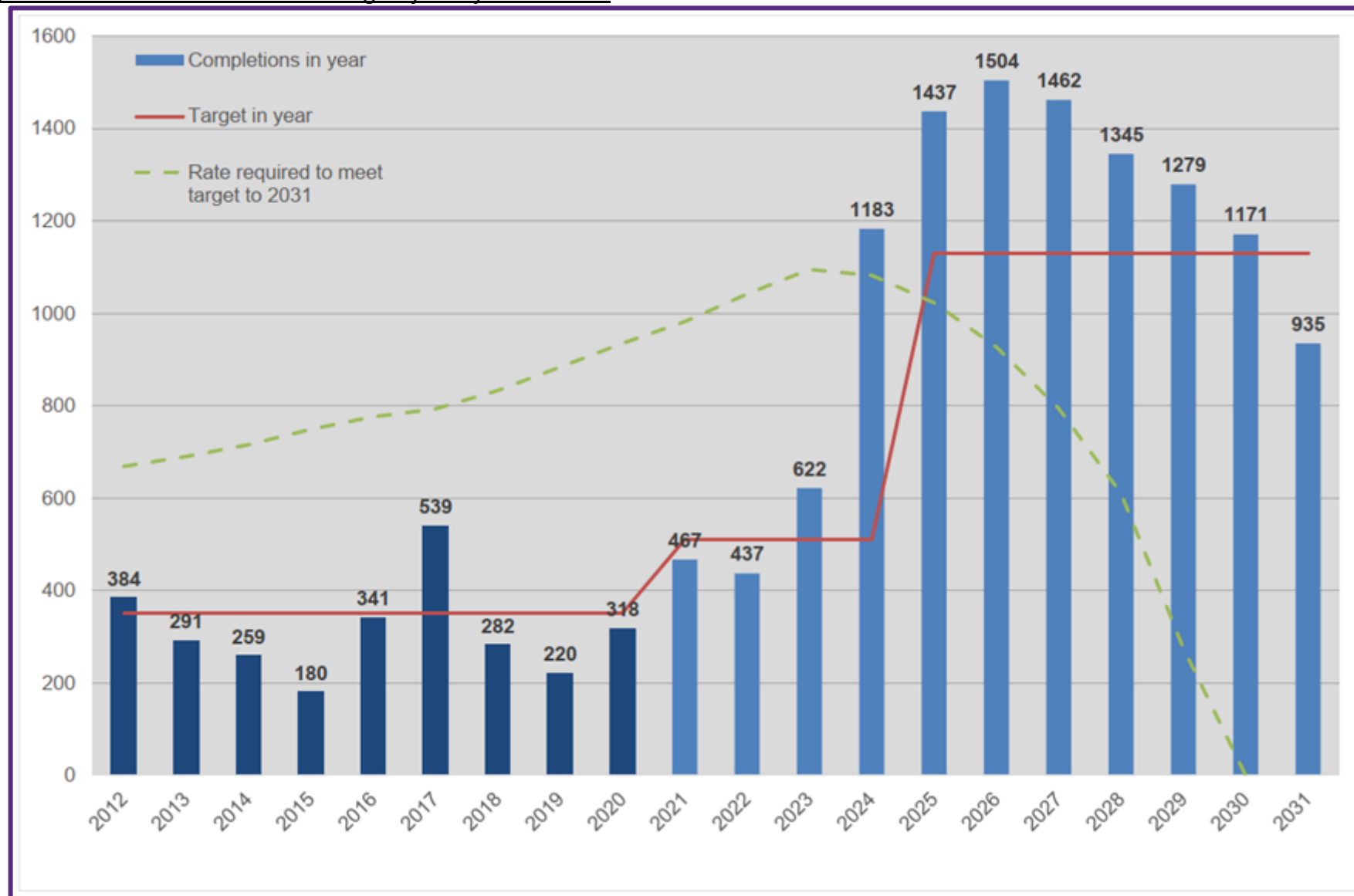
14.31 In order to achieve this, the plan uses a stepped approach to the housing requirement. For the period to 1 April 2020, a housing requirement of 350 dwellings per annum is applied recognising that the quantum of development delivered from the start of the plan period in 2011 to this date is fixed. This increases to 500 dwellings per year between 2020 and 2024 before rising to a requirement for 1,120 dwellings per annum over the remaining years of the plan period.

- 14.32 This approach is linked to development strategy set out in this plan. A significant proportion of future new homes will be delivered upon new strategic sites. Delivery of these sites requires their release from the Green Belt which is achieved through this plan. However, this means that in the first half of the plan period from 2011 to 2021, reliance has been placed upon sites permitted under the previous policy regime and extant planning permissions.
- 14.33 In the second half of the plan period from 2021, the Local Housing Allocations released from the Green Belt will be critical to maintaining the delivery profile and a rolling five-year land supply. It is anticipated that the Strategic Housing Sites will become the main component of new housing supply in the latter years of the plan. The stepped approach to housing delivery over the plan period allows a better match with actual and anticipated delivery.
- 14.34 The same circumstances support a measured approach to meeting the shortfalls in housing delivery that have occurred since 2011. To this end the plan does not seek to meet the full extent of any backlog of delivery within the first five years (known as the Sedgefield approach) but rather seeks to meet this backlog over the remainder of the plan period (the Liverpool approach).
- 14.35 In addition to the measures above, national policy requires a buffer, moved forward from later in the plan period, to be applied to the calculation of the five year supply<sup>167</sup>. This buffer should be a minimum of 5% but, where there has been a record of persistent under delivery of housing, this should be increased to 20%.
- 14.36 In the period from the start of the plan period on 1st April 2011 to 31st March 2020 the delivery of housing completions in the District were well below the 650 dwellings per annum that would be necessary if the requirement were to be met evenly over the whole plan period, averaging 313 dwellings per annum. This necessitates the application of a 20% buffer at the point of the plan's adoption.
- 14.37 The buffer requirement will be added to both the housing requirement and any backlog in delivery to be met over the five year period under assessment.
- 14.38 These approaches are set out in Policy IMR1 and will be the basis of the housing land supply calculations that are produced for monitoring purposes over the plan period. The delivery of sites will be monitored and will inform the plan review set out in Policy IMR2.

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<sup>167</sup> Paragraph 47 of the 2012 NPPF

Figure 6: North Hertfordshire housing trajectory 2011-2031



## Review

### Policy IMR2: Local plan early review

The Council will undertake a whole plan review of the Local Plan 2011-2031 by the end of 2023 at the latest. This will determine whether this Plan needs to be updated either in whole or in part. All policies will be reviewed but with particular regard paid to the following matters that were specifically identified during the preparation and examination of this plan:

- Housing requirements for the District and wider housing market areas;
- Housing delivery having regard to the progress and implementation of the Strategic Housing Sites and Local Housing Allocations identified in this plan and the rates of development being achieved measured against the stepped approach and housing trajectory set out in this plan;
- The safeguarded land to the West of Stevenage;
- The outcomes of the process(es) to comprehensively explore new settlement options in the District;
- Gypsy and Traveller provision
- The identification of needs for retail, leisure, office and other main town centre uses;
- Options for long-term secondary education provision in the Stevenage area; and
- Broad alignment with the statutory five-year time limit for reviews of the East Hertfordshire and Stevenage local plans (required by November 2023 and May 2024 respectively) to allow co-ordinated consideration of the above matters.

The review will have regard to up-to-date information and be conducted in line with Government policy and statutory requirements. Subject to the outcomes of that review, a new plan or policies will be prepared to a new time horizon of at least 2041.

The review will also serve to build upon existing strong, working relationships with adjoining and nearby authorities and may result in the preparation of a joint plan or policies based upon wider functional geographies.

14.39 The Government expects plans to be regularly reviewed every five years<sup>168</sup> and we will need to update our Local Plan more regularly than has happened in the past. National guidance recognises that plans can be reviewed in whole or in part to respond flexibly to changing circumstances<sup>169</sup>. We will use the

<sup>168</sup> Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

<sup>169</sup> Paragraph 153 of the 2012 NPPF

monitoring framework, set out above, to keep the effects of this Plan under review.

- 14.40 Where monitoring shows that we are consistently failing to meet relevant targets, or are unlikely to do so in the future, or that wider conditions have changed to the extent that the strategy in this plan is no longer appropriate, we will initiate a review of the Plan that relates to those specific issue(s) identified.
- 14.41 In addition to our monitoring, we recognise local plans should normally set out where development will occur over a 15-year period from the point of adoption<sup>170</sup>. This Plan shows how we will meet our needs over the period to 2031, 10 years from the anticipated date of adoption.
- 14.42 Policy IMR2 therefore commits to an early, whole plan review to commence by the end of 2023 that will allow the Council to consider longer-term requirements, including in relation to a number of specific issues identified through the production of this plan.
- 14.43 We consider that this Plan makes maximum use of reasonable and available development sites at the time of writing. On-going processes are likely to supplement the range of spatial options available in North Hertfordshire in the period after 2026. It is considered most appropriate to let these 'run their course' in order to properly inform longer-term planning.
- 14.44 The Council has resolved to fully explore the possibilities of a new settlement within the District. Our work to date recognises the long-term nature of these projects. Further work will be initiated to identify potential locations where any new settlement(s) might be located and this continues to be progressed.
- 14.45 At the same time, future decisions by other bodies may significantly influence future options for growth in North Hertfordshire. We will continue to work with central government, the Hertfordshire Growth Board and other relevant agencies to better understand the likely nature of these<sup>171</sup>.
- 14.46 The outcomes of these deliberations and the new settlement process will be reflected in the review process outlined in Policy IMR2. We currently consider it most likely that this review will result in a need to comprehensively update the local plan, recognising that this cannot be prejudged at this time. Our present intention is that any comprehensive review of this Plan will be completed by the mid-2020s at the latest. It will roll the Plan forward to a new time horizon of at least 2041 and deliver any specific additional or updated policies and sites that are identified as being needed.
- 14.47 This Plan recognises the requirements of the Duty to Co-operate and makes a positive contribution towards unmet development needs from Luton. This

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<sup>170</sup> Paragraph 157 of the 2012 NPPF

<sup>171</sup> The Hertfordshire LEP, for example, has identified a long-list of potential strategic transport projects over the period to 2050 which could unlock new locations or directions for growth.

maximises the contribution that we feel can be made from that part of the District within the Luton Housing Market Area (HMA).

- 14.48 We have actively worked with the other authorities in the HMA – Luton, Central Bedfordshire and Aylesbury Vale – to understand the extent to which the market area as a whole can accommodate development needs over the period to 2031<sup>172</sup>. The authorities in the Luton HMA jointly commissioned and subsequently agreed a Growth Options Study. This demonstrates sufficient potential capacity within the Luton HMA to accommodate Luton's unmet housing needs for the current round of plans. If there proves to be insufficient capacity within the Luton HMA in the future, it will be necessary to look further afield for potential solutions. This would be likely to involve a number of authorities.
- 14.49 We will also work with these and other relevant authorities to understand, and holistically plan for, any long-term strategic infrastructure requirements arising from future growth. This will include consideration of any infrastructure that may be required within North Hertfordshire to facilitate the delivery of growth proposed in other authorities' plans or other long-term aspirations that may come to fruition over the plan period. Any proposals to expand London Luton Airport beyond the limits of its current planning permission would fall within the scope of this commitment.
- 14.50 NHDC is a co-commissioning authority for the A505 Corridor Study along with Luton Borough Council, Central Bedfordshire Council, Hertfordshire County Council and other neighbouring authorities as appropriate. The outcomes of this Study will determine the likely long-term cumulative traffic impacts of growth in the wider area on both Luton and North Hertfordshire and potential measures to mitigate these.
- 14.51 We will continue to engage constructively in these processes and, if necessary, consider how best to reflect the outcomes. Dependant on the nature of any issues raised, it may be possible to deal with this through partial or focused reviews of any relevant policy/ies.
- 14.52 Beyond these defined events, there may be changes in circumstances that we cannot currently foresee, or are yet to understand the full implications of, but which have a substantial impact upon the District. This might be a major change to the way in which the planning system operates, as suggested in the Government's 2020 White Paper, or structural changes to the population or the way we live, work or spend our leisure time in response to Brexit, Covid-19, climate change or any other future event. It is anticipated that the review process outlined in IMR2 will be the most appropriate means of considering these matters but the Council may also consider focussed reviews of individual or small groups of policies prior to this where necessary.

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<sup>172</sup> Luton Housing Market Area Growth Study (Land Use Consultants, 2017)





# APPENDICES



## Appendix 1: Superseded Policies

The schedule below is taken from the Local Development Scheme, January 2016 and sets out how, where and when (if appropriate) policies within the saved District Local Plan No. 2 with Alterations (1996) will be replaced. Those policies which were not saved by the Secretary of State in September 2007 do not appear in the schedule.

District Local Plan No.2 with Alterations To be replaced		Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031	
Policy 2	Green Belt	Policy SP5	Countryside and Green Belt
Policy 3	Settlements within the Green Belt	Policy SP2	Settlement hierarchy and Spatial Distribution
Policy 4	North East Stevenage		Not applicable
Policy 5	Excluded villages	Policy SP2	Settlement hierarchy and Spatial Distribution
Policy 6	Rural area beyond the Green Belt	Policy CGB1	Rural areas beyond the Green Belt
Policy 7	Selected villages beyond the Green Belt	Policy SP2	Settlement hierarchy and Spatial Distribution
		Policy D1	Sustainable design
Policy 8	Development in towns	Policy SP2	Settlement hierarchy and Spatial Distribution
Policy 9	Royston's development limits	Policy SP2	Settlement hierarchy and Spatial Distribution
		Policy CGB1	Rural areas beyond the Green Belt
		Policy CGB5	Urban Open Land
Policy 11	Chilterns Area of Outstanding Natural Beauty	Policy NE3	The Chilterns Area of Outstanding Natural Beauty (AONB)

District Local Plan No.2 with Alterations To be replaced		Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031	
Policy 14	Nature conservation	Policy SP12	Green Infrastructure, landscape and biodiversity
		Policy NE1	Strategic Green Infrastructure
		Policy NE4	Biodiversity and geological sites
Policy 16	Areas of archaeological significance and other archaeological areas	Policy HE4	Archaeology
Policy 19	Historic parks and gardens	Policy HE1	Designated heritage assets
Policy 21	Landscape and open space patterns in towns	Policy NE4	Protecting open space
		Policy NE6	New and improved open space
Policy 25	Re-use of rural buildings	Policy CGB4	Existing buildings in the Rural Area Beyond the Green Belt
Policy 26	Housing proposals	Policy SP8	Housing
		Policy HS1	Local housing allocations
Policy 28	House extensions	Policy D2	House extensions, replacement dwellings and outbuildings
Policy 29	Rural housing needs	Policy CGB2a	Exception sites for affordable housing in the Green Belt
		Policy CGB2b	Community facilities, services and affordable housing in the Rural Area Beyond the Green Belt
Policy 29A	Affordable housing for urban local needs	Policy HS2	Affordable housing

District Local Plan No.2 with Alterations To be replaced		Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031	
Policy 30	Replacement or extension of dwellings in the countryside	Policy CGB4  Policy D2	Existing buildings in the Rural Area Beyond the Green Belt  House extensions, replacement dwellings and outbuildings
Policy 33	Relatives and staff accommodation	Policy CGB3 Policy HS6 Policy D2	Rural workers dwellings Relatives' and dependents' accommodation House extensions, replacement dwellings and outbuildings
Policy 34	Residential caravans and mobile homes		No replacement policy
Policy 36	Employment provision	Policy SP3 Policy ETC1	Employment Appropriate uses in employment areas
Policy 37	Business uses (B1 Use Class)	Policy SP3 Policy ETC1	Employment Appropriate uses in employment areas
Policy 39	Leisure uses	Policy ETC3	New retail, leisure and other main town centre development
Policy 42	Shopping	Policy SP4  Policy ETC3	Town Centres, Local Centres and Community Shops  New retail, leisure and other main town centre development
Policy 43	Shopping areas in town centres	Policy ETC4 Policy ETC5	Primary shopping frontages Secondary shopping frontages
Policy 45	Shopfronts	Policy D1	Sustainable design
Policy 47	General aviation		No replacement policy

District Local Plan No.2 with Alterations To be replaced		Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031	
Policy 51	Development effects and planning gain	Policy SP7	Infrastructure requirements and developer contributions
Policy 55	Car parking standards	Policy T2	Parking
Policy 57	Residential guidelines and standards	Policy SP9 Policy D1	Design and sustainability Sustainable design
Policy 58	Letchworth Garden City design principles	Policy SP13 Policy SP15 Policy D1	Historic Environment North of Letchworth Garden City Sustainable design



## Appendix 2: Local Plan Designations

The Local Plan Policies Map includes the following designations, which are set by, and specifically relate to, policies in the Plan:

- Green Belt
- Rural Area Beyond the Green Belt
- Urban Open Land
- Employment Areas
- Employment Sites
- Housing Sites
- Neighbourhood Centres
- Settlement Boundaries
- Town Centre Boundaries
- Primary Shopping Frontage
- Secondary Shopping Frontages
- Mixed use Allocations
- Safeguarded Land
- Gypsy / Traveller Site

The Policies Map also includes the following designations, which although referred to by policies in the Plan, are not the responsibility of the Local Plan and the extents of the designations are not set by the Local Plan process. The relevant authority listed next to the allocation (below) is responsible for their designation. Their extents may change throughout the duration of the Local Plan and so viewing the organisations websites is recommended for the most up-to-date position (In the case of Conservation Areas, whilst the local authority is responsible for setting their extent it is a separate process to the Local Plan):

Designation	Designating authority
Sites of Special Scientific Interest	Natural England
Area of Outstanding Natural Beauty	Natural England
Conservation Areas	North Hertfordshire District Council

Additionally there are a number of other designations which policies in the Local Plan refer to; however, as the Local Plan does not control their designation or set their extents and they are so numerous and extensive that they would confuse the other designations, they are not included on the Policies Map. Again the authority listed next to the allocation is responsible for their designation and so viewing the organisations websites is recommended for the most up-to-date position (again, in the case of designations that are the responsibility of the District Council the process for setting their extents is separate to the Local Plan).

Designation	Designating authority
Flood Risk	Environment Agency
County Wildlife Sites	Herts and Middlesex Wildlife Trust / Natural England / Hertfordshire County Council
Local Nature Reserves	North Hertfordshire District Council / Herts and Middlesex Wildlife Trust
Scheduled Ancient Monuments	Historic England
Archaeological Areas	Historic England
Listed Buildings	Historic England
Air Quality Management Areas	North Hertfordshire District Council
Contaminated land	North Hertfordshire District Council
Waste Site Allocations	Hertfordshire County Council
Minerals Site Allocations	Hertfordshire County Council

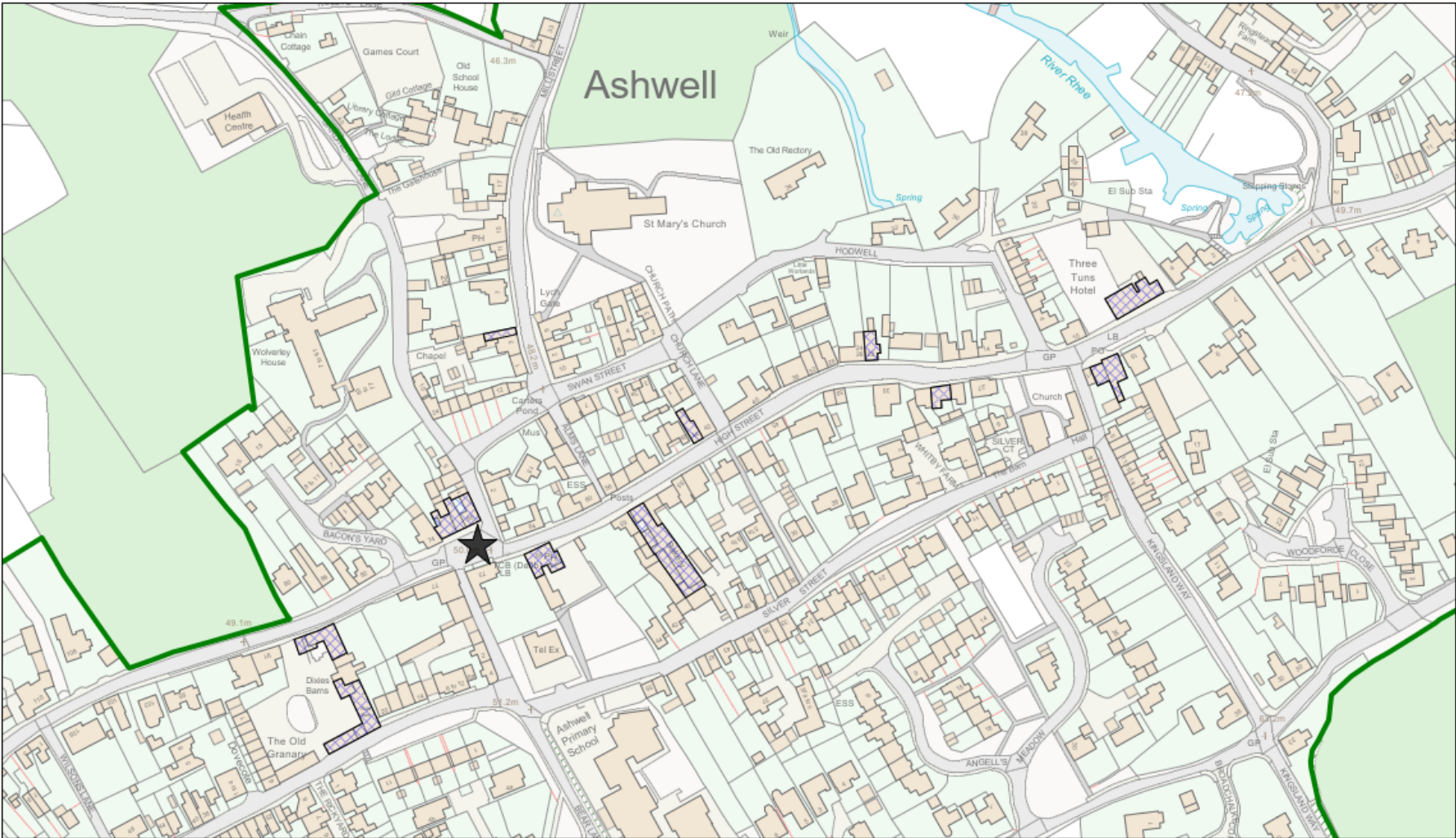
ALL LAYERS CAN BE VIEWED USING THE COUNCIL INTERACTIVE ONLINE MAPPING SYSTEM.

### Appendix 3: Local Centres

The star symbol on the adopted Policies Map denotes the general location of the Local Centres identified by Policy SP4. The buildings or areas shown edged and hatched on the following plans shows their extent and the areas to which relevant policies will be applied.

Ashwell Village Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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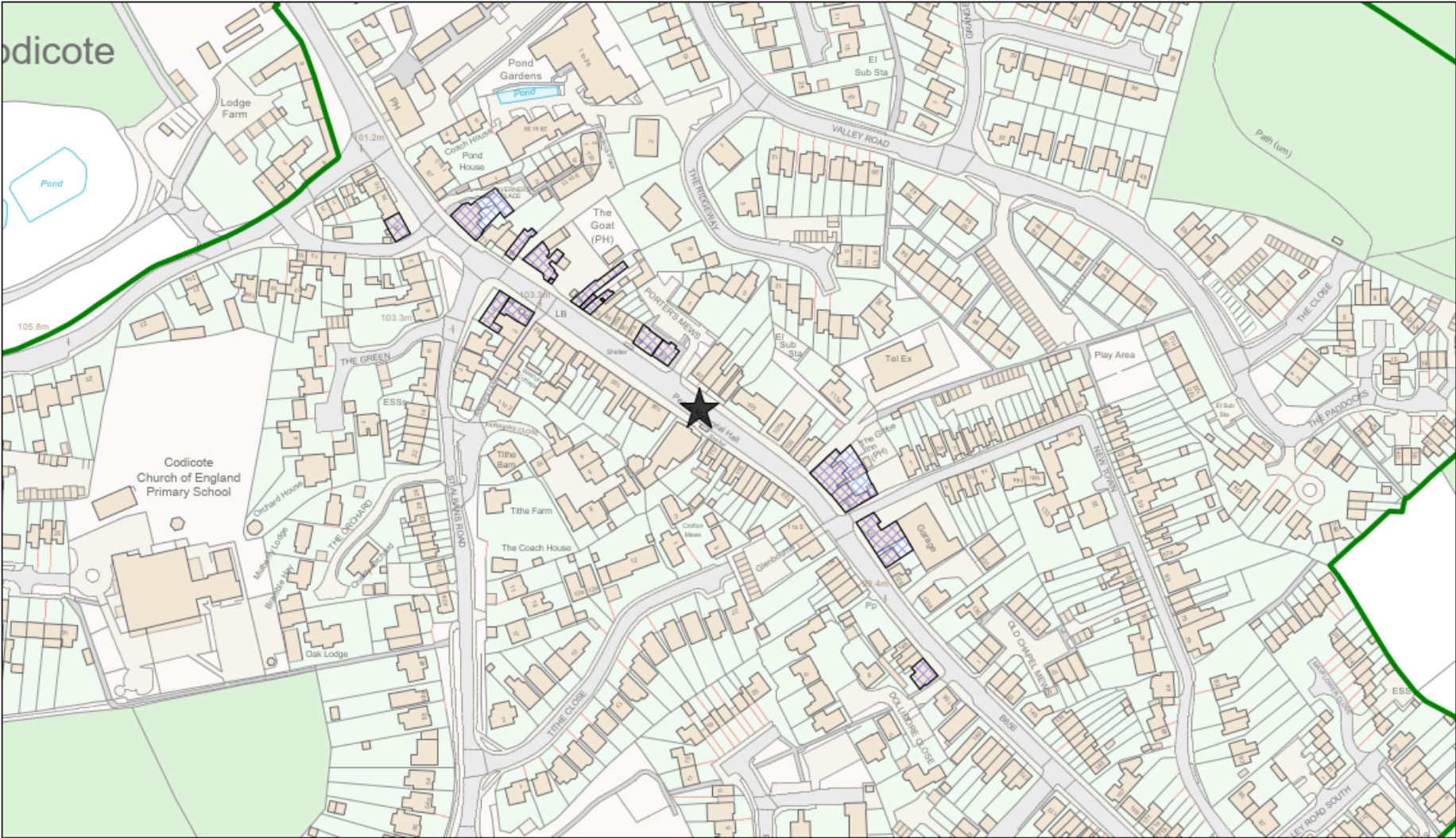
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Codicote Village Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



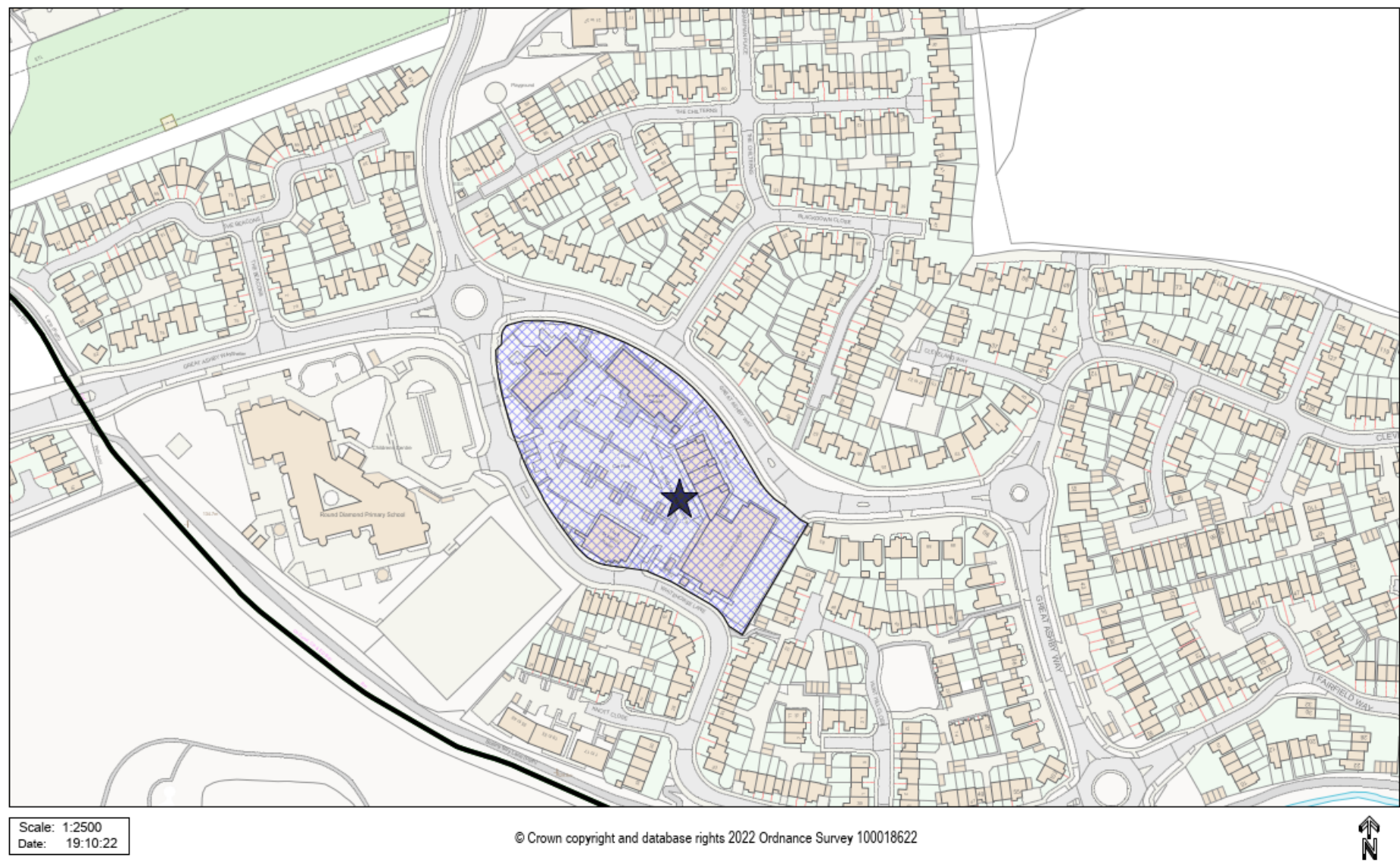
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Great Ashby Neighbourhood Centre

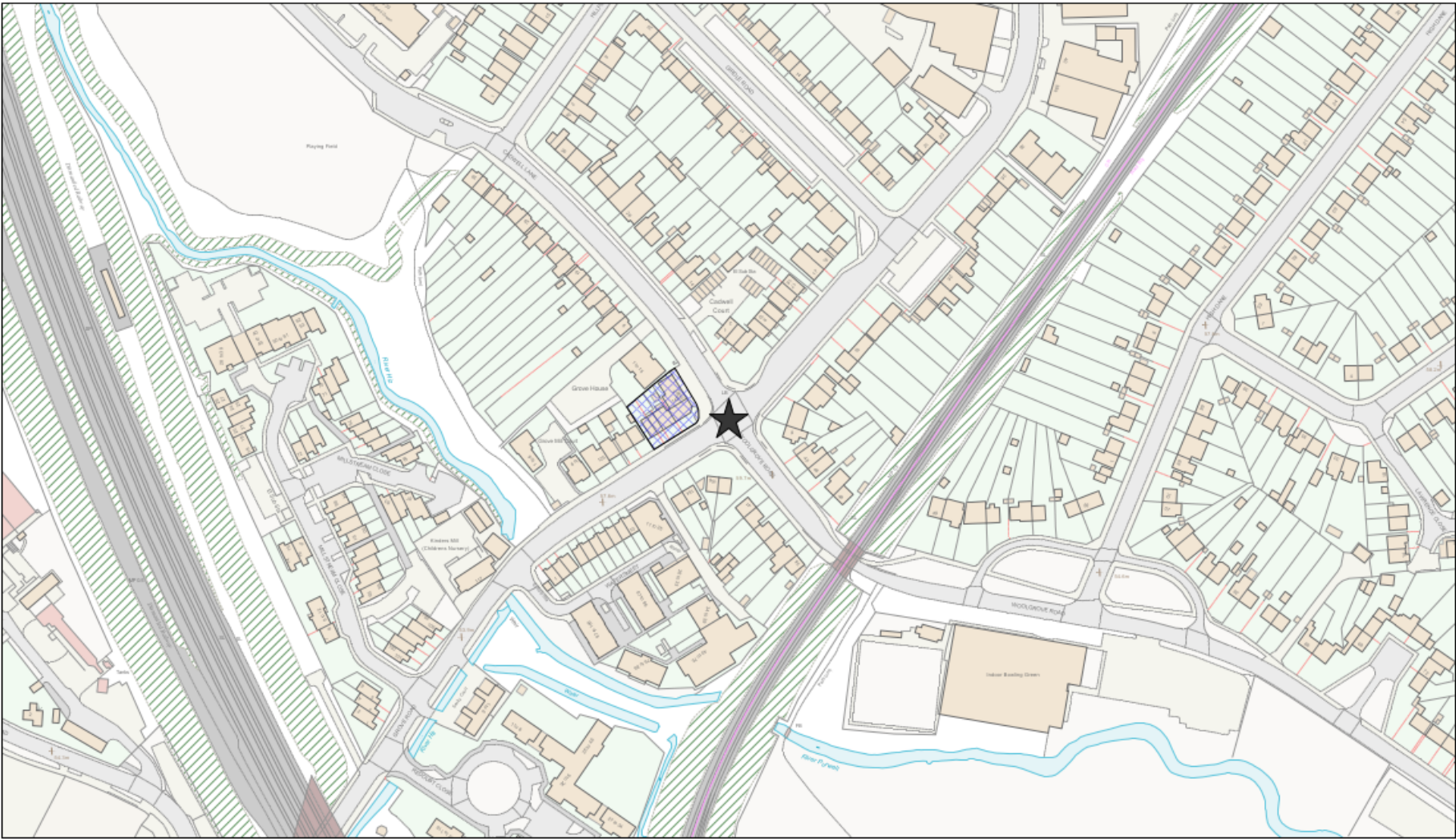
NORTH HERTFORDSHIRE DISTRICT COUNCIL





Grove Road Neighbourhood Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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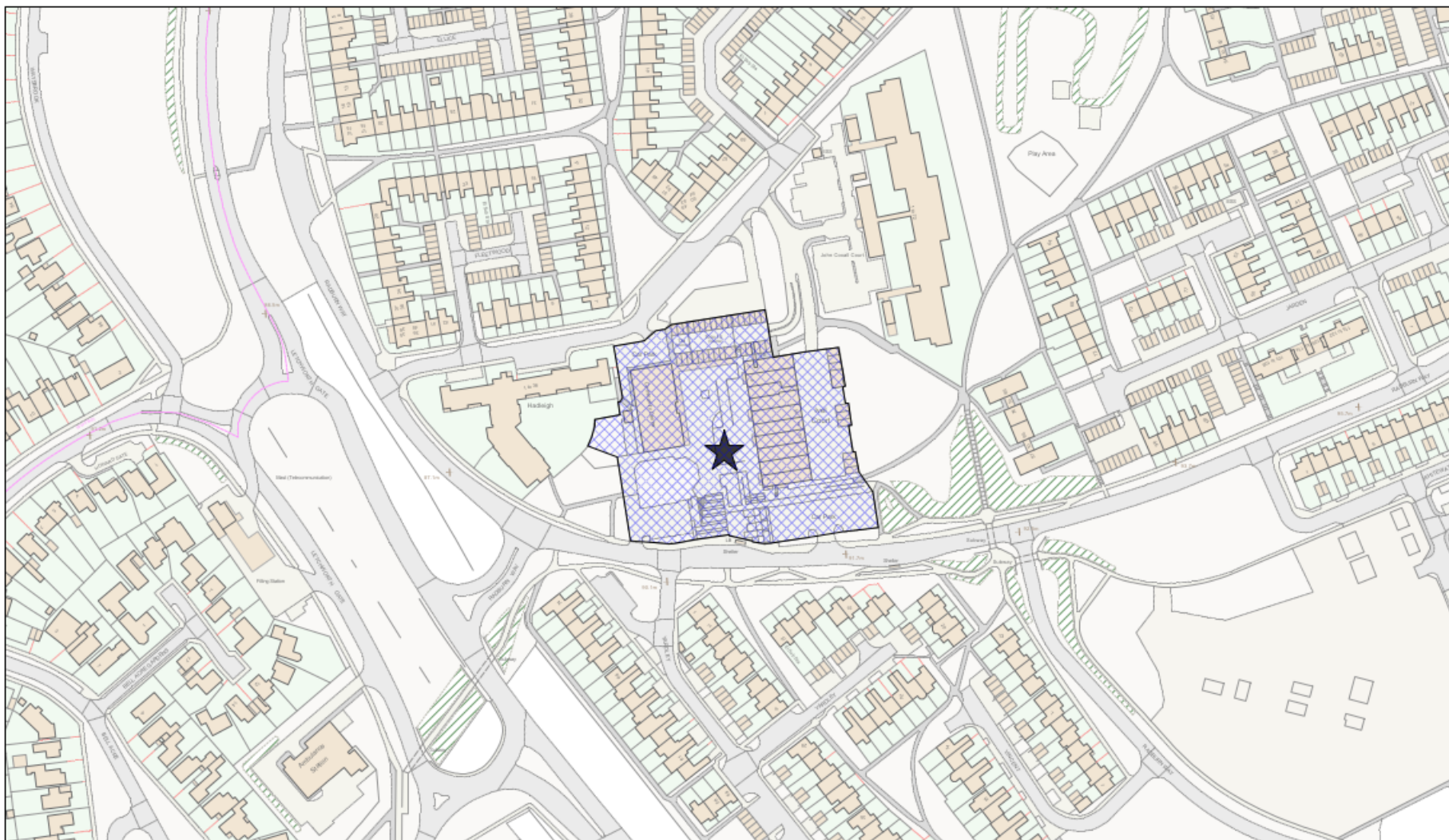
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## Jackmans Neighbourhood Centre

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**



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## Knebworth Village Centre

## NORTH HERTFORDSHIRE DISTRICT COUNCIL



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## Nightingale Road Neighbourhood Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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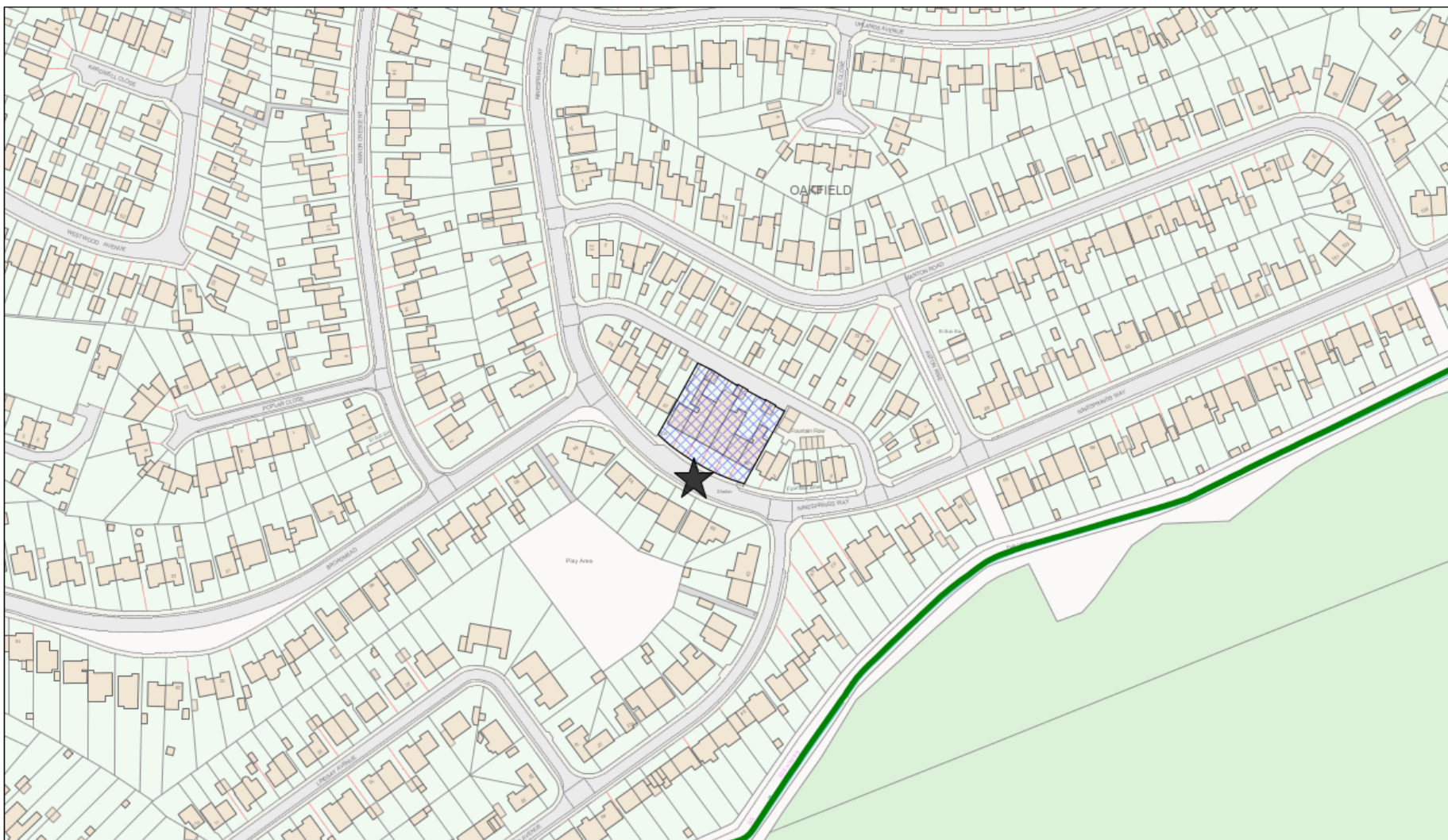
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## Ninesprings Neighbourhood Centre

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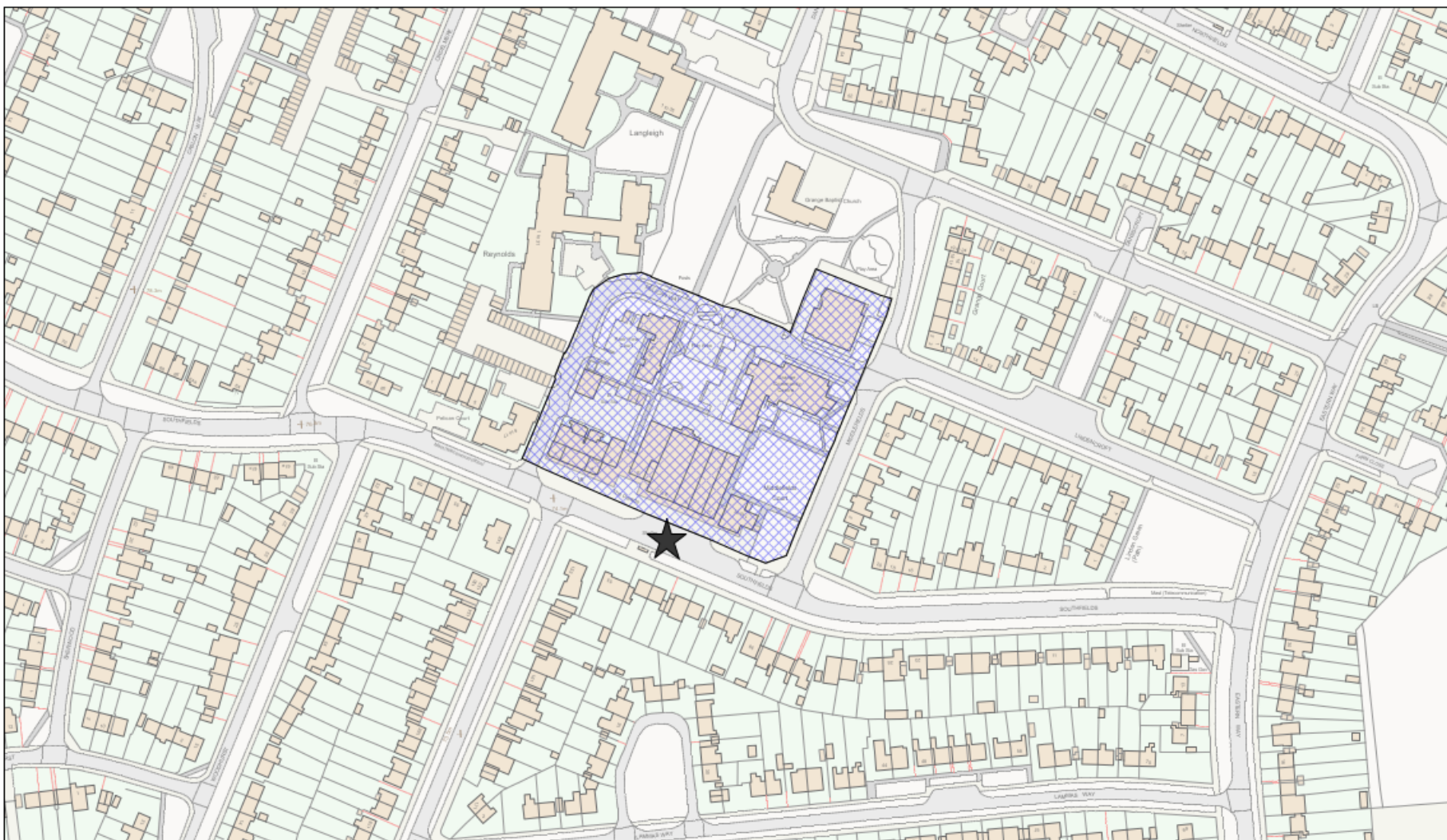
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## The Grange Neighbourhood Centre

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**



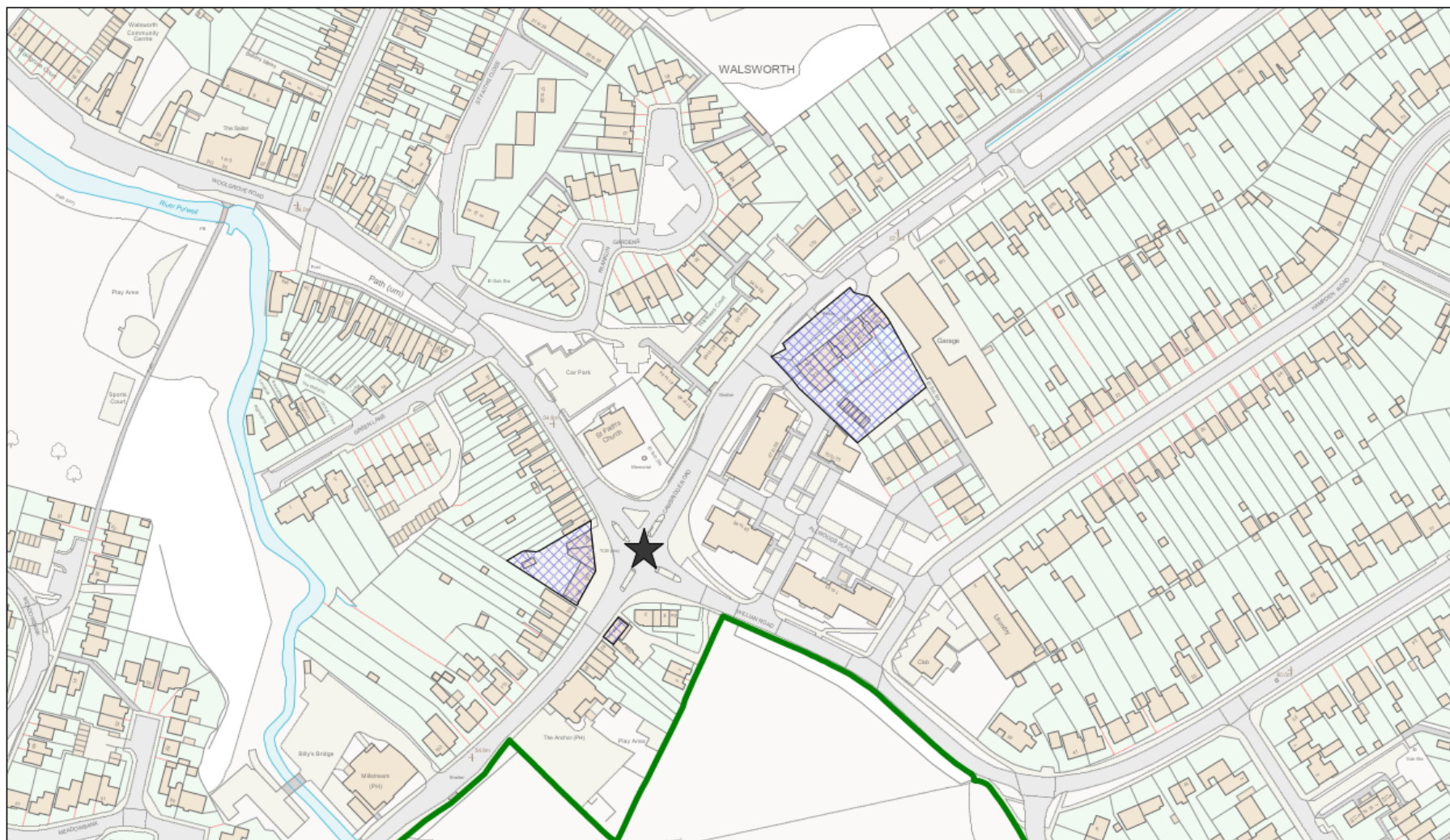
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## Walsworth (Cambridge Road) Neighbourhood Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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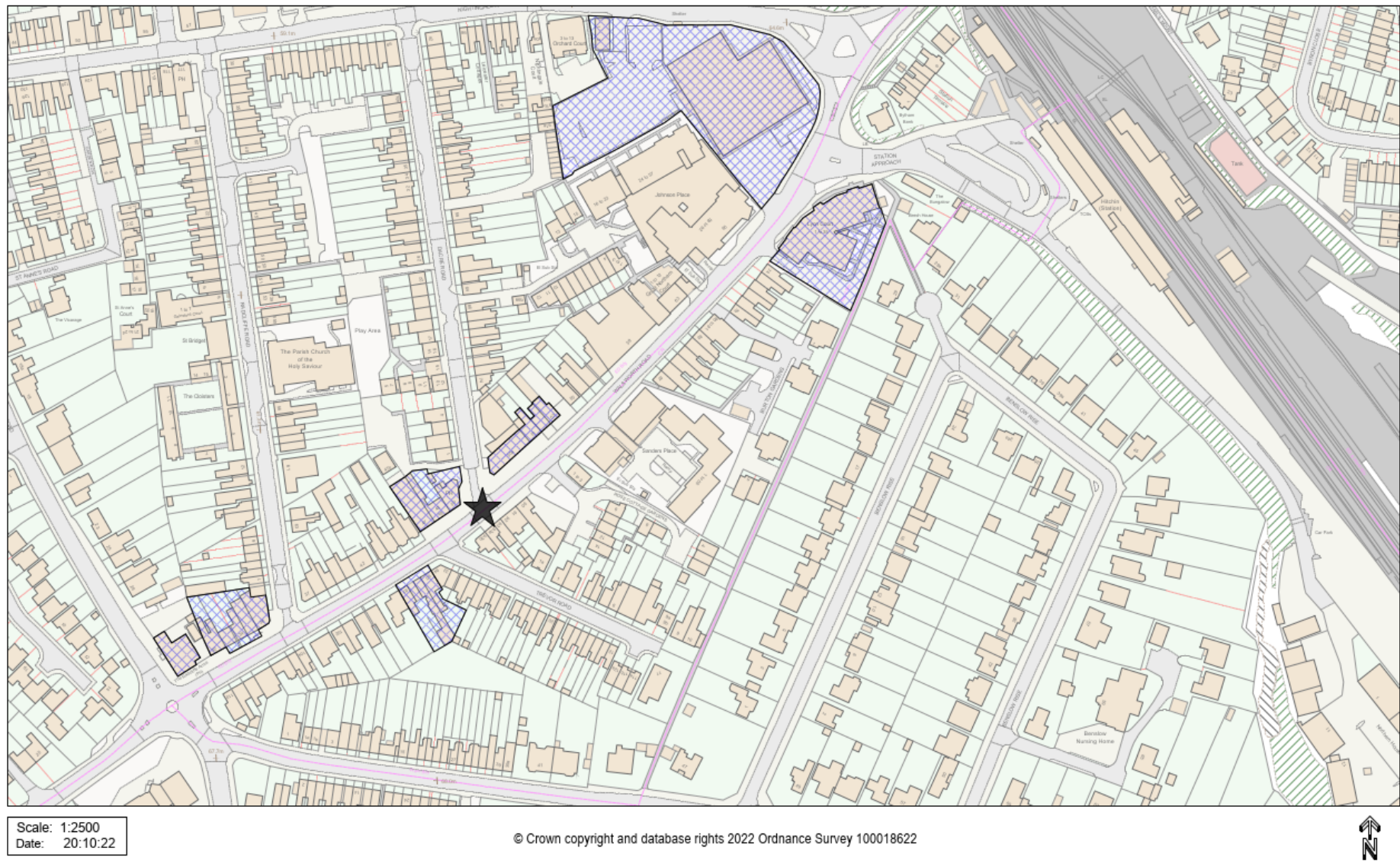
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Walsworth Road Neighbourhood Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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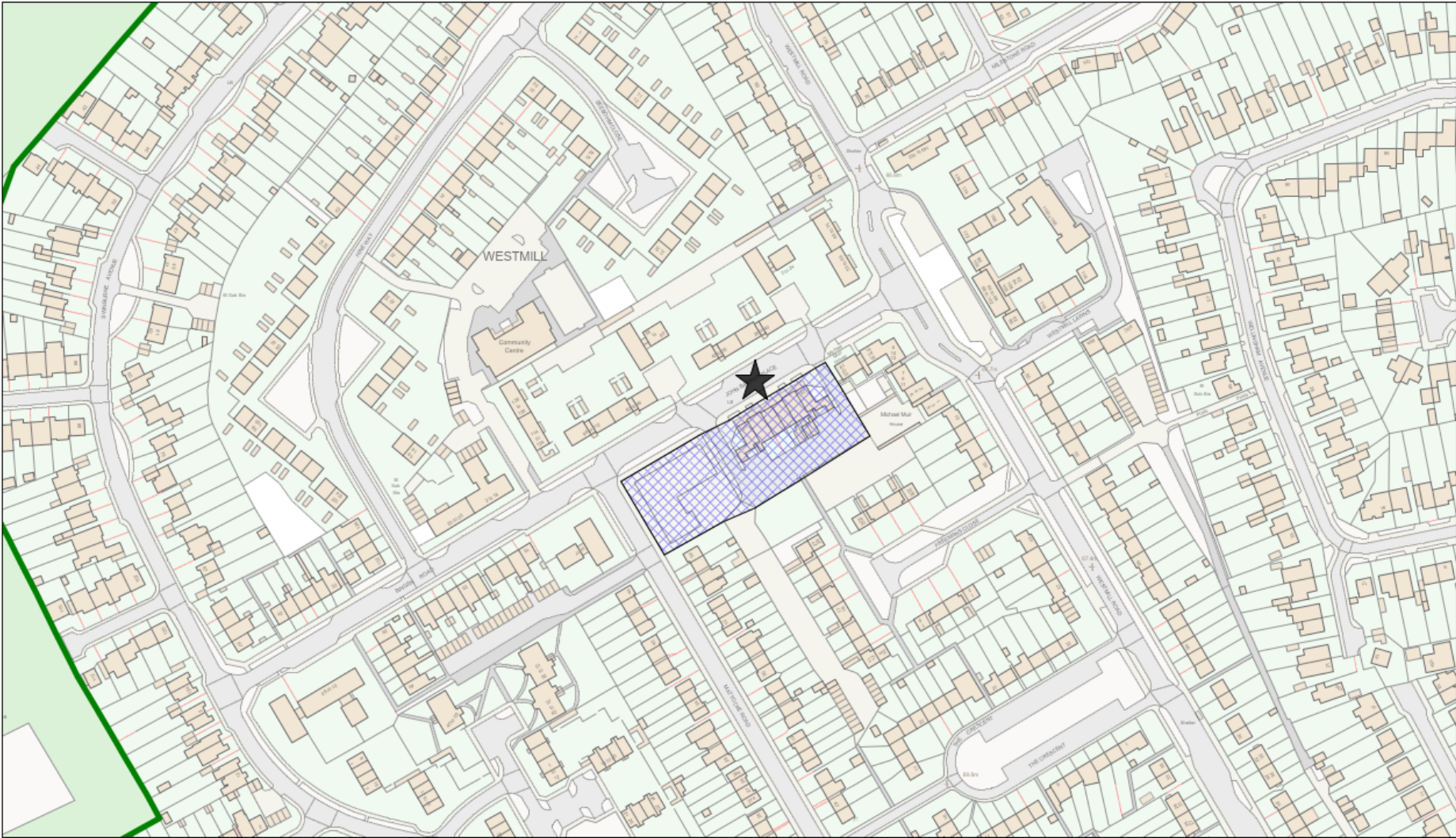
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Westmill (John Barker Place) Neighbourhood Centre

NORTH HERTFORDSHIRE DISTRICT COUNCIL



Scale: 1:2500  
Date: 20/10/22

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## Appendix 4: Car Parking Standards

### Residential Parking Standards

Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard
1 bedroom	1 space per dwelling minimum	1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling
2 – 3 bedrooms	2 spaces per dwelling minimum	
Retirement developments (e.g. warden assisted independent living accommodation)	1 space per dwelling minimum	1 secure and covered space for residents per 5 units.

The above standards will also require visitor / unallocated parking as set out below to be added. Garages will be counted towards meeting the standards only if they are at least 7m x 3m measured internally. Reductions from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.

### Visitor/Unallocated Parking

Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard
Visitor / unallocated	Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number) with the higher standard being applied where there are no garages in the schemes and the lower standard applied where every dwelling in the scheme is to be provided with a garage	For above C3 general housing - if no garage or secure area is provided within curtilage of dwelling then 1 covered and secure space per dwelling in a communal area for visitors  For C3 retirement developments - 1 covered and secure visitor space per 3 units

For the above visitor and unallocated parking standards, reductions in provision will be considered where:

1. Alternative publicly available off-street parking is available within 2 minutes' walk of the site;
2. Visitor parking arising from small-scale (i.e. infill) development can be accommodated on-street without compromising highway safety, the amenity of existing residents or the ability for businesses to operate; or
3. Relevant evidence is submitted by the applicant which supports a reduction in standard and considers existing and future car ownership and likely visitor demand.

## Appendix 5: Letchworth 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 garden 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 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 U.D.C. 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 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 space 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 tree 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.

## **Glossary**

This Glossary gives a definition for a number of terms used in this Local Plan and / or in consideration of planning matters. These definitions are correct at the point of publication but may be changed or superceded by any relevant changes in legislation, national policy etc.

### **Adoption**

Confirmation, usually by a legal notice, stating the final adoption of a planning policy document by a Local Planning Authority.

### **Affordable Housing**

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with the detailed definitions set out in the National Planning Policy Framework, falling into one or more of the following categories:

- Affordable housing for rent
- Starter Homes
- Discounted market sales housing
- Other affordable routes to home ownership

### **Allocated Site/Site Allocation**

Sites which are identified for a specific use e.g. housing or Green Belt on the Local Plan Policies Map.

### **Annual Monitoring Report / Authority Monitoring Report (AMR)**

A report which must be produced by a Local Planning Authority every year which presents data on key matters affecting the planning and development of their area. This includes reporting on progress with the Local Plan, any Neighbourhood Plans and any targets included in local plan policies. The two terms are used interchangeably but normally mean the same thing.

### **Biodiversity**

The variety of life in all forms (e.g. wildlife, plants etc).

### **Biodiversity Action Plan (BAP)**

An overarching framework for habitat and species conservation, which works on the basis of partnership to identify local priorities and targets.

### **Brownfield site/Previously Developed Land (PDL)**

Brownfield Land is land which has been previously developed. For land to fall under PDL it must be, or have been, occupied with a permanent structure within the site's curtilage. Excluded from PDL is land occupied by forestry or agricultural buildings, mineral extraction or waste disposal sites, residential gardens, parks, recreational grounds, and allotments as well as land that was previously developed but the remains of any structure have blended into the landscape.

### **Buildings of Local Interest**

Buildings designated by the local planning authority to be of local significance and included in a local list. Although they are not statutorily protected, close scrutiny will be given to any development affecting them. They are referred to as non-designated heritage assets.

### **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The CIL must be collected through the preparation of a Charging Schedule, supported by a range of infrastructure planning and economic viability evidence.

### **Comparison Goods/Convenience Goods**

Comparison goods include clothing, shoes, household appliances, books, etc, where the customer can make a comparison between different retailers. This differs from convenience goods, which include everyday items such as food and drink.

### **Conservation Area**

An area defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.' Councils must publish a map showing the boundaries of these areas where extra planning controls apply and also produce a conservation area proposals statement.

### **Deliverable Site**

To be considered deliverable for housing development, sites should:

- Be available now;
- Offer a suitable location for development now and contribute to the creation of sustainable, mixed communities; and
- Have a reasonable prospect that housing will be delivered on the site within five years.

## **Density**

A measurement of how intensively land is occupied by built development. For housing, this is often measured in dwellings per hectare (dpha).

## **Department for Levelling Up, Housing and Communities (DHLUC)**

The Government department which sets policy on local government, housing, urban regeneration, planning and fire and rescue. Formerly called the Ministry for Housing, Communities and Local Government (MHCLG).

## **Design and Access Statement**

A document that explains the design concepts, implications and justification associated with a planning application. This includes how an applicant has carefully considered how everyone, including disabled people, older people and young children, will be able to use the development.

## **Developer Contribution**

In-kind or financial contributions provided by developers to contribute to the cost of infrastructure and other items, in order that the development is acceptable in planning terms and accords with the policies in the Local Plan. This can take the form of a legal agreement or the operation of a tariff-based system for contributions. Legal agreements may take the form of a 'planning obligation', which is a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

## **Development Plan**

Local Plans, Waste & Minerals Plans and Neighbourhood Plans, which have been adopted or made under powers in the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011.

## **Development Plan Document (DPD)**

Planning policy documents which carry the most weight. Once they have been prepared they have to be submitted to the relevant Secretary of State. They are then examined by an independent planning inspector to make sure that they meet legislative, regulatory and national policy requirements. Local Plans are a form of DPD.

## **Development Management**

The process by which proposals for new development are assessed by the Local Planning Authority. This is undertaken primarily through the determination of planning applications.



## Duty to co-operate

Local Authorities have a legal obligation to co-operate on strategic planning issues that cross administrative boundaries.

## Evidence Base

The range of reports, studies, data and surveys specifically collected and used to inform Local Plan preparation.

## Exception Site

Exception sites are sites for certain forms of development identified in a policy, such as affordable housing in rural locations where market housing would not normally be permitted.

## Functional Economic Area

The **area** over which the local **economy** and its key **markets** operate.

## Geodiversity

Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them.

## Green Belt

Designated land – primarily open land – around built-up areas designed to limit urban sprawl and to define town and country areas. It is generally protected land with a strong presumption against development.

## Green Infrastructure (GI)

A concept recognising the environmental, social and economic, often multi-functional value of the network of natural environmental components and green and blue spaces that lies within and between towns and villages. In the same way that the transport infrastructure is made up of a network of roads, railways and airports, etc. Green Infrastructure has its own physical components, including parks, rivers, street trees and moorland.

## Greenfield Sites

Greenfield sites are land which is not previously developed and can include agricultural land in rural areas, but also undeveloped land within the urban area.

## Housing Market Areas

The geographic area defined by household demand and preference for all types of housing, reflecting the key functional linkages between places where people live and work.

### **Index of Multiple Deprivation (IMD)**

This is a dataset published by the Government, and provides an overall measure of 'deprivation' across a range of indicators, against which social and economic conditions in one area can be compared to other areas in England.

### **Infill Development**

The development of a relatively small gap between existing buildings.

### **Infrastructure Delivery Plan (IDP)**

An evidence document supporting the Local Plan. This will set out a range of existing, planned and required infrastructure within the local authority area. It will set out the key infrastructure projects which will be critical to the successful delivery of the Local Plan.

### **Listed Buildings**

Buildings or other built structures included in the statutory list of buildings of special architectural or historic interest of national significance. Listing decisions are made by the Secretary of State for Culture, Media and Sport and the listing system is administered by Historic England (formerly English Heritage).

### **Local Development Document (LDD)**

A collective legal term for planning policy documents, including all parts of the Local Plan, Neighbourhood Plans and Supplementary Planning Documents.

### **Local Development Scheme (LDS)**

The project plan for the Local Plan. It identifies and describes the Development Plan Documents and when they will be produced. It is subject to updating following production of Authority Monitoring Reports to check progress or where there are significant changes in the timetable since the last LDS was produced.

### **Local Enterprise Partnership (LEP)**

A body designated by the Government to create or improve the conditions for economic growth in an area. North Hertfordshire falls within the area covered by the Hertfordshire LEP

### **Local Nature Partnership (LNP)**

A body designated by the Government to protect and improve the natural environment in an area and the benefits derived from it.

### **Local Nature Reserve (LNR)**

A statutory designation made by local authorities (under the National Parks and Access to the Countryside Act 1949) relating to places with wildlife or geological features that are of special interest locally. LNRs are designated to support biodiversity and geodiversity, and offer opportunities for people to learn about and enjoy the natural environment.

### **Local Plan (LP)**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. “Local Plan” is the name that most authorities give to the main Development Plan Document (DPD) for their area.

### **Local Transport Plan (LTP)**

A plan which sets out sub-regional objectives, strategies and policies for transport, detailing the schemes and initiatives that will be delivered, together with the performance indicators and targets used to monitor progress.

### **Local Wildlife Site (LWS)/Local Geological Site (LGS)**

Previously known as Sites of Importance for Nature Conservation (SINC), or alternatively Site of Biological Interest (SBI)/Site of Geological Interest (SGI). These are areas of land with significant wildlife or geological value. Typically they can comprise an area of woodland, grassland meadows or a local water body.

### **Localism Act**

Enacted in late 2011, the Act contains a wide range of legislative changes, including many affecting local authorities and local spatial planning. The Act introduced the legislative basis for: the abolition of Regional Strategies; a new ‘duty to co-operate’; changes to the Community Infrastructure Levy (CIL) system; and neighbourhood planning.

### **Main Town Centre Uses**

Retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities, intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls), offices, and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

### **Major Development**

Defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

development involving any one or more of the following—

- a) the winning and working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwellinghouses where—
  - i. the number of dwellinghouses to be provided is 10 or more; or
  - ii. the development is to be carried out on a site having an area of 0.5 hectares or more
- d) and it is not known whether the development falls within sub-paragraph (c)(i);
- e) the provision of a building or buildings where the floor space to be created by the
- f) development is 1,000 square metres or more; or
- g) development carried out on a site having an area of 1 hectare or more.

### **Masterplan**

An outline of the vision for the development of an area indicating the broad principles which should be followed in its development.

### **National Planning Policy Framework (NPPF)**

Introduced by the Government in 2012, this replaced the majority of adopted national planning policy, including most Planning Policy Statements and Planning Policy Guidance notes. The NPPF is supplemented by remaining guidance, and a number of other policy statements. The NPPF sets out national priorities for delivering sustainable development and economic growth, including a very wide range of policies and guidance, relating to themes such as housing, environment and economy, and procedural matters (such as plan-making and decision-taking). The NPPF is periodically updated. The most recent version was published in 2021.

### **Neighbourhood Plan**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood (made under the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011). A neighbourhood plan would, once brought into effect, comprise part of the statutory Development Plan for the area. It would therefore, alongside any adopted Local Plan documents, need to be considered when assessing any development proposals affecting the area.

### **Net New Homes**

Additional new homes which have been built. Net housing figures are the total (gross) number of new homes built minus any loss of housing.

### **Plan Period**

Refers to the time period of operation for a Local Plan.

## **Planning and Compulsory Purchase Act 2004**

This is the main piece of legislation that allows local authorities to produce Local Plans. It sets out a number of legal steps that must be followed when Local Plans are produced.

## **Planning Condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

## **Preferred Options Report**

Refers to an optional stage in the preparation of a Local Plan document, involving consultation on a set of preferred policy options.

## **Previously Developed Land (PDL)**

See entry for 'Brownfield site'.

## **Registered Provider (of Social Housing)**

Independent, not-for-profit private sector organisations providing social housing. They are the UK's major provider of homes for rent, as well as providing opportunities for shared ownership. They were previously also known as 'Registered Social Landlords' or 'Housing Associations'.

## **Renewable and low carbon energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, the sun and from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

## **Safeguarded Land**

Sites reserved in Local Plans to accommodate potential development needs beyond the current plan period. These sites are proposed to be taken out of the Green Belt but are not allocated for development in the current Local Plan.

## **Scheduled Monument**

A nationally important historic building or structure or archaeological site, given protection against detrimental and unauthorised change. When designated, Scheduled Monuments are added to the schedule (which has been kept since 1882) of monuments whose preservation is given priority over other land uses. Scheduled Monuments are also sometimes referred to as 'Scheduled Ancient Monuments'.

### **Self and Custom Build Housing**

Self-build and custom housebuilding covers a wide spectrum of housebuilding projects where individuals or groups are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation.

### **Shared Ownership**

An arrangement where the ownership of a property is shared, usually between a Registered Social Landlord (RSL) and a private purchaser.

### **Special Protection Areas (SPA) and Special Areas of Conservation (SAC)**

Protected sites known as 'European Sites' that are identified for the importance of their habitat and / or the species that are present within them.

### **Statement of Community Involvement (SCI)**

Sets out how the Council will consult and engage with the community and other stakeholders in the production of all documents within the Local Plan, and when determining planning applications.

### **Strategic Flood Risk Assessment (SFRA)**

A document which is normally produced by a local planning authority in consultation with the Environment Agency, and which forms the basis for preparing appropriate policies for flood risk management at the local level.

### **Strategic Housing Land Availability Assessment (SHLAA)**

A systematic assessment of the availability of land which is developable and deliverable for new housing within an area. The assessment includes a 'Call for Sites' where landowners and the public can promote sites as being suitable for housing development.

### **Strategic Housing Market Assessment (SHMA)**

A study across an identified largely 'self contained' housing market to assess how the market operates and is likely to operate in the future. A SHMA assesses past, current and future trends in housing type and tenure, household size, and housing need, and of the housing needs of specific groups with particular requirements.

### **Supplementary Planning Document (SPD)**

A planning policy document which provides supplementary information in respect of the policies contained in the Local Plan, and which focus on particular issues or places. They are subject to consultation, but are not subject to an independent examination.

## **Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)**

These terms are often used interchangeably and are often used to mean the same thing, although they technically have different definitions. It refers to assessing the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

## **Sustainable Development**

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

## **Sustainable Drainage Systems (SuDS)**

These systems aim to mimic the natural movement of water from a development, slowing run-off, reducing flood risk, improving water quality and potentially providing attractive features.

## **Sustainable Modes of Transport**

Sustainable modes of transport refers to the broad subject of transport that is sustainable in the senses of social, environmental and climate impacts.

## **Transport Assessment (TA)**

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

## **Travel Plan**

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action which is articulated in a document that is regularly reviewed.

## **Urban Extensions**

The planned expansion of a city or town which can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.

## **Use Classes Order**

The Town and Country Planning (Use Classes) Order 1987 and subsequent amendments, group a number of land uses into categories or 'Use Classes'. Changes of use within the same Use Class or between certain different Use Classes



as set out in the General Permitted Development Order (GPDO) are normally deemed to have consent and do not in most cases require specific planning permission.

### **Vitality and Viability (Town Centres)**

Terms used to assess the health of a town centre or other centre as measured by a number of indicators, such as the overall floorspace for retail and leisure, diversity of uses, range of goods that are sold, retailer representation, expenditure retention, rental values, level of vacancies, pedestrian 'footfall' figures, etc.

### **Windfall Schemes**

Sites not specifically identified in the development plan