

North Hertfordshire District Council Local Development Framework



LAND ALLOCATIONS - ISSUES AND OPTIONS CONSULTATION

24th January – 19th March 2008

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.2 – site B/e01 Land off Royston Road, Baldock (8.48ha)	
Commenting	
Comments We accept that if there is a need for some greenfield land to be developed for employment use, this site would be suitable, given that it is located between existing development on the south side of Royston Road and the railway line. However, we consider that development should be restricted to the Area of Special Restraint indicated as BSR on the current Local Plan Proposals Map Sheet A, so that it does not extend beyond the line of the existing and proposed residential development opposite.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.2 – site B/e02 Land off Royston Road, Baldock – extended (11.9ha)	
Objecting	
Comments Development of this site in the Green Belt would be inappropriate, given that it would consolidate development between Royston Road and the new bypass on the one hand and the railway line on the other. We see no overriding need to develop this site during the plan period. Its development would lead to pressure for the triangle of land on the south side of Royston Road, between it and the bypass, to be developed.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.2 – site R/e01 Land north of York Way, Royston	
Objecting	
Comments This site is grade 2 agricultural land, and its development would extend the development limits of Royston on the north west side right up to the bypass. Given that there is an over-supply of potential sites for employment use (paragraphs 3.9 – 3.11 of the consultation document), there is no overriding need to allocate this site during the plan period.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.2 – site H/e01 Transco site, Cadwell Lane, Hitchin	
Objecting	
<p>Comments</p> <p>We do not consider this site suitable for new outdoor sports facilities as suggested, since it is largely surrounded by industrial installations and the railway line. Employment use would be more appropriate, but care needs to be taken to safeguard this site for possible future rail use. A feasibility study of the possibility of using this site, or part of it, as a rail freight yard should be undertaken before allocating the site for another use.</p>	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.2 – site H/e02 Land north east of Wilbury Way, Hitchin	
Objecting	
<p>Comments</p> <p>Like site H/e01, this site should be safeguarded for possible future rail use, in view of the possibility of Network Rail pursuing the idea of a rail flyover. It should also be safeguarded as the possible route of a new access road into the industrial area. This notwithstanding, we consider that the agricultural part of the site should not be allocated for employment use at this stage, since there is already an over-supply of potential sites for employment use.</p>	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.10 Proposed addition to the Green Belt	
Supporting	
<p>Comments</p> <p>We strongly support the proposed addition to the Green Belt of the area between the existing Metropolitan Green Belt and South Bedfordshire Green Belt up to the A505 Offley bypass. This is in line with the East of England Plan Proposed Changes Policy SS7 which calls for a compensatory strategic extension to the Green Belt in North Hertfordshire. This extension is needed to compensate for the review of the Green Belt around Stevenage and the possible loss of green belt land east of Luton pursuant to the Milton Keynes and South Midlands Sub-Regional Strategy.</p>	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.12 – site O/o1 Land north of Luton Road, Offley	
Objecting	
Comments	
<p>This proposed replacement site for the existing allotments site on the opposite side of Luton Road is one hectare smaller (1.4ha instead of 2.4ha). The replacement site would also have the effect of extending the defined village boundary of Offley into the area of proposed additional Green Belt. We see no overriding justification for allocation the existing allotment site (O/r2) for housing development, in which case there is no need to allocate this replacement site for allotments.</p>	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.12 – site R/o1 Land west of Jarman Way, Royston	
Objecting	
Comments	
<p>We do not think this is a suitable site for a new football ground for Royston FC, to replace the existing football ground in the town which is proposed for residential development (site R/r7). While we are not opposed in principle to the relocation of the football ground and accept that an out-of-town (or edge-of-town) site is likely to be required, the new site should be acceptable in terms of location, accessibility, environmental impact, etc. Site R/o1 is Grade 2 agricultural land, and its development as a football ground would further extend the development limits of Royston up to the bypass. Access to it from the bypass would not be acceptable without extensive alterations to that part of the bypass; otherwise, access would have to be from the town through the industrial estate, which is also unsuitable.</p>	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.12 – site SI/b1 Land west of High Street, Gosmore	
Objecting	
Comments	
<p>We see no justification for removing this land from the Green Belt. To do so would extend the proposed identified village boundary of St Ippolyts/ Gosmore. Under draft Core Strategy Policy C, this would enable the permitting of some development within this area. In our view, this would have a detrimental impact on the character of this part of the village.</p>	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site B/r01 Land north of Bygrave Road, Baldock	
Objecting	
Comments	
This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site B/r02 Land south of Bygrave Road, Baldock	
Objecting	
Comments	
This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site B/r04 Land off Clothall Road, Baldock	
Objecting	
Comments	
This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site B/r11 Land south of Bygrave Road, Baldock	
Objecting	
Comments	
This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site B/r12 South of Clothall Common, Baldock	
Objecting	
Comments	
This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site B/r23 Land at Bygrave Road, Baldock	
Objecting	
Comments	
This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site BK/r03 Land at Windmill Close, Barkway	
Objecting	
Comments	
This site is outside the village boundary, and there is therefore a presumption against developing it under Policy 7 of the current Local Plan. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site BK/r04 Land off Cambridge Road, Barkway	
Objecting	
Comments	
This site is outside the village boundary, and there is therefore a presumption against developing it under Policy 7 of the current Local Plan. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site BL/r02 Land east of Picknage Road, Barley	
Objecting	
Comments	
This site is outside the village boundary, and there is therefore a presumption against developing it under Policy 7 of the current Local Plan. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site H/r14 Land at junction of Grays Lane and Crow Furlong, Hitchin	
Objecting	
Comments	
This paddock/orchard site is in the Green Belt. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site H/r24 Land at Lucas Lane, Hitchin	
Objecting	
Comments	
This site is in the Green Belt. It is currently in use as a sports field and no firm arrangements to re-provide the sports facilities on another suitable site have been agreed. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site H/r25 Land at junction of Grays Lane and Lucas Lane, Hitchin	
Objecting	
Comments	
This site is in the Green Belt. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site H/r30 Land south of Oughtonhead Lane, Hitchin	
Objecting	
Comments This site is in the Green Belt. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site H/r45 Top Field, Fishponds Road, Hitchin	
Objecting	
Comments This is a greenfield site, currently used as a football ground by Hitchin Football Club. There is no viable proposal to re-locate the football club to another site. There is no overriding need to allocate this site for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site K/r01 Land north of High Street, Kimpton	
Objecting	
Comments This site is in use as arable land. It forms a gap in the development on the western fringe of the village, and affords pleasant, open views to the north. Although designated as a Special Restraint site, excluded from the Green Belt, in the current Local Plan, there is no overriding need to allocate it for housing development during this plan period.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site L/r13 Land east of Talbot Way, Letchworth Garden City	
Objecting	
Comments This site is in the Green Belt and is currently in use as allotments, which would need to be re-provided. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – sites L/r15 and L/r27 Land west of Western Way, Letchworth Garden City	
Objecting	
Comments These sites are in the Green Belt and are Grade 2 agricultural land. There is no overriding need to allocate them for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site L/r33 Land north of Croft Lane, Letchworth Garden City	
Objecting	
Comments This site is in the Green Belt and is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site O/r2 Allotment gardens, Luton Road, Offley	
Objecting	
Comments This site is in use as allotments, which would have to be re-provided elsewhere. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site RD/r1 Land at Blacksmiths Lane, Reed	
Objecting	
Comments This site is in the Rural Area beyond the Green Belt, to which Policy 6 of the current Local Plan applies, and is Grade 2 agricultural land. The site is outside the proposed village boundary. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site S/r01 Dark Lane, Sandon	
Objecting	
Comments This is a vacant greenfield site inside the designated village boundary. Part of the site is Grade 2 agricultural land. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site S/r03 Land north of Payne End, Sandon	
Objecting	
Comments This site is outside the designated village boundary, and is therefore subject to Policy 7 of the current Local Plan. The site is inside the designated Conservation Area. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site SI/r3 Land south of Stevenage Road, St Ippolyts	
Objecting	
Comments This site is outside the proposed village boundary. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site WH/r1 Land south of High Street, Whitwell	
Objecting	
Comments This site is outside the designated village boundary, and is therefore subject to Policy 7 of the current Local Plan and the draft Core Strategy. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - ✓	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site WH/r2 Land south of High Street, Whitwell	
Objecting	
Comments This site is outside the designated village boundary, and is therefore subject to Policy 7 of the current Local Plan and the draft Core Strategy. There is no overriding need to allocate it for housing development.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal (Please indicate as appropriate):	
Land Allocations - ✓	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site R/r01 Ivy Farm, Baldock Road, Royston	
Objecting	
Comments Despite the existence of some derelict farm buildings on this site, we are reluctant to see it developed for housing. It might be a more appropriate location for a new football ground, rather than site R/o1 (see our separate objection to that site), given that it would be possible to access it from Baldock Road rather than the bypass. On the hand, there would be the problem of the impact on nearby Therfield Heath of football ground floodlighting.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal	
Land Allocations - ✓	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site R/r03 Land north of Betjeman Road, Royston	
Commenting	
Comments This site is Grade 2 agricultural land and forms a buffer between the existing development limits of Royston and the bypass. While we are reluctant to see greenfield land of this type developed, we accept that there will have to be some greenfield land released to meet the housing requirement imposed on the District. We are not, therefore, objecting to the proposed allocation of this site and the adjoining three other sites. However, in line with our comments on draft Core Strategy Policy F, we look to the Council to introduce a phasing policy so that these greenfield sites are not developed before all suitable and available brownfield sites have been used. In addition, we would like it to be a condition of allocating these sites at Royston that a tree belt or similar screening belt is provided to shelter any new development from the bypass and act as a corridor for wildlife.	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site R/r04 Land north of Coombelands Road, Royston	
Commenting	
Comments Comments as for site R/r03	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site R/r11 Land north of Lindsay Close, Royston	
Commenting	
Comments Comments as for site R/r03	

Are you commenting on the Land Allocation DPD or the Sustainability Appraisal	
Land Allocations - <input checked="" type="checkbox"/>	Sustainability Appraisal
Question, paragraph or site number you are commenting on: Q.14 – site R/r19 Land east of Thackeray Close, Royston	
Commenting	
Comments Comments as for site R/r03	

Thank you for your comments.

Completed forms should be returned no later than 19th March 2008 (**deadline 5pm**) to the address below:

Planning Policy and Projects
 North Hertfordshire District Council
 Council Offices
 Gernon Road
 Letchworth Garden City
 SG6 3JF

E-mail : planning.policy@north-herts.gov.uk
 Fax: 01462 – 474558