

Newsletter from Baldock, Bygrave and Clothall Planning Group

Mon 21/01/19

Dear Members

This is the first newsletter of 2019 and we would like to wish you a Happy New Year.

We want to draw your attention to the NHDC CONSULTATION which started on January 3rd and runs until March 4th (recently changed from February 14th). The consultation is inviting comments on the modifications to the Local Plan, which have been drafted following the examination of the plan by the Inspector.

The schedule of Main Modifications, is available to view:

- on the NHDC website: www.north-herts.gov.uk/localplan;
- at the Council Offices during normal opening hours; and
- in Baldock Library

We have concerns about a specific change that relates to the area labelled as BA3. This now designates the whole area of open space between Clothall Common and the Royston Road roundabout as housing land. NHDC has already proposed almost 300 homes next to Clothall Common. Allocating this extra land could mean building homes in a completely unsuitable place, losing some of the existing open space, which is well used by many people from Baldock and other areas, for walking, cycling and general recreation.

It would be helpful if as many people as possible submitted their comments regarding this modification, and spread the word to encourage others to write in as well.

You have until March 4th to inform NHDC of your comments either

- by email to local.plans@north-herts.gov.uk,
- by post (Strategic Planning and Projects Group, North Hertfordshire District Council, PO Box 10613, Nottingham, NG6 6DW) or
- through the web page: <https://north-herts.jdi-consult.net/localplan/>

To help, we've suggested some text that you could use, including the numbers of the 'main modifications' that you need to comment on:

I object to main modifications 207, 208 and 409 (changes to allocations BA3 and BA4, and supporting text) for these reasons:

1. *The changes are not effective, as they do not provide clear guidance on the appropriate extent of development in this part of Baldock.*

1. *As a result, the changes conflict with national planning policy because they could allow:*
 - *a much-used area of open space to be lost or eroded, without replacement provision (and this open space which will be needed more than ever with the housing proposed in the local plan)*

 - *building on potentially unstable land, as this area is formed from rubble excavated during the building of the Baldock by-pass*

 - *development on rising ground that would be of poor design, especially in relation to its surroundings*

1. *It is not justified, as showing this entire area as housing is unnecessary to allow the housing and related infrastructure proposed in the submission local plan to go ahead.*

The 'white land' that was left unallocated in the submission Local Plan should instead be designated as 'urban open land', which would safeguard its primary role as open space.

As you know, we are preparing a neighbourhood plan for Baldock with help from the community, to try to improve whatever development does take place. This will include protecting this area of open space. We'll be asking people's views on a draft in the spring. Do look out for it – it will be publicised through On Our Doorstep and local papers, and on our web site - www.bbplan.co.uk

We would like to get this information to as many people as we can and are planning a small leaflet drop around the area of Clothall common that would be most affected by this modification. If you feel able to help us deliver these in your area or have access to printing facilities for the leaflets we would very much appreciate hearing from you, by replying to this email.

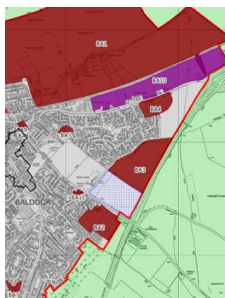
Thank you for your continued support.

Baldock, Bygrave and Clothall Neighbourhood Planning Group

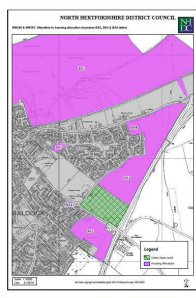
www.bbplan.co.uk

/

info@bbplan.co.uk



Before mods



After mods



View from mound