



MEETING : EXECUTIVE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : TUESDAY 25 OCTOBER 2016
TIME : 7.00 PM

MEMBERS OF THE EXECUTIVE

- | | | |
|-----------------------------------|---|---|
| Councillor Linda Haysey | - | Leader |
| Councillor Eric Buckmaster | - | Executive Member for Health and Wellbeing |
| Councillor Tony Jackson | - | Ambassador and Executive Member for Shared Services |
| Councillor Gary Jones | - | Deputy Leader and Executive Member for Economic Development |
| Councillor Graham McAndrew | - | Executive Member for Environment and the Public Space |
| Councillor Suzanne Rutland-Barsby | - | Executive Member for Development Management and Council Support |
| Councillor Geoffrey Williamson | - | Executive Member for Finance and Support Services |

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DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
 - must not participate in any discussion of the matter at the meeting;
 - must not participate in any vote taken on the matter at the meeting;
 - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
 - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
 - must leave the room while any discussion or voting takes place.
2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.
3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.
4. It is a criminal offence to:
 - fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
 - fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
 - participate in any discussion or vote on a matter in which a Member has a DPI;
 - knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

Public Attendance

East Herts Council welcomes public attendance at its meetings and will provide a reasonable number of agendas for viewing at the meeting. Please note that there is seating for 27 members of the public and space for a further 30 standing in the Council Chamber on a “first come first served” basis. When the Council anticipates a large attendance, an additional 30 members of the public can be accommodated in Room 27 (standing room only), again on a “first come, first served” basis, to view the meeting via webcast.

If you think a meeting you plan to attend could be very busy, you can check if the extra space will be available by emailing committee.services@eastherts.gov.uk or calling the Council on 01279 655261 and asking to speak to Democratic Services.

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable, which may include social media of any kind, such as tweeting, blogging or Facebook. However, oral reporting or commentary is prohibited. If you have any questions about this please contact Democratic Services (members of the press should contact the Press Office). Please note that the Chairman of the meeting has the discretion to halt any recording for a number of reasons, including disruption caused by the filming or the nature of the business being conducted. Anyone filming a meeting should focus only on those actively participating and be sensitive to the rights of minors, vulnerable adults and those members of the public who have not consented to being filmed.

AGENDA

1. Apologies

To receive apologies for absence.

2. Leader's Announcements

3. Minutes

To approve the Minutes of the meeting held on 19 September 2016 (previously circulated in Council Agenda of 22 September 2016).

4. Declarations of Interest

To receive any Member(s) declaration(s) of interest.

5. Discretionary Rate Relief - Update of East Herts Policy (Pages 7 - 26)

6. Mid-year Corporate Strategic Plan Progress Report (2016/17) (Pages 27 - 44)

7. Walkern Conservation Area Character Appraisal and Management Plan (Pages 45 - 102)

8. Response to the LSCC Growth Commission Report (Pages 103 - 128)

9. District Planning Executive Panel: Minutes - 13 October 2016

Report to follow

To consider recommendations on the following matters:

- (A) Sustainability Appraisal of the Strategic Spatial Options for the West Essex and East Hertfordshire Housing Market Area, September 2016
- (B) East Herts District Plan – Interim Duty To Co-operate Compliance Statement

(C) East Herts District Plan – Interim Consultation Statement

(D) Air Quality Planning Guidance, October 2016

10. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

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EAST HERTS COUNCIL

EXECUTIVE - 25 OCTOBER 2016

REPORT BY EXECUTIVE MEMBER FOR FINANCE AND
SUPPORT SERVICES

DISCRETIONARY RATE RELIEF POLICY

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- To determine a policy for Discretionary Rates Relief

<u>RECOMMENDATIONS FOR EXECUTIVE: that:</u>	
(A)	the recommendations of the Corporate Business Scrutiny Committee be received; and
(B)	the revised Discretionary Rates Relief policy as now submitted, be approved.

1 Background

- 1.1 The procedure for granting discretionary rates relief (DRR) requires updating to reflect previous non key decisions and to ensure that the level and type of relief being granted is consistent with the Council's objectives.
- 1.2 The current procedure requires the authority to periodically determine those groups of organisations which are eligible for discretionary relief, and enables officers to administer those applications. Applications not meeting the criteria or relating to other categories of relief are considered as individual non-key decisions.
- 1.3 A report was taken to Corporate Business Scrutiny on 11 October 2016 which detailed the background to DRR, the current policy and procedures and the potential areas for change.

1.4 CBS were happy to recommend the report and policy to the Executive.

2 Report

2.1 The attached policy and procedure document refreshes the list of organisations that the Council currently pre approves for awards of discretionary rate relief and the percentage of relief granted in each circumstance.

2.2 The policy also details the process to be followed in applying for these awards, particularly those which require non-key decisions, and those which officers are able to authorise.

2.3 The level of relief granted to each category detailed in the policy on pages 11 to 13, was last reviewed in 2011. It is appropriate to review the level of award periodically to ensure that it is consistent with the Council's objectives.

2.3.1 Discretionary Charitable Relief.

This category of application receives 80% mandatory relief, to which the Council contributes 40% of the cost. The DRR provides for a further 20% top up relief, to which the Council also contributes 40%.

The discretionary relief (20% of the liability) could be reduced for all applicants or a different percentage awarded to different groups of applicants.(up to 20% maximum)

2.3.2 Discretionary Rural Relief

This category of application receives 50% mandatory relief, to which the Council contributes 40% of the cost. The DRR provides for a further 50% top up relief, to which the council also contributes 40%. (Up to 50% maximum)

The discretionary relief (50% of the liability) could be reduced for all applicants or a different percentage awarded to different groups of applicants

2.3.3 Discretionary Charitable Relief. –non mandatory relief cases

This category of applicant are not eligible for mandatory relief, and discretionary relief is currently granted at 50% or 75% of the

liability dependent on type of organisation. The Council contributes 40%.

This relief could be increased (up to 100% maximum) or reduced. Changes in the level of relief will affect the Council by 40%, HCC by 10% and central government by 50%

2.3.4 All other relief categories except those fully funded by central government cost the Council 40%.

2.3.5 In 2015/16 £315k was granted in discretionary reliefs (excluding those fully funded by central government), which cost the Council £126k.

2.4 The proposed policy and procedure are shown at **Essential Reference Paper B**

3. Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background papers

None

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Contact Officer: Su Tarran Head of Revenues & Benefits shared service, ext 2075
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ESSENTIAL REFERENCE PAPER 'A'

Contribution to the Council's Corporate Priorities/ Objectives <i>(delete as appropriate):</i>	<p>Enable a flourishing local economy</p> <table border="1" data-bbox="491 367 1347 663"> <tr> <td data-bbox="491 367 1347 450">Support for our businesses and the local economy</td> </tr> <tr> <td data-bbox="491 450 1347 533">Vibrant town centres</td> </tr> <tr> <td data-bbox="491 533 1347 663">Working with others, to have achieved the right infrastructure for our businesses and communities</td> </tr> </table>	Support for our businesses and the local economy	Vibrant town centres	Working with others, to have achieved the right infrastructure for our businesses and communities
Support for our businesses and the local economy				
Vibrant town centres				
Working with others, to have achieved the right infrastructure for our businesses and communities				
Consultation:	Corporate Business Scrutiny Committee on 11 October			
Legal:	As set out in the report.			
Financial:	As set out in the report			
Human Resource:	None			
Risk Management:	None			

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East Herts District Council

**National Non Domestic Rates (NNDR)
Discretionary Rate Relief Policy and Procedure**

DRAFT

2016

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1. Background

Local Authorities have the power to grant Discretionary Rate Relief to organisations that meet certain criteria. The amount of relief granted is used to reduce the amount the organisation is liable to pay in Non Domestic Rates.

The cost of the relief is shared between Central Government (50%). Herts County Council (10%) and East Herts Council (40%).

2. Legislation

The law governing the granting of Discretionary Rate Relief is found in the Local Government Finance Act 1988 and subsequent amending legislation and Section 69 of the Localism Act 2011.

3. Purpose of the Policy

The purpose of this Policy is to specify how the Council will operate its discretionary powers under the Local Government Finance Act 1988 and to indicate the factors it will consider when deciding if relief can be awarded.

Through this policy, East Herts District Council is providing a mechanism to reduce, or remove the business rate liability from such charities, non - profit making organisations, certain rural businesses and other businesses that are providing valuable facilities and services to communities within its District.

The policy is intended to provide a simple transparent process that aligns awards of discretionary rate relief with the council's corporate priorities.

4. Decision Making

The Executive will determine the type of organisation which is generally eligible to receive discretionary rate relief.

Those currently authorised are detailed on pages 10-12, along with those that will require non-key decisions.

This will be reviewed periodically. (Last reviewed December 2011).

Applications received which do not satisfy this criteria will be considered as Non-Key decisions by the Executive member for Finance.

In cases where there is no funding implication to the Council, the authority to award the relief is delegated to the Head of Revenues and Benefits services in consultation with the Executive Member for Finance and Support Services and those officers administering the scheme.

This will include the authority to determine eligibility within any guidelines provided by the funding organisation.

This is likely to occur when central Government wishes to target support to a group or class of business for a specific purpose. Examples would include Flood Relief, or short term support for economic recovery objectives.

Discretionary Rate Relief will be awarded after taking into consideration all other reliefs an organisation may qualify for.

4.1 Charitable Bodies

Mandatory relief is given to institutions, organisations or trusts established for charitable purposes in respect of property used wholly or mainly for charitable purposes. Mandatory relief is 80% of the rates chargeable.

Charitable bodies can be awarded 20% discretionary relief 'top up', but only where there is significant evidence that the charitable activities provide a significant benefit to local residents.

4.2 Non-Profit Making Organisations

Non-profit making bodies (who are ineligible for mandatory relief) can be awarded up to 100% Discretionary Rate relief.

4.3 Community Amateur Sports Clubs (CASC)

Both mandatory and discretionary relief are available to registered Community Amateur Sports Clubs (CASC). They can receive 80% mandatory rate relief and up to 20% discretionary relief. Thus, up to 100% relief may be achieved.

4.4 Rural Rate Relief

Both mandatory and discretionary relief are available for businesses in rural areas. They can receive 50% mandatory rural relief and up to 50% discretionary rural relief. Thus, up to 100% relief may be achieved.

4.5 General Rate Relief

Section 69 of the Localism Act 2011 amends the Local Government Finance Act 1988 to allow local authorities the discretion to award rate relief to all types of businesses.

East Herts District Council has the discretion to award relief where it is in the Council Tax payer's interests to do so.

Ratepayers submitting an application shall set out, as part of the application; the benefits that the ratepayer considers will accrue to the District Council Taxpayers as a result of the award.

Relief will be considered on the individual merits of each case.

4.6 Hardship Relief

Where a business is suffering hardship that has been caused through exceptional circumstances the Council can grant discretionary relief. When considering an application the Council will require some form of financial statement. Audited accounts are preferred, but if these are not available, other documents such as bank statements or cash books etc may be accepted. In the case of an individual, the Council may also require a statement of means.

To back up an application the Council will also need to know what exceptional circumstances have led to a particular situation and why, in the applicant's view, the Council should reduce their liability.

Each application shall be determined upon its own merits.

4.7 Part occupied premises

Relief may be granted when a property is partly occupied for a temporary period. The Council has a discretion as to whether to request an apportionment of the rateable value or not from the Valuation Office agency. The amount of relief awarded is based on the apportioned rateable value as determined by the Valuation Office Agency.

The apportioned value applies to the operative period. This begins when an application is received by the Council, and ends on :

- The occupation of any of the unoccupied part of the premises
- The ending of the financial year
- The requirement of a further apportionment
- The complete occupation of the premises
- The complete vacation of the premises

Each case is considered individually. Relief may be granted where there is for example a practical difficulty in either occupying or vacating the

premises. It is not intended for all premises which temporarily become partly occupied. Awards will not usually exceed one financial year, and subsequent applications for the same hereditament are unlikely to be successful.

Favourable consideration would not normally be given (but not limited to):

- A period that has passed
- Consecutive periods
- A company moving out of the Council's area
- Where part is sublet
- Where the part occupation is likely to last more than 3 months (6 if industrial premises)
- Where part occupation is seasonal or cyclical in nature

Retrospective granting of relief where a request is made after the premises become fully occupied or fully vacated will not be granted.

Applications must be supported by a plan identifying the unoccupied areas, and these may be inspected by the Council.

5. Claiming Discretionary Rate Relief

5.1 State Aid and Reliefs

European Union competition rules generally prohibit Government subsidies to businesses.

Relief from taxes, including non-domestic rates, can constitute state aid. We need to bear this in mind when granting discretionary rate reliefs.

Any form of discretionary relief can constitute state aid, and this needs to be taken into account with any other state aid that the organisation is receiving.

Rate relief shall not be awarded in any circumstances where it appears that an award will result in the ratepayer receiving state aid that is above the current de minimis level.

5.2 Claim Forms

-A claim must be made on an approved application form. Applications forms can be downloaded from the Council website or can be obtained by contacting the Council

We will issue application forms on request or in circumstances where we consider an organisation may be entitled to relief.

Applications may not be needed in cases where a group or class of ratepayer are affected. This is likely to be restricted to situations where relief is granted

in response to special circumstances e.g. Flood Relief. The Head of Revenues and Benefits will determine situations when an application form is not necessary.

Any form must be completed by the ratepayer or a person authorised to sign on behalf of the ratepayer.

A person authorised to sign on behalf of the ratepayer is:

- a partnership - a partner of the partnership;
- a trust - a trustee of that trust;
- a body corporate – a director of that body, and
- in any other case a person duly authorised to sign on behalf of the ratepayer.

5.3 Information Required

The information required will depend upon the type of relief being applied for. Where an organisation is required to provide information, this should be submitted with the application. No applications will be considered without the appropriate supporting information. Evidence required may include:

- The rules of the organisation or its Memorandum and Articles of Association.
- The last two years' audited accounts (If the organisation is a new organisation and audited accounts are not available, the organisation should provide a statement on their finances, showing the income and expenditure)
- A copy of the Business Plan describing objectives, strategies, sales, marketing and financial forecasts.

We may, in some cases, verify the information given by the organisation applying by contacting third parties and other organisations.

We may request any reasonable evidence in support of the application.

All information supplied will be dealt with in the strictest confidence.

5.4 Period of Award

All awards will be made for a set period only.

The Council will decide the period that Discretionary Rate Relief will be awarded for, dependent on the circumstances of the application.

An award of Discretionary Rate Relief at any time does not guarantee that a further award will be made at a later date even if the circumstances of the organisation have not changed.

5.5 Changes in Liability

The Council may review the award in line with any increase or decrease in liability.

6. Payment of Awards

All relief awarded will be paid to help with the Non Domestic Rate liability. We will credit the relief direct to the organisation's Non Domestic Rate account.

7. Notifications

The Council will inform the organisation applying in writing of the outcome of their application for Discretionary Rate Relief.

Where the application is not successful, the notification will provide full reasons why we have decided not to award Discretionary Rate Relief and details of the applicant's right to ask us to look at the decision again.

Where the application is successful, the notification will include the following information:-

- The period of the award
- The percentage of the rate liability awarded for that period.
- The amount of Rate Relief to be awarded for the period.
- An amended Non Domestic Rate Demand.
- The right to ask us to look again at the decision.

8. Overpayments

The Council will recover all overpayments of Discretionary Rate Relief through the organisation's Non Domestic Rate account.

9. Right of Appeal

Whilst there is no formal right of appeal, an applicant may write and tell us why they consider the decision is wrong, i.e. if they consider we have not taken all relevant information into account. Requests for a review of the decision should be submitted within one month of the date that the decision notice is issued. We will check Discretionary Rate Relief applications thoroughly and take account of any information provided by the applicant. This is called 'reconsidering' the decision.

The reconsideration will be carried out by the Section 151 officer. We will write to advise the applicant of the outcome of the reconsideration and if we are not changing the decision, we will explain why.

10. Fraud

The Council is committed to the fight against fraud in all its forms. An organisation who tries to fraudulently apply for Discretionary Rate Relief by falsely declaring their circumstances or providing a false statement or evidence in support of their application, may have committed an offence under the Theft Act 1968. Where we suspect that such an offence may have occurred, the matter will be investigated in line with the Council's Enforcement Policy. This may lead to criminal proceedings being instigated.

11. Publicity

The Council will include information about Discretionary Rate Relief with Non Domestic Rate Demands and within the Non Domestic Rate Section of the Council's website.

12. Review

This policy will be reviewed periodically, taking into account Council policies and priorities and any changes in legislation.

13. Eligibility and Exclusions

13.1 General exclusions

13.1.1 The following organisations are unlikely to be granted DRR:

- Schools
- Housing associations
- Charity shops who do not operate exclusively in East Herts
- National charities
- Organisations that provide gaming facilities and/or a licensed bar as the major function in relation to the services provided
- Those that do not meet the specific objectives that the Council wishes to promote and which are set out in the Key Criteria below.
- DRR will not normally be considered for empty properties.

13.2 Key Criteria

13.2.1 The Council may grant up to 100% discretionary rate relief to those charities and other organisations where contractual commitments exist with the Council therefore alleviating the need for the Council to provide services direct and where additional costs would fall to Council tax payers.

13.2.2 The Council will consider awarding DRR to all organisations that meet the qualifying criteria. Each case will be judged on its own merits and the Council will award relief at its own discretion.

In all cases the following criteria must be satisfied by organisations wishing to claim DRR:

- i. The organisation must submit its two most recent sets of accounts in order that the Council may conduct a financial assessment.
- ii. Applications must be made annually or when otherwise requested
- iii. The organisation must demonstrate that it supports the Council's objectives or that it is a community group or an organisation providing advice or support to the residents in the District;
- iv. The organisation must provide services (indicatively a minimum of 75%) to people who live in East Herts . (Where hereditaments combine different accommodation types, organisations will need to evidence that each satisfy the above criteria.)
- v. The organisation must be accessible to all. Membership should be open to all sections of the community. Applicant organisations should operate to equal opportunities policies;
- vi. Sports clubs must not provide payments or other significant benefits to players.
- vii. The organisation must not have political affiliations.
- viii. Details of reliefs or grants from other organisations or from other Council sources must be declared.

Category of Relief	Policy from 1.4.2016
<p>20% Discretionary Charitable Relief (Top Up) is granted where 80% Mandatory Charitable Relief is applicable <i>and there is a direct benefit to the local community,</i> to the following organisations:-</p>	<ul style="list-style-type: none"> • Citizens Advice Bureaux • The Samaritans • Aged persons organisations • Disabled persons organisations • Youth associations • Village halls • Museums (regularly open to the public) • Animal Rescue (Animal Welfare) • Herts Aid -(Support for families and people suffering from AIDS) • Home Start -(Support for families with young children) • Isabel Hospice -(Charity gift shops benefiting the seriously ill) • St Elizabeth Home-(Charity gift shops benefiting the disabled) • Future Living Hertford-(Support and rehabilitation centre) • Leisure services – providing services at Grange Paddocks, Hartham, Fanshaw Pool, Leventhorpe and Ward Freeman Swimming Pool,

<p>50% Discretionary Rural Relief is granted where 50% Mandatory Rural relief is applicable <i>and there is a direct benefit to the local community</i>, to:-</p>	<ul style="list-style-type: none"> • Village post offices/stores in a designated rural area with a rateable value up to £8500. • Food shops in a designated rural area with a rateable value up to £8500.
<p>75% Discretionary Charitable relief is granted where Mandatory Charitable relief is <i>not applicable and there is a direct benefit to the local community to the following:-</i></p>	<ul style="list-style-type: none"> • Aged persons organisations • Disabled persons organisations • Youth organisations • Village halls • Museums(regularly open to the public) • Cultural societies
<p>50% Discretionary Charitable relief is granted where Mandatory Charitable relief is <i>not applicable and there is a direct benefit to the local community</i>, to the following:-</p>	<ul style="list-style-type: none"> • Playschools/playgroups, miscellaneous clubs and other organisations • Village stores in a designated rural area with a rateable value between £8500 and £16500
<p>Up to 100% general rate relief in particular where the award will directly result in attracting businesses, investment or jobs to the local area.</p>	<ul style="list-style-type: none"> • Applications considered individually as non-key decisions

<p>Up to 100% hardship relief when it is in the 'interests' of Council Tax Payers in an area <i>e.g. where the employment prospects in the area would be worsened or the amenities of an area might be reduced e.g. the loss of the only shop in the village</i></p>	<ul style="list-style-type: none"> • Applications considered individually as non-key decisions
<p>Section 44a partial occupation relief as calculated by the District Valuer</p>	<ul style="list-style-type: none"> • Each application will be looked at on an individual basis taking into account the full facts leading to the property becoming partially unoccupied for a short period of time, and will be determined as a non-key decision.
<p>In cases where there is no funding implication to the Council; For example; when the relief is fully funded by central government</p>	<ul style="list-style-type: none"> • Administered by officers in accordance with the scheme requirements specified by central government,

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EAST HERTS COUNCIL

EXECUTIVE – 25 OCTOBER 2016

REPORT BY EXECUTIVE MEMBER OF FINANCE AND SUPPORT SERVICES

MID YEAR PROGRESS REPORT ON THE DELIVERY OF THE CORPORATE STRATEGIC PLAN

WARD(S) AFFECTED: All

Purpose/Summary of Report

- This report sets out the progress that has been made from 1 April to 30 September 2016 in implementing the key actions and performance indicators that support the council's Corporate Strategic Plan.

<u>RECOMMENDATION FOR EXECUTIVE:</u> That:	
(A)	the mid year progress report be approved.

1.0 Background

1.1 The council's Corporate Strategic Plan sets out the strategic priorities and key actions the council wants to deliver over the next four years.

2.0 Report

2.1 The Corporate Strategic Plan is attached in **Essential Reference Paper 'B'**. It sets out the key themes and objectives that the Council wishes to achieve between now and 2019/20. It also contains the key actions and performance indicators that will help ensure the themes and objectives are delivered. These will be refreshed annually.

2.2 The financial Implications associated with delivering the corporate strategic plan were set out in the Budget Report and the 2016/17 – 2019/20 Medium Term Financial Plan. This report was

presented to Joint Scrutiny Committee on 19 January 2016 and Executive on 2 February 2016.

- 2.3 This report provides an update on how the council is progressing at implementing the key actions and performing against the performance indicators where data is available.
- 2.4 Corporate Business Scrutiny Committee considered the report at their meeting on 11 October 2016 and made a couple of comments that have been incorporated into **Essential Reference Paper 'B'**.
- 2.5 A full report looking back at 2016/17 will be prepared for publication in autumn 2017.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	Priority 1 – Improve the health and wellbeing of our communities Priority 2 – Enhance the quality of people's lives Priority 3 – Enable a flourishing local economy
Consultation:	The senior management team were consulted on the midyear progress report.
Legal:	There are no legal implications. Specific legal implications relating to actions set out in the plan will be considered as part of their implementation.
Financial:	The financial implications associated with delivering the corporate strategic plan are set out in the Budget Report and the 2016/17 – 2019/20 Medium Term Financial Plan. This report was presented to Joint Scrutiny Committee on 19 January 2016 and Executive on 8 March 2016.
Human Resource:	There are no human resources implications.
Risk Management:	Effective performance management arrangements helps to ensure that the council's priorities and objectives are met and supports greater transparency and increases local accountability. The monitoring of the Corporate Strategic Plan is one tool designed to help deliver this. Specific risk management implications relating to actions set out in the plan will be considered as part of their implementation.
Health and wellbeing – issues and impacts:	There are no direct Health and Wellbeing implications in regard to this report. However one of the council's objectives does support the health and wellbeing agenda.

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SERVICE PLANS 2016/17 – 2019/20

Key actions underpinning the new corporate strategic plan

Corporate Priority: Improve the health and wellbeing of our communities				
Outcome: Residents living active and healthy lives				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome HH18: Support the development of the council's community leadership role through engagement, promotion and partnership				
HH18.1 Provide sport activities for over 50s in our towns and villages through the 'Forever Active' East Herts programme.	EHPI 140 – Number of over 50s participating in 'Forever Active' programme.	31 March 2019	Engagement and Partnership Team Leader	Action On Target. To date we have 40 venues that are running classes or are in the pipeline. In the three months April – June 2016, 283 people took part in Forever Active activities. We anticipate exceeding our annual target of 854 by some considerable margin.
Service Outcome O1: Develop and provide facilities which meet the strategic and longer term operational needs of the council				
O1.1 Produce a leisure strategy to determine future direction and planning for the council's two Leisure Centres and three joint use swimming pools.	Agreed strategy that informs the next leisure services contract and decision making on service delivery models. Milestones: Member Task and Finish Group report Outline proposals to Executive Sports and Physical Activity Strategy approved Options appraisal Approved Strategy on future direction of our two centres and joint use pools Contract procurement New contract starts	June 2016 ✓ July 2016 ✓ June 2017 February 2017 July 2017 July 2017 January 2019	Head of Operations	Action On Target. Direction of travel for facility developments and leisure management contract approved by Executive in July 2016. Work commencing on procuring consultants to carry out an options appraisal to determine future business model. The Task and Finish group are now developing a Sports and Physical Activity Strategy to inform the programming of facility activity and the wider contribution of physical activity on health and wellbeing.
Service Outcome O2: Deliver improvements to specific open spaces in accordance with the Parks and Open Spaces Strategy and Health and Wellbeing Objectives				
O2.1 Invest in our parks and open spaces to encourage health and fitness including improvements to Grange Paddocks, Hartham Common and Presdales Recreation Ground.	Targets identified in strategy are met. Milestones: Deliver management plan for Hertford Castle Grounds in partnership with the Town Council.	March 2017	Environment Manager – Open Spaces	Action On Target. Work has been started with Countryside Management Service to draft a Hertford Castle management plan to explore improvements for: - Play area access and facilities - Ashley Webb shelter - Garden Mound - Planting trees and shrub beds This piece of work will initiate discussions regarding the future direction of work for Hertford Castle Gardens in partnership with the Town Council.

Driver	Measure	Deadline	Lead Officer	April – September Progress
	New play area and footpath improvements at Grange Paddocks.	March 2017		The following work has taken place to date: <ul style="list-style-type: none"> • Desktop assessment of play area and access (June 2016) • Site meetings to explore location (July 2016) • Public engagement with residents and key stakeholders (Aug 2016) • Construction of a new play area and footpath improvements will take place by November 2016.
	Continue process to deliver connected links between open spaces.	March 2017		The Parks and Beyond project to link open spaces in Bishop's Stortford is now complete. Through improved walking paths and new signage residents now have clear information connecting 5 Open spaces/walking routes across Bishop Stortford. Local volunteers will assist in installing the boards and leaflets will be distributed by October 2016. An open day inviting residents and key stakeholders took place on 23 September 2016.
	Improve Hartham Common by: <ul style="list-style-type: none"> a) Commissioning initial stages of a project to improve Hartham Common entrance area. b) Delivering a new destination play area at Hartham Common. 	TBC		Project to improve entrance area on hold to review wider implications of leisure facilities strategy in relation to Hartham Leisure Centre. The new play area at Hartham Common is due for consideration in 2017/18 pending this year's design project.
	Seek grant funding from Heritage Lottery fund (HLF) to commission an archaeological and access project at Pishiobury Park, Sawbridgeworth.	March 2018		HLF grant funding is due for consideration for Pishiobury Park in 2017/18.
	Deliver car park, footpath improvements & health/play facilities at Bishops Park.	March 2018		The car park, footpath improvements & health/play facilities at Bishop's Park are under way. Officers have engaged with HCC highways and rights of way colleagues to inform the design to ensure safe access through the park. A public engagement process will be carried out in October 2016 to gauge public support for the access changes and to obtain feedback to choose appropriate equipment for an older children's play area. Works will then be undertaken by February 2017
	Presdales Recreation Ground, Ware - Installation of a circular walk, car park improvements and woodland restoration.	March 2018		The Presdales project is on target for completion by March 2018.

Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome HH9: Improve public wellbeing and deliver cost effective public health				
HH9.1 Implement the Wellbeing Dementia Friendly Homes Project in order to increase the quality of life for those diagnosed with dementia and their carers.	<p>Number of recipients of assessment visits; target 210 – for two years 2015/16 & 2016/17 inclusive</p> <p>Number of low cost high impact measures delivered; notional target 210 – for two years 2015/16 & 2016/17 inclusive.</p> <p>Number of recipients receiving higher cost measures facilitated through the scheme – monitoring only, no target set.</p>	March 2017	Environmental Health Manager – Residential	<p>The cumulative target is 210 assessments carried out in 2015/16 – 2016/17 inclusive.</p> <p>At the beginning of September 2016,:</p> <ul style="list-style-type: none"> The cumulative number completed was 97. The rate of assessments being carried out will need to increase to achieve the target The cumulative number of low cost/high impact measures carried out totalled 174 – this is in line with the target set Three higher cost measures have been delivered. <p>Case Study 1: Mr and Mrs Smith [not real names]</p> <ul style="list-style-type: none"> Mr Smith has the early stages of Dementia and Huntingdon's. Interventions include: Name plates on all doors within the house to alleviate confusion LED lights and glow-in-the-dark tap around doors and light switches, notably the bathroom, to aid getting around at night Identification of day care and carer support. <p>Case Study 2: Mr and Mrs Khan [not real names]</p> <ul style="list-style-type: none"> Mr Khan experiences a severe need to hoard which is causing a fire risk and stress and anxiety to him and his wife. Interventions include: Installation of fire alarms by the Fire Service to reduce the risk of harm due to fire Installation of a careline alarm, primarily to alleviate carer stress Referral to social services.
HH9.3 Identify or build new partnerships and projects that meet Local Public Health priorities and are financially attractive for attracting future funding/ commissioning.	Delivery of projects that tackle mental health (jointly with HCC' Public Health function)	March 2017	Environmental Health Promotion Officer	<p>This action was originally identified as part of the priority setting for allocating the Members matched funding. A thorough review of the Council's activities regarding the promotion of health and wellbeing commenced in August 2016. It is anticipated that this will inform a more strategic approach to grant giving and joint working with partners from quarter 4 2016/17 onwards. Once the review has been completed officers will consider whether the action needs to be deleted or updated with a more relevant task.</p>

Corporate Priority: Improve the health and wellbeing of our communities				
Outcome: Support for our vulnerable families and individuals				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome HH16: Prevent homelessness and sustain tenancies				
HH16.4 Implement the Homeless Strategy, focusing on providing appropriate and timely housing advice to prevent homelessness.	<p>Number applicants prevented from becoming homeless by the proactive intervention of the Housing Service.</p> <p>EHPI 151 – Number of homeless households living in temporary accommodation at the end of the quarter.</p> <p>EHPI 152 – The number of applicants accepted as owed the main homelessness duty to secure accommodation.</p> <p>EHPI 153 – Number of applicants that presented to the council as homeless.</p> <p>NEW EHPI 150 – Number of prevented homeless applications.</p>	March 2019	Housing Manager	Action On Target. Strategy tracked through the indicators. No indicator causing concern or off track. Indicators are trend only and are monitored through Leadership Team and Corporate Business Scrutiny.
Service Outcome RB3: Deliver Housing Benefit and Council Tax Support				
RB3.6 Work with partners to assist customers through the transition into universal credit	Customers assisted and signposted appropriately when transitioned into universal credit.	March 2017 ✓	Head of Revenues and Benefits	Action Achieved. Universal credit successfully introduced in February 2016, working closely with Department of Work and Pensions (DWP) & Citizens Advice Bureau (CAB). As at September 2016 universal credit roll out continues slowly. Working closely with DWP & CAB to support customers through transition.
RB3.1 Process new housing benefit claims and changes in circumstances within 10 working days	EHPI 181 – Time taken to process Housing Benefit new claims and change events achieved.	March 2017	Head of Revenues and Benefits	Action On Target. As at 30 September 2016 the cumulative performance is 8.23 days well within target.

Corporate Priority: Improve the health and wellbeing of our communities				
Outcome: Communities engaged in local issues				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome O3: Reduce carbon dioxide emissions from our own operations by 25% by 2020 and work with partners to reduce the emissions of households and businesses				
O3.1 Work with local community groups to develop community energy schemes in East Herts.	<p>Number of community groups delivering local energy projects. Actual measure of energy generated (kWhrs) and reinvestment (£).</p> <p>Milestones: Develop a scheme of renewable energy in relation to the Council's estate and act as a source of publicity, information and advice on community energy schemes through appropriate media.</p>	March 2018	Environmental Strategy and Development Manager	<p>Action On Target.</p> <ul style="list-style-type: none"> • A report setting out progress made and future programme of delivery will be presented to Leadership Team in October 2016. Some Initiatives undertaken to date: • A Community Energy Network has been established – meeting every 2/3 months. This network aims to promote the understanding and benefits of community energy schemes. Aiming to bring together groups wishing to progress/understand community energy schemes. • 3 community energy scheme sites now installed (September 2016) in East Herts, through local people raising approximately £98,000 share capital to install solar panels, generating capacity of 58kWhrs. Sites include: <ul style="list-style-type: none"> ○ Mill Mead School ○ Hunsdon JMI near Ware ○ Morgans Primary, Hertford • Draft information “toolkit” on community energy sign posting out for consultation with key stakeholders • 1 December 2016 – Presentation planned to East Herts Village Hall Conference – on opportunity and benefits of community energy for village/parish halls and community buildings. • Discussion underway with LEP to identify possible funding for a potential community energy and business scheme.

Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome CSP13: Supporting the rural economy				
CSP13.2 Support communities in rural areas with accessing infrastructure for super-fast broadband by working with the “Connecting Counties” programme and raising awareness of other options	EHPI 5.11 – Percentage of superfast broadband accessibility in the district (defined as over 30 Mb/s) Raise awareness locally about additional options available for super-fast broadband.	May 2016 ✓	Economic Development Manager	Action On Target. This process has been supported by one of the council's graduate trainees. The main delivery mechanism for improved broadband is provided through the HCC and Bucks CC contract with BT - the Connected Counties Programme. However, the council has put together a fact sheet on all the options available and shared this with all Members and key partners including parish councils. This information was also publicised in Link magazine. East Herts will continue to monitor progress with Connected Counties and support rural areas in need of information around other options (e.g. Gigaclear).
	NEW MILESTONE: Support ward councillors in rural areas to facilitate delivery of super- fast broadband and continue marketing the options available to maintain interest. E.g. specific project in Hertford Heath.	May 2017	Economic Development Manager	Action On Target. Queries have been received from the Hertford Heath and the Letty Green areas. Further support will be provided to help raise local interest in options other than Connecting Counties.
Service Outcome CSP3: To support all services to move to a platform of digital service delivery, ensuring face to face and telephone services are maintained for those who need them in line with the council's Customer Service Strategy and Action Plan				
NEW D1: Develop a new Target Operating Model (TOM) for the Council that will deliver an improved digital offer for our customers. Undertake process reviews to ensure that our digital offer is efficient, effective and responsive	Increased digital access for our customers, process reviews of our key services to ensure that services are delivered to most effective digital standards and embracing new technology to shape our customer service offer	June 2016-June 2018	Director	Action On Target: <ul style="list-style-type: none"> Engaged external consultants, in conjunction with Stevenage, to develop TOM as well as design a sustainable approach to reviewing our processes Draft terms of reference for Digital East Herts steering group agreed and first meeting held Workshop held with Leadership Team to scope out the guiding principles of a new TOM. Work underway on pilot projects to deliver process reviews and improving customer access
CSP3.1 To drive the delivery of the Customer Service Strategy, supplementing the work of the Customer Service Manager focussed on establishment of business cases, project initiation and approach for key customer service projects: - Single 'My East Herts' Customer platform for the internet - Customer Contact Management System including Complaints System - Email monitoring and management - Face to face queue management information system, support channel modelling and shift targets within services.	Completion of business cases, decisions and project commencement. EHPI 5.10 – Percentage of service accessible via digital channels	June 2016 – June 2018	Customer Service Manager	Action under review pending development of the TOM – no progress on actions as yet. The TOM will help determine where these projects fit into the wider Digital East Herts programme. As at September 2016 47% (54 out of 114) of our key services (as defined by a SOCTIM study) are accessible via a digital channel.

Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome CSP4: To continuously improve access to services in a way suited to our customers, not limited by our organisational structure				
CSP4.3 Provision of efficient, easy to use telephony facilities to access services and for staff to have the tools required to support efficient working.	Delivery of the Telephony Improvement Project Phase 2.	March 2017	Customer Service Manager	Action On Target. The telephone improvement project phase 2 is on target.
CSP4.4 Provision of efficient, effective face to face services ensuring customers can access the services they need as quickly as possible when visiting our offices.	Customers having access to services when visiting our offices.	July 2016 ✓	Customer Service Manager	Action Achieved. Desktop machines have been placed in Hertford and Bishop's Stortford to allow customers to access information over the internet. However Digital East Herts will assist in making sure as many issues as possible can be resolved at first point of contact.
	Re-configuration of physical Customer Service Centres to support assisted digital self-service and encourage channel shift. Proposals for technology and physical environment.	July 2017	Customer Service Manager	Action On Target. However only minor improvements have been made the physical environment (such as booths being placed in reception to enable customers to have more private conversations). Further improvements to the overall customer experience will be considered through the Digital East Herts programme.
Service Outcome CSP5: To improve efficiency and satisfaction through a website that encourages use of digital services, especially self-service				
CSP5.1 Rationalised Web and Intranet content and structure support.	Centralised Content Management supplemented by service for two years. Reduction in content. Satisfaction rating of search engine/ease of use.	March 2018	Digital Media and Information Manager	Action On Target. As part of the Digital East Herts project we are reviewing the website and intranet and any significant changes in the medium to long term will be addressed as part of that project. However in the short term a number of improvements have been made including revising content on Business Rates, Council Tax and Hertford Theatre pages. New templates for the website will be also be implemented in late September.

Corporate Priority: Enhance the quality of people's lives				
Outcome: Attractive and clean places				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome O2 and O6: Deliver improvements to specific open spaces in accordance with the Parks and Open Spaces Strategy and Health and Wellbeing Objectives				
O6.1 Deliver successful Heritage Lottery Fund (HLF) Stage 1 bid for Waytemore Castle, Bishop's Stortford.	<p>Attract external funding c. £1.2m+ to develop the site to destination status. Provide improve facilities for the local community of Bishop's Stortford in partnership with the Town Council. Improve the attractiveness of the town as a place to visit.</p> <p>Milestones: Bid Submission – Stage1. Development Phase. Implementation Phase.</p>	<p>August 2016 ✓ 2017 – 2018 2019 – 2020</p>	Environment Manager – Open Spaces	<p>Action On Target.</p> <ul style="list-style-type: none"> Formal stakeholder meetings have been held chaired by the Executive Member for Environment and Public Spaces. A public engagement exercise was completed at the Bishop's Stortford Town Council carnival in July 2016 to introduce the initial plan. Draft application pitched to HLF officers in early Aug 2016. Final bid was submitted at the end of Aug 2016 with support from Countryside Management Service (CMS). HLF board will meet and assess in December 2016 to decide whether this will be one of the applications which they will take forward to the development stage in 2017.
Service Outcome O4: Work with partners to manage environmental crime				
O4.1 Implement the Council Environmental Crime Strategy and associated Public Space Protection Orders (PSOPs).	<p>Raised awareness of effects of environmental crime; its impact on the environment and penalties for offenders.</p> <p>Milestones: Environmental Crime Strategy and PSPOs approved by the Executive. PSPO Implementation. Media Campaign on environmental crime including fly, tipping, dog fouling, new measures and penalties.</p>	<p>March 2017</p> <p>March 2016 ✓ August 2016 ✓ February 2016 – March 2017</p>	Environmental Inspection Team Manager	<p>Action On Target.</p> <ul style="list-style-type: none"> Environmental Crime Strategy and PSPOs approved by the Executive in March 2016. The new Public Space Protection Order commenced May 2016. Publicity undertaken on new measures and responsible dog ownership which included an article in the summer issue of Link magazine. The powers cover: <ul style="list-style-type: none"> Dog Fouling Dogs on leads when directed Dogs on leads in specific areas Dog exclusion in specific areas Walking more than 4 dogs Failing to produce a receptacle for picking up dog faeces Failure to meet requirements could lead to a £100 fine or prosecution. Leaflets and Signs were produced to inform public on new PSPOs. In addition a Non Key Decision Report regarding a pilot project for using a contractor to issue fixed penalty notices for litter/dog fouling was agreed in Aug 2016. Project planning on the launch of this work is currently taking place.

Driver	Measure	Deadline	Lead Officer	April – September Progress
				<ul style="list-style-type: none"> Further work on fly tipping has taken place in conjunction with the Herts Fly tipping Group in Autumn 2016 – the partnership has agreed a fixed penalty of £300 with a discount of £100 for early payment. This currently being developed as a non-key decision.
Service Outcome HH5: Bring Empty Homes back into use				
HH5.1 Work with owners to return empty properties back into use.	Number of empty homes reoccupied – EHPI 64 – Vacant dwellings returned to occupation or demolished.	March 2017	Environmental Health Manager - Residential	<p>Action On Target. Likely to achieve the annual target of 10. At beginning of September 2016:</p> <ul style="list-style-type: none"> 549 empty properties are in listed on the Empty Homes Officer’s work programme The owners of 471 empty properties have been contacted since April 2016 (102 by Housing and Health and 369 by Council Tax) Six properties have been brought back to use so far in 2016/17 (three are fully verified as back in use, three are undergoing final verification) Three further properties are in the process of undergoing works funded with loans or with detailed advice One CPO is progressing It is projected that at least 10 empty properties will be brought back into use in 2016/17 (this is the current target). <p>An additional ½ FTE Empty Homes Officer is being recruited. The interviews are taking place w/c 19 September. This will increase capacity.</p>

Corporate Priority: Enhance the quality of people's lives				
Outcome: Future housing development meeting the needs of the district				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome PBC1: Progress to the completion of the District Plan to provide a robust and effective planning policy framework for the district				
PBC1.1 Publication and adoption of the District Plan.	<p>Progress to publication of pre-submission version of District Plan (agreed at Executive and Council)</p> <p>Complete consultation on pre-submission version of District Plan.</p> <p>Submission of Plan to Planning Inspectorate for Examination</p> <p>Ensure the council meets government requirements for the plan to be published by early 2017.</p> <p>Target for EHPI 159 – Supply of ready to develop housing sites achieved.</p> <p>Target for EHPI 154 – Net additional homes provided.</p>	<p>September 2016</p> <p>December 2016</p> <p>March 2017</p> <p>March 2017</p>	Planning Policy Manager	Action On Target. Action remains on target reports submitted to the Executive Panel meetings in September 2016 (and then to Executive and Council) to endorse the pre-submission version of the District Plan for publication and consultation to be completed prior to end of 2016.
Service Outcome PBC2: Efficient and effective decision making in relation to significant and key development proposals to ensure delivery of housing and appropriate infrastructure				
PBC2.1 Seek to shape development proposals for key sites in the district including the broad locations for development identified in the District Plan.	<p>Management of development proposals in relation to these and other key sites in agreement with landowner and promoter parties.</p> <p>Target for EHPI 157a – Processing of planning applications: Major applications.</p>	Ongoing	Development Manager	<p>Action On Target. Work on the District Plan has informed a number of the broad locations for development and they are now to be allocated in the forthcoming pre-submission version of the District Plan as site allocations. Engagement is active with site owners and developers at present in relation to sites at the Goods Yard, Bishop's Stortford; ASR5, Bishop's Stortford; Gresley Park, East of Stevenage; Gilston and East of Welwyn Garden City. Allies and Morrison are due to bring forward a consultation version of proposals for the town centre in Bishop's Stortford and a Member Steering Group is active in relation to the delivery of the HUDS work in Hertford.</p> <p>As at 31 August performance of processing major planning applications is at 100% well within target.</p>
Service Outcome HH17 and O18: Increase the availability of affordable housing				
HH17.1 Support and maximise the provision of additional appropriate affordable housing in association with developers and registered providers.	<p>Target for EHPI 155 – Number of affordable homes delivered.</p> <p>NEW EHPI 149 – Percentage of affordable housing delivered on sites subject to s106 agreements on affordable sites a) at the time of permission and b) at the time of delivery completion.</p> <p>Monitor the size of units developed in relation to need to influence future size and type.</p> <p>Council to maximise and develop opportunities for the development of rural affordable housing.</p>	Ongoing	Housing Development and Strategy Manager	Action On Target. Action tracked through indicators which are reported to Leadership Team and Corporate Business Scrutiny. Estimate for the number of new affordable homes due for completion in 2016/17 is currently 199 which is significantly above target. The East Herts Housing Development and Strategy Manager and the Community Development Agency (CDA) have met with Walkern Parish Council and a joint project has been commissioned to undertake a Parish Housing Needs Survey (HNS). Survey work due to begin in September 2016 with the results expected early 2017. Other parishes have also expressed an interest in undertaking a HNS jointly with the CDA and East Herts to begin in 2017.

Corporate Priority: Enable a flourishing local economy				
Outcome: Support for our businesses and the local economy				
Driver	Measure	Deadline	Lead Officer	April – September Progress
HH17.2 Undertake feasibility work on setting up a company to build new homes	N/A	March 2017	Head of Housing and Health	Action On Target. Initial modelling carried out. Proposed approached designed by officers. Report recommended by Corporate Business Scrutiny on 30 August 2016. Housing company on target to be set up by March 2017. It is anticipated that from April 2017 onwards the Company will acquire properties for rental in the private market. Work will commence on establishing the feasibility and business case for developing new homes through a company.
Service Outcome O12: Enabling entrepreneurs and business start ups				
CSP12.2 Review business start-up provision and identify further opportunities to improve support to new businesses.	NEW EHPI 11.3a – Business counts – Local units NEW EHPI 11.3b – Business counts – Enterprise units NEW EHPI 11.5 – Number of East Herts District residents or businesses based in East Herts District signing up to use the My Incubator base Number of new businesses still trading after one year (annual measure).	October 2016	Economic Development Manager	Action On Target. The main delivery mechanism for business start-up support in East Herts is the Wenta led My Incubator programme who provides support to circa 100 businesses per year. Services are based at the Ware site of Hertford Regional College and include 1) intensive business incubation with provision of desk space, IT and phones 2) one to one business advice 3) workshop support. Wenta provide support to 100 East Herts start-up and early stage businesses per year. Wenta performance will be considered at Corporate Business Scrutiny in November 2016. Additional opportunities for expanding business start-up support will be considered at this meeting, either with WENTA or through other initiatives such as the LEP Growth Hub.
Service Outcome O13: Supporting the rural economy				
CSP13.1 Deliver the Eastern Plateau Rural Development Programme (RDP) administering EU structural funds (total fund of €1.8m), to rural businesses for increasing productivity, farm diversification, tourism, cultural and heritage activity	Number of East Herts businesses in contact with RDP co-ordinator (annual measure). Number of East Herts business applying to RDP and number of successful applicants (annual measure). Amount of £ invested in East Herts through the RDP (annual measure). No. of new jobs created in East Herts through the RDP (annual measure).	March 2019	Economic Development Manager	Action On Target. The annual measures will not be reported within the first two quarters. This is an EU programme funded through the Rural Payments Agency (RPA). East Herts Council is both the Accountable Body and the management agency. The programme covers the rural areas of East Herts, North Herts, Uttlesford and Epping Forest. The full implications of the UKs decision to leave the EU is unclear, however to date the programme has been able to deliver above profile. The Local Action Group (LAG) is responsible for the overall delivery. The LAG has approved support for eight projects in this calendar year, two of which have now had their payments completed. A further fourteen projects are in the programme pipeline and moving towards the full application stage.

Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome O15: Supporting the visitor economy				
CSP15.1 Work with Visit Herts to increase the profile of local attractions and support businesses in their supply chains.	NEW EHPI 11.6 – Town centre footfall NEW EHPI 5.6 – Total number of jobs in East Herts	March 2019	Economic Development Manager	Action On Target. The Visit Herts (VH) programme is a Destination Management Service delivered through a contract from the Local Enterprise Partnership and Visit Herts (who also deliver Visit Kent). VH is charged with increasing visitor numbers (and therefore economic benefit) to the county through a range of measures with a particular focus on marketing. East Herts Council provides funding support and has developed a Service Level Agreement with VH. A Value and Volume Study has been commissioned jointly between EHC and VH and will provide baseline information on the visitor economy that will enable monitoring over time.

Corporate Priority: Enable a flourishing local economy				
Outcome: Vibrant town centres				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome CSP14 and PBC5: Vibrant Town Centres				
CSP14.1 Undertake feasibility work with town centre businesses on implementing Business Improvement Districts.	Feasibility completed.	December 2016	Economic Development Manager	Action On Target. A tendering process commenced in August for a contractor to deliver the feasibility phase of a Business Improvement District (BID) pilot in Bishop's Stortford is now complete. A consultant has been appointed to deliver the initial feasibility phase. Assuming this is successful they will undertake further work to do a BID for Bishop's Stortford. The BIDS approach will provide learning and a possible template for how the Council might facilitate support to East Herts town centres.
PBC5.1 Develop a framework for Bishop's Stortford Town Centre, focusing on Old River Lane and key adjoining town centre sites and develop a master plan for Old River Lane	Town centre planning framework for Bishop's Stortford and a master plan for Old River Lane completed.	March 2017	Head of Planning and Building Control	Action On Target. Consultation version of framework in formulation. Publication date to be determined but likely to be September/ October 2016.

Driver	Measure	Deadline	Lead Officer	April – September Progress
PBC5.2 Actively contribute to a) the Urban Design Study in Hertford town centre and b) The redevelopment of Southern Maltings in Ware	N/A	March 2018	Head of Planning and Building Control	Action On Target. Action on target in relation to HUDS. Initial proactive scheme identified as public realm improvements to Maidenhead Street/ The Wash/ Bull Plain. £0.5million has been committed to fund this project by East Herts Council subject to further funding from Hertford Town Council and the LEP to complete the £1 million funding package. Redevelopment of Bircherley Green is being progressed by the developer. Planning application is expected shortly. . Action on target. A draft lease has been issued and a final lease is expected to be agreed and in place by the end of 2016/17 to allow the Southern Maltings Community Group to convert the building into a community facility.

Corporate Priority: Enable a flourishing local economy				
Outcome: Working with others, to have achieved the right infrastructure for our businesses and communities				
Driver	Measure	Deadline	Lead Officer	April – September Progress
Service Outcome CSP16: Lobbying for the right infrastructure				
CSP16.1 Work with key partners such as the Local Enterprise Partnership, County Council and London Stansted Cambridge Consortium on identifying infrastructure requirements.	N/A	March 2019	Head of Communication, Strategy and Policy	Action On Target. The LEP have been engaged on both the HUDS and ORL projects as key consultees and to assist with potential funding. The LSCC have published their growth commission report and East Herts have been an active partner within the public enquiries. Dialogue will be maintained over the coming 12 months especially with regards to the District Plan and other key projects.
CSP16.2 Work with key partners such as the County Council on sustainable transport solutions for East Herts, including community transport and green travel planning.				Action On Target. Paper on sustainable transport was developed and shared with Members at an away day 21 March. Subsequent work has focused on developing a commissioning framework for community transport and looking at feasibility of localised improvements (e.g. more cycling racks). A Member task and finish group has been set up to look at this in more detail.

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EAST HERTS COUNCIL

EXECUTIVE – 25 OCTOBER 2016

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

WALKERN CONSERVATION AREA CHARACTER APPRAISAL
AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED: WALKERN

Purpose/Summary of Report

- To enable Members to consider the Walkern Conservation Area Character Appraisal and Management Proposals following public consultation and consideration of the comments received.

<u>RECOMMENDATIONS FOR EXECUTIVE: That Council</u>	
(A)	note the responses to the public consultation and support the Officer responses and proposed changes to the Walkern Conservation Area Character Appraisal and Management Proposals;
(B)	delegate authority to the Head of Planning and Building Control, in consultation with the Executive Member for Development Management and Council Support, to make any further minor and consequential changes to the document which may be necessary; and
(C)	support for adoption of the Walkern Conservation Area Character Appraisal and Management Proposals.

1.0 **Background.**

1.1 East Herts has a rich environmental heritage which includes 42 Conservation Areas. The East Herts Local Plan commits

the Council to review its Conservation Areas, a requirement which is also set out in national legislation.

- 1.2 The review of Walkern Conservation Area is one of a series of reviews being undertaken.
- 1.3 Each document identifies the special character of the respective conservation area together with the elements that should be retained or enhanced and those which detract from the identified character. Existing boundaries are reviewed and, where appropriate, practical enhancement proposals are suggested.
- 1.4 Once Members have considered each document and it has been adopted by the Council, it becomes a 'material consideration' in the process of determining planning applications.
- 2.0 **The Walkern Conservation Area Character Appraisal and Management Proposals.**
- 2.1 The Walkern Conservation Area was designated in 1981 but has not been reviewed since, prior to this Character Appraisal and Management Proposals document.
- 2.2 The production of Management Proposals is a statutory duty under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The associated Character Appraisal is a necessary stage in the devising of Management Proposals as it analyses and describes the character and appearance of the conservation area that the Management Proposals seek to preserve and enhance.
- 2.3 S.71 of the Act requires that Councils put the Management Proposals to a public meeting, considers the responses received and makes any appropriate amendments before adopting the document.
- 2.4 The Walkern Conservation Area Character Appraisal and Management Proposals were drafted in early 2016 and put to a public meeting in Walkern on the 9 June 2016. The meeting featured an exhibition showing the proposals and a Conservation Officer was there to answer any questions.

The meeting was very well attended with over 30 residents coming to view the proposals. There followed a period of public consultation from 9 June and 22 July 2016.

2.5 The 'Consultation Draft' document included a number of amendments to the boundary of the Conservation Area. These are designed to make the Conservation Area more logical and defensible, particularly in the context of Planning Appeals. They are detailed in 8.1 of the Management Proposals on p. 41. A large map showing these boundary amendments was displayed at the public meeting and has been included, along with the revised document, in Essential Reference Paper C to this report.

3.0 **Public consultation responses.**

3.1 Two 'Comment Forms' were handed in at the public meeting and a further three emails were subsequently received with comments. These are detailed in **Essential Reference Paper B**. The headline comments are:

- 1/ Factual corrections to the text and minor queries,
- 2/ Strong support for maintaining the character of Walkern and the boundary amendments to remove the fields to its north and south,
- 3/ Questions relating to a small development site on the corner of Beechcroft Lane and the High Street,
- 4/ Questions relating to the large development site on Froghall Lane (this site is not in the Walkern Conservation Area),
- 5/ Support from the Parish Council for the document, in particular s. 8.15 – the Schedule of Enhancement Proposals (no further management proposals were suggested by the PC).

3.2 The above comments have been carefully considered by officers, as detailed in Essential Reference Paper B, and the document has been revised appropriately. These are:

- 1/ Factual corrections made and text clarified were appropriate to answer minor queries,
- 2/ No revisions required,
- 3/ The Character Analysis map on p.23 has been amended to better reflect the outcome of the recent Planning Appeal

on this site,

4/ Not relevant to this document so no revisions required,

5/ Text revision to reflect that the Parish Council did not suggest any further management proposals for inclusion on the Schedule.

4.0 **Adoption of the Walkern Conservation Area Character Appraisal and Management Proposals document.**

4.1 No other relevant considerations have come to light since the public consultation and, as amended under 3.2 above, the Walkern Conservation Area Character Appraisal and Management Proposals document is recommended for adoption by the Council. It can be found at Essential Reference Paper C to this report.

4.2. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

4.3 Implications/Consultations. Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper A.**

Background Papers

Representations received from the 2016 consultation exercise.

Contact Member: Councillor S Rutland-Barsby, Executive Member for Development Management and Council Support
suzanne.rutland-barsby@eastherts.gov.uk

Contact Officer: Kevin Steptoe – Head of Planning and Building Control, ext 1407
kevin.steptoe@eastherts.gov.uk

Report Author Mike Brown – Conservation and Urban Design Officer
mike.brown@eastherts.gov.uk

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives :	<p>Priority 1 – Improve the health and wellbeing of our communities.</p> <p>Priority 2 – Enhance the quality of people's lives.</p>
Consultation:	Undertaken with residents and local stakeholders and summarised in Essential Reference Paper B.
Legal:	Preparation of the Character Appraisal and Management Proposals fulfils statutory requirements.
Financial:	<p>Costs associated with the preparation of the document are met from within existing staffing and operational budgets.</p> <p>The Management Proposals suggest works and actions which could be undertaken to enhance the character and appearance of the Conservation Area and to seek to remove those detracting elements which would generally be the responsibility of individual owners. Actions such as the possible introduction of an Article 4 Direction might result in additional cost. The Council is not yet committed to undertaking such further action in the Walkern Conservation Area and any identified costs can be further assessed should such a decision be reached.</p>
Human Resource:	No additional staffing implications.
Risk Management:	No significant risk issues.
Health and Wellbeing – issues and impacts:	The Character Appraisal and Management Proposals seek to protect and secure the character of the area.

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Essential Reference Paper B

Issue	Representations made	Officer comment
<p>1/ 'Comment Form' handed in at the public meeting.</p> <p>Factual accuracy and minor queries from a local resident.</p>	<p>1.3 Harlow doesn't really have any effect on Walkern. It's more affected by Hertford and Hitchin</p> <p>1.10 The 'Rural Settlement Study' is not available at Hertfordshire Archives and Local Studies.</p> <p>3.1 Line 12, Froghall Lane is not at Finches End.</p> <p>3.1 Last line, the search light was in Totts Lane not Beechcroft.</p> <p>p.27. 36 High Street Duplicated from Grade II*</p> <p>p.30. Dovecote duplicated from Grade II*</p> <p>p.21 Millers Cottage duplicated from Grade II*</p> <p>p.39 PV? Pls explain.</p>	<p>Para 1.3 is a summary of District-wide issues. No amendment required.</p> <p>Text amended to include HCC's Historic Environment Unit (who do have a copy).</p> <p>The section does not say this and the correspondent has misread the text.</p> <p>The section does not say this and the correspondent has misread the text. Useful information on the location of the searchlight. Text amended.</p> <p>Text corrected.</p> <p>Text corrected.</p> <p>The entry refers to the unlisted building to its north. Text clarified.</p> <p>Text clarified.</p>
<p>2/ 'Comment Form' handed in at the public meeting.</p> <p>Support for the document and proposed boundary changes from a local resident.</p>	<p>My cottage is in the Conservation Area. It is <u>very</u> important to MAINTAIN the character of Walkern.</p> <p>The ROAD from 'Walkern' to 'WATTON AT STONE' is such an 'Area of outstanding beauty' – this must be preserved as well.</p> <p>I agree with taking the fields out and just keeping the</p>	<p>Support noted.</p> <p>This area is not within the Conservation Area and is not, therefore, relevant to this report.</p> <p>The support for the proposed</p>

	village as the C.A.	boundary changes is noted. No amendments to the document required.
3/ Email dated 13 June 2016 from a local resident.	Clarification sought regarding a small development site on the corner of Beechcroft Lane and the High Street. Why is it shown on the map as worthy of protection?	The site in question was the subject of a recent planning application for a dwelling which was refused then successfully appealed. The Character Analysis map has been amended to reflect that new situation.
4/ Emails dated 15 and 16 June 2016 from a local resident.	Long and angry response about the large development site on Froghall Lane that had recently been allowed at Appeal querying the relevance and value of the Conservation Area document.	It was explained by email reply on the 16 June 2016, that the site in question was not within the Conservation Area and was not, therefore, relevant to the document and that the issues raised should be best addressed through the Neighbourhood Plan. No amendments required.
5/ Email dated 21 July 2016 from the Walkern Parish Council	The PC is in support of the proposals outlined in the draft report produced by East Herts District Council. In particular they supported the proposals contained in section 8.15 – Schedule of Enhancement Proposals and look forward to their implementation in full.	Noted. Support noted. The PC did not suggest any further additions to the Schedule. Text amended to reflect this.



WALKERN CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSAL



Adopted (date) 2016

East Herts District Council
Pegs Lane, Hertford, SG13 8EQ

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WALKERN CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

Adopted (Date) 2016

This Character Appraisal has been produced by officers of East Hertfordshire District Council to identify the special architectural or historic interest, character and appearance of the Walkern Conservation Area, assess its current condition, identify threats and opportunities related to that identified special interest and any appropriate boundary changes.

The Management Proposals section puts forward initiatives for the Conservation Area designed to address the above identified threats and opportunities that will preserve and enhance its character and appearance. A public meeting was held in Walkern on the 9 June 2016 to consider the draft Character Appraisal and the Management Proposals – for the latter, as required under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The draft document was then put to public consultation between 9 June and 22 July 2016. The comments received by the Council have been included in this document where appropriate. The document was formally adopted by full Council on (date) upon the recommendation of the Executive Committee.

The content of Character Appraisals written from 2015 which include this paragraph differs slightly from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, nomenclature, consolidation and other improvements resulting from experience gained to date.

1. Introduction.

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of conservation areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 conservation areas and approximately 4,000 fine listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and

Stevenage. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its conservation areas and their boundaries. The production of this document is part of this process.

1.5. Conservation areas are places which are considered worthy of protection as a result of a combination of factors such as the quality of the environment, spatial characteristics, the design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the special interest, character and appearance of a conservation area.

1.6. This Character Appraisal recognises the importance of these factors and considers them carefully. Once approved, this document will be regarded as a 'material consideration' when determining (deciding) planning applications. The Management Proposals section puts forward simple practical initiatives that would preserve the Conservation Area from identified harm and also any appropriate projects and proposals that would, as and when resources permit, enhance its character and appearance.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field worker's observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings.

1.8. This Conservation Appraisal:

- Identifies the special architectural or historic interest, character and appearance of the Conservation Area;
- Identifies elements that make a positive contribution to the above special interest, character and appearance of the Conservation Area that should be retained, preserved or enhanced;
- Identifies those other elements that might be beneficially enhanced or, alternatively, replaced by something that makes the above positive contribution;
- Identifies detracting elements it would be positively desirable to remove or replace;
- Reviews the existing boundaries to ensure that they clearly define the Conservation Area and align with distinct changes of character with outside areas such that the Conservation Area is both cohesive and defensible;

- Identifies threats to the Conservation Area's special interest, character and appearance and any opportunities to enhance it.

1.9. The Management Proposals section:

- Puts forward any required boundary changes to omit or add areas to the Conservation Area that would make it both cohesive and defensible;
- Proposes measures and initiatives that address the threats to the Conservation Area's special interest, character and appearance identified in the Character Appraisal;
- Proposes initiatives and projects that exploit the opportunities identified in the Character Appraisal that both preserve and enhance the Conservation Area's special interest, character and appearance;
- Puts forward appropriate enhancement proposals mindful of any funding constraints.

1.10. The document was prepared with the assistance of members of the local community and includes additional input from the Parish Council and the public through the public meeting and the consultation exercise.

This is the first Character Appraisal and Management Proposals to be produced for the Walkern Conservation Area. Similarly, no previous Village Study has been conducted. However, a 'Rural Settlement Study' for Walkern was commissioned by English Heritage in 1978 and is held by the Historic Environment Unit and Hertfordshire Archives and Local Studies, both at County Hall.

1.11. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Historic Environment Unit has been particularly helpful.

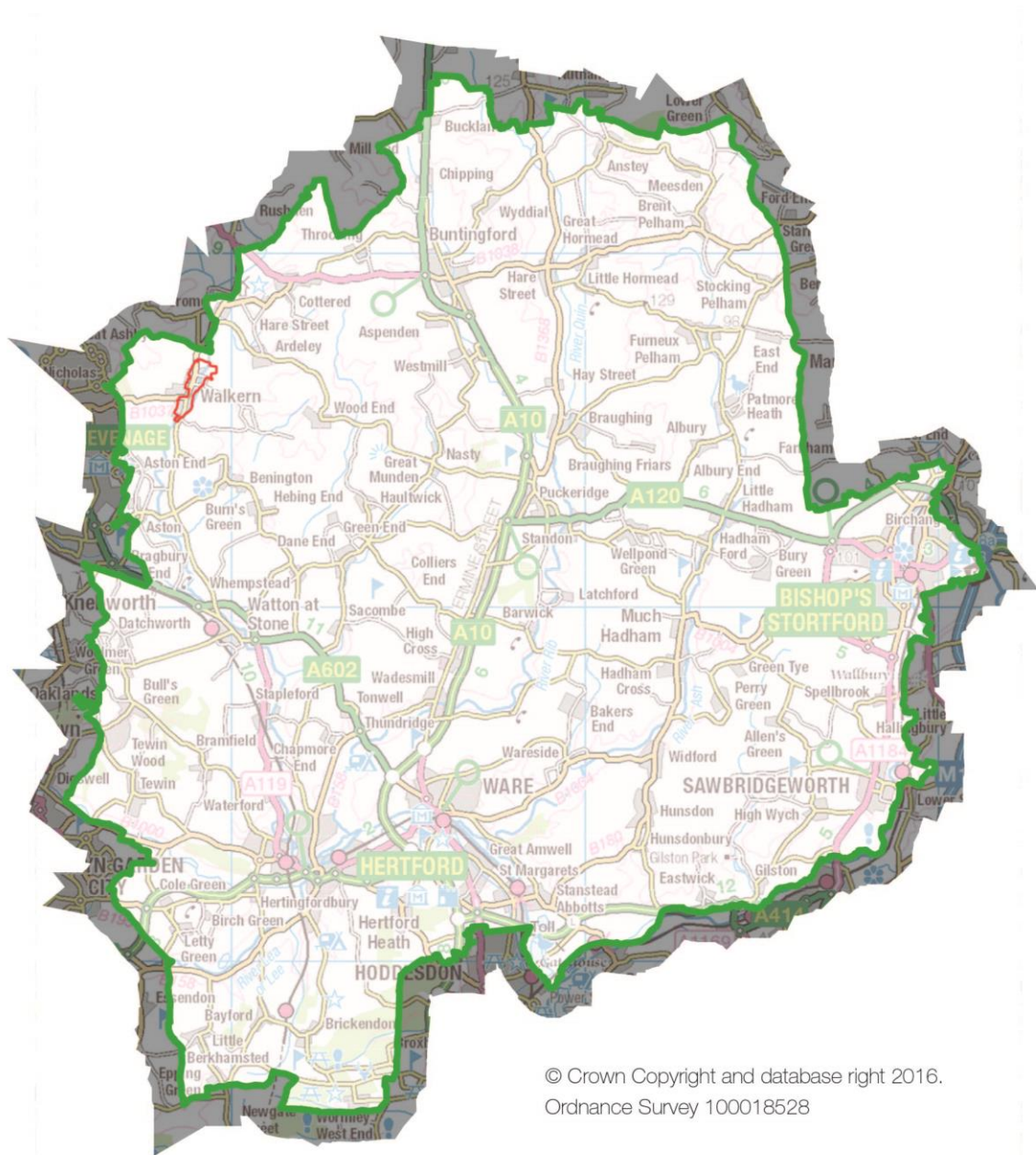
1.12. This document is written in three parts:

Part A - Legal and Policy Framework.

Part B - Appraisal;

Part C - Management Proposals.

1.13 Location of the Conservation Area within the East Herts District



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Ordnance Survey 100018528

Map 1. Location Map



Aerial photograph 2010

PART A - CONTEXT

2. Legal and Policy framework.

2.1. The legal background for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time (now defined as 5 years) review its area and designate as conservation areas any parts that are of *'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. The same section of the Act also requires that councils undertake periodic reviews.

2.2. Section 71 of the Act requires Councils to, from time to time (5 years), *'formulate and publish proposals for the preservation and enhancement'* of conservation areas, hold a public meeting to consider them and have regard to any views expressed at the meeting concerning the proposals.

2.3. The production of a Conservation Area Character Appraisal, which identifies the special interest and the threats and opportunities within a conservation area, is an essential prerequisite of the production of s.71 Management Proposals (although, interestingly, it is the production of the latter that is the statutory duty).

2.4. Planning Controls. Within conservation areas there are additional planning controls and if these are to be justified and supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

2.5. Planning permission is required for the demolition of a building in a conservation area but is subject to certain exceptions. For example, it does not apply to listed buildings (which are protected by their own legal provisions within the 1990 Act) but is relevant to other non-listed buildings in a conservation area above a threshold size set out in legislation*. Looking for and assessing such buildings is therefore a priority of this Appraisal.

2.6. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

2.7. Permitted Development. The Town and Country Planning (General Permitted Development) (England), Order 2015 defines the range of minor developments for which planning permission is not required. This range is more restricted in conservation areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a

* The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

highway and a reduced size of extensions, all require planning permission in a conservation area.

2.8. However, even within conservation areas there are other minor developments associated with many non-listed buildings that do not require planning permission. Where further protection is considered necessary to preserve a conservation area from harmful alterations carried out under such 'Permitted Development Rights', the law allows Councils to introduce additional controls if appropriate. Examples of such controls can commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing architectural features that are identified as being important to the character or appearance of a conservation area (such as chimneys, traditional detailing or materials, porches, windows and doors or walls or railings) can be made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each conservation area has been made. In conducting this Character Appraisal, consideration has been given as to whether or not such additional controls are appropriate.

2.9. Works to Trees. Another additional planning control relates to trees located within conservation areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Character Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character or appearance of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection through a TPO. At the current time there are no TPOs within the Conservation Area.

2.10. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is particularly complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. Whilst the Regulations do not apply to domestic garden hedges, such garden hedges which are considered to be visually important have been identified. It is hoped their qualities are recognised by owners and the community and will be retained.

2.11. National Planning Policy Framework. The principle emphasis of the framework is to promote 'sustainable development'. Economic, social and environmental factors should not be considered in isolation because they are mutually inter-dependent and collectively define what sustainable development is. Positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed (unless, of course the conservation area is of a homogenous architectural style – which is not the case with Walkern) it is considered proper to reinforce local distinctiveness.

2.12. Of particular relevance to this document, the National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation areas. Such areas must justify such a status by virtue of being of *‘special architectural or historic interest’*.
- Heritage assets. A heritage asset is defined as *‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)’ and non-designated assets – for example archaeological assets.*
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II listed building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II* listed building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *‘where this is necessary to protect local amenity or the well-being of the area...’*
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.13. East Hertfordshire’s Environmental Initiatives and Local Plan Policies. East Hertfordshire is committed to protecting conservation areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering a Historic Buildings Grant Service. With regard to the latter, grants are awarded on a first-come-first-served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. Details are available on the Council’s website.

2.14. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on line and on request. These ‘guidance notes on the preservation and repair of historic materials and buildings’ provide useful information relevant to the preservation and enhancement of conservation areas. They will be updated as resources permit.

2.15. The Council also has a 'Heritage at Risk Register', originally produced in 2006 and updated in 2012/13 and again in 2016.

This document is available on the Council's website. There is one such building identified as being 'At Risk' within the Walkern Conservation Area. Grant assistance may be available for necessary works that lead to such buildings' long term security. Details are available on the Council's website.

2.16. The East Herts Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out at the end of this document).

2.17. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan (DP). Once adopted the DP will contain the relevant Council planning policies. As currently drafted this emerging District Plan advises that new development in a conservation area should, *inter alia*, conform with the content of the relevant Character Appraisal.

2.18. Walkern Conservation Area was first designated on 26 February 1981. This document is the first review of the designation.

Part B – CONSERVATION AREA CHARACTER APPRAISAL

3. Origins and Historical Development

3.1. Within the existing conservation area boundary there are 34 records held on the Historic Environment Record by the County Archaeologist. Many of these relate to listed buildings, which are detailed later in this document, other notable historic buildings and a number of archaeological sites and associated finds. Together they demonstrate the diversity of Walkern's heritage and its considerable time depth. They include:- pudding stone quern found at the White Lion; Roman cremation burial found at Walkern Primary School; Church of St Mary; Farmhouse, barns and dovecote at Manor Farm; road bridge over the River Beane; The Walkern Brewery maltings; Walkern Brewery & Mineral Water And Cider Factory; Pearman's Watermill; Bridgefoot Farmhouse, barns and stables; old village school at 43 Church End; site of College Farm on High Street (lost); site of village pound on Winters Lane; site of Baptist Chapel (lost – now a graveyard) on Froghall Lane at Finche's End; Independent Chapel, High Street; site of Methodist Chapel on Totts Lane; site of Finches Farm at Finches End; Rooks Nest Farmhouse at Finches End; site of Cambridge Cottages on Bockings at Church End (lost); Medieval ditch at 43 Church End; site of allotments off High Street; The Laurels, 80 High Street; early Roman pit near the Yew Tree on High Street; post-Medieval cess pit on High Street; Fairview Cottage, 102 High Street; Robin Hood PH, 63 High Street; 82-86 High Street; The Old Rectory, High Street; site of Second World War searchlight emplacement on Totts Lane; Beecroft Lane.

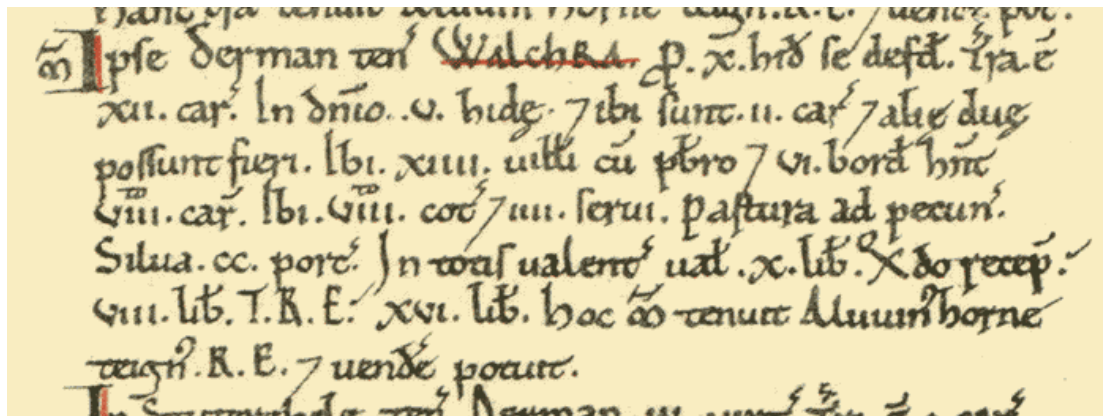
3.2 Prehistoric. Britain has been intermittently inhabited by members of the Homo genus for hundreds of thousands of years, and by Homo sapiens for tens of thousands of years. The evidence suggests that the various genus lived side-by-side for many thousands of years before Homo sapiens, more intelligent, adaptable and, probably, aggressive, became predominant. DNA analysis has shown that modern humans have periodically occupied Britain for at least 41,500 years, since before the end of the last glacial period. It is known that Celtic tribes were in Hertfordshire from 700 BC. Archaeological finds confirms human habitation in the Walkern area from the 1st century AD and that they were capable of basic iron smelting.

3.3. Roman settlement. The small number of archaeological finds within and without the Conservation Area point to a sparse farming community at this time; Walkern in not straddling any kind of major route or river was, therefore, something of a backwater. The farmers were probably Romanised Celts who, in exchange for retention or receipt of land and holdings, had made their peace with the invaders.

3.4. In the post-Roman, Saxon era, Walkern appears to have continued as a simple rural community (albeit relatively large for the time). It was known as '*Walchra*', the name, according to some sources, was derived from certain springs, which increased the waters of the river Beane, and drove a mill at the south end of the Town; '*Wal*', signifying in the Saxon language a moist and watery place.

3.5 The Domesday Book, the census commissioned by William I in 1086 states, in relation to Walkern '*Dearman himself owns Walchra. It is assessed at 10 hides. This*

is land for 12 ploughs. In the demesne are 5 hides and there 2 ploughs in it and there could be two others. There are 14 villeins and 1 priest and 6 bordars have 8 ploughs. There are 8 cottars and 4 serfs. Pasture is there sufficient for the livestock, woodland to feed 200 swine. Its total value is ten pounds; when received it was worth 8 pounds. T.R.E. 16 pounds. Alwin Home, a theyn of King Edward's held this manor and could sell".



Extract from the Domesday Book for 'Walchra'

3.6. Interpretation: A 'hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villein' was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' or 'cottar'. The latter occupied a cottage in return for services provided. 'Demesne' essentially means land belonging to the lord of the manor. A 'theyn' in this context probably means a religious 'follower'.

3.7. The Purbeck effigy of a knight with lowered visor to be seen in St Mary's Church introduces a significant historical note for Walkern for it is thought to represent William (III) de Lanvalei (c.1182-c.1217) Lord of Walkern and one of the twenty-five Magna Carta sureties appointed by the rebel barons at Runnymede in 1215 to ensure that King John adhered to the Law of the Land set down in the charter.

3.8 The Manor continued to pass down from Alwin Home's descendants through succeeding Lords of the Manor until 1506 when it was sold to Sir William Cappell. It was his scion, Arthur Lord Capell of Hadham, who was created Earl of Essex after the Restoration in 1660. Walkern has subsequently descended in this family, and is now held by the seventh Earl.

3.9 At the beginning of the 18th century the area was swept up in the now notorious witchcraft hysteria that culminated in the trial in 1712 of Jane Wenham of Walkern, commonly but erroneously claimed to be the last woman in England to be so tried. Mercifully, the Judge, mindful of the jury's apparent prejudices, reprieved her; and she afterwards received a free pardon.

3.10 Walkern, it should be noted has, until recent times, been a relatively isolated rural settlement (which may have been a factor in the above notorious events). On a more positive note, this isolation has meant that, before the last 50 or so years, it has had to be quite self-sufficient. Prior to then, Walkern, as well as farming, had many small industries such as brickmaking, brewing, various farms, bee keeping, glass

houses, coal merchants, wood yard, keeping of pigs, hens, rabbits, poultry business, slaughter house, undertakers, local stores, as well as allotments and pubs. Villagers, to a degree quite startling to people today, worked, played and, lived out their lives within the village.

3.11 Key recorded events: Brick makers were first recorded in 1695, local farmer Thomas Wright started malting barley in 1790, the Walkern National School was built by Rev. and Mrs. James Camper Wright in 1820, the present watermill was built by Thomas Garrett in 1828 and the Wesleyan Chapel was erected in 1857. Samuel Wright founded his Victoria brewery in 1870, an Infant school built was added to the Nation school 1877 and the churchyard was enlarged in 1888. In the last century the Walkern British Legion was formed in 1921, the High Street was tarmacked in 1930 (it was not a major route, so a relatively low priority) with street lights only added in 1938.

3.12 A picture of the 19th c. settlement can be gained from Kelly's Directory of 1874 which lists the following commercial entries:- a saddler and shopkeeper, 8 farmers, a brewer and carpenter, a brewer and maltster, a poulterer and carrier, 3 beer retailers, 2 blacksmiths, public houses at The Red Lion, the White Lion and the Yew Tree, 2 shoemakers, a bootmaker, 3 shopkeepers, a wheelwright, a carpenter, a miller and farmer, a plumber, a tailor, a bricklayer, 2 bakers one of whom was also a corn dealer, a surgeon, and a painter. It is interesting that so many had second trades, for example the owner of the White Lion PH was a builder by day. Kelly's identifies the population in 1871 as 799. From the varied numbers of local trades it can be seen that Walkern was largely self-sufficient, a characteristic that is entirely consistent with other rural communities of similar size at the time. The various farmers worked a 'gravel, flint and clay' soil producing wheat, barley, beans and turnips. The Directory also lists the 'Post and Money Order Office and Savings Bank', the National School set up in 1834, an Infants' school, notes the Rector of St Mary's as Rev. William James Boys and the 3 chapels for Baptists, Independents and Wesleyans.

3.13 The publication, Place Names of Hertfordshire, Cambridge University Press 1970 advises several names, which includes: 'Walcra' circa 1198. 'Walkerne' circa 1222.

3.14 Historic and contemporary maps. These show the development of the village since the late 19th century. There has been a gradual acceleration of development taking the form of a palimpsest of development and infills, typical of many such popular and convenient villages. By far the most striking change is the council housing estate north of the Stevenage Road built after the war. Much recent development is opportunistic infill of fields immediately behind or abutting the High Street. These tend to be self-contained and in a cul-de-sac form lacking appropriate secondary linkages to adjacent sites. This is leading to a fragmentation of the village. Better urban design planning is needed to attenuate this trend.

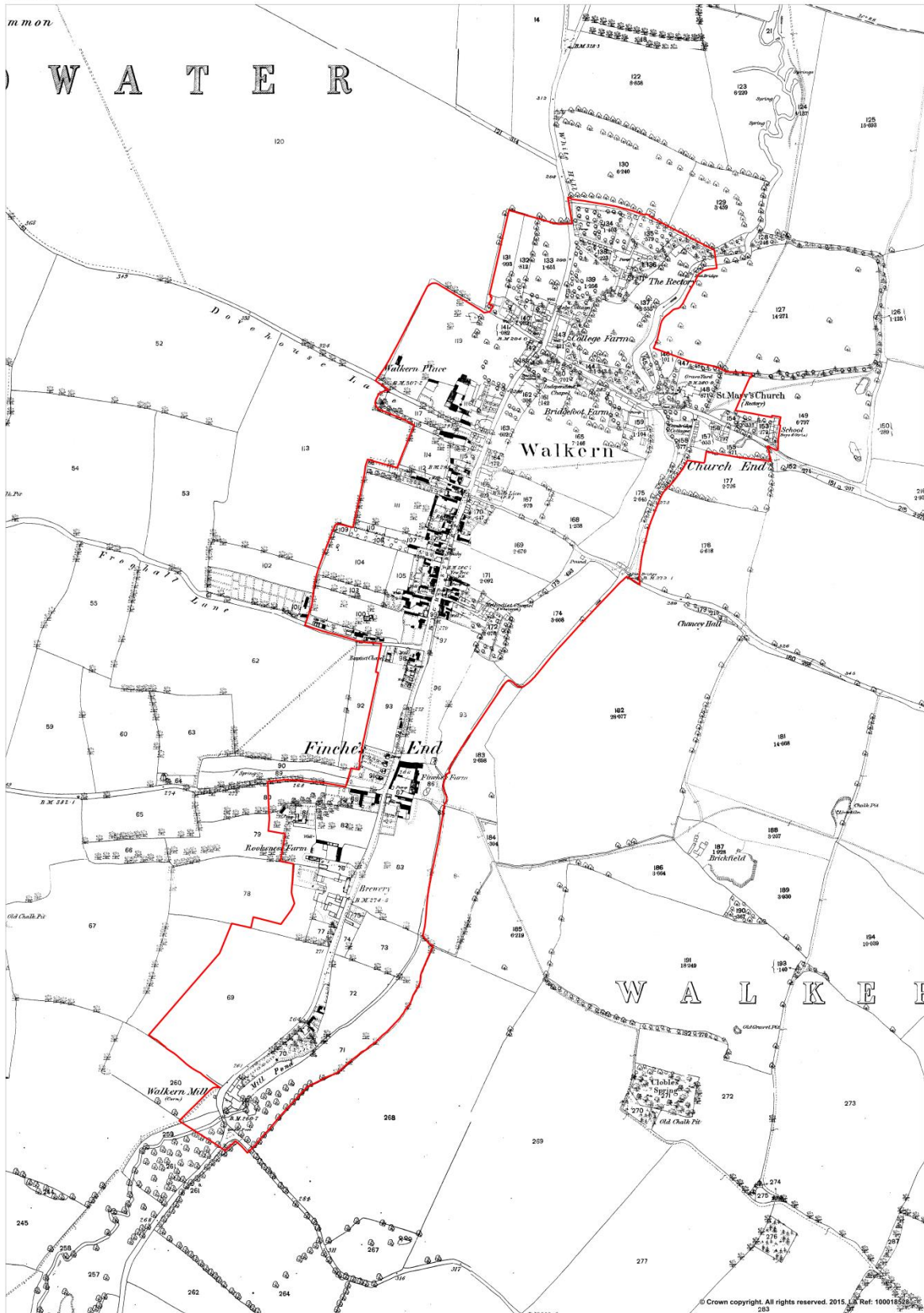


Fig. 1. OS map of 1878-1881

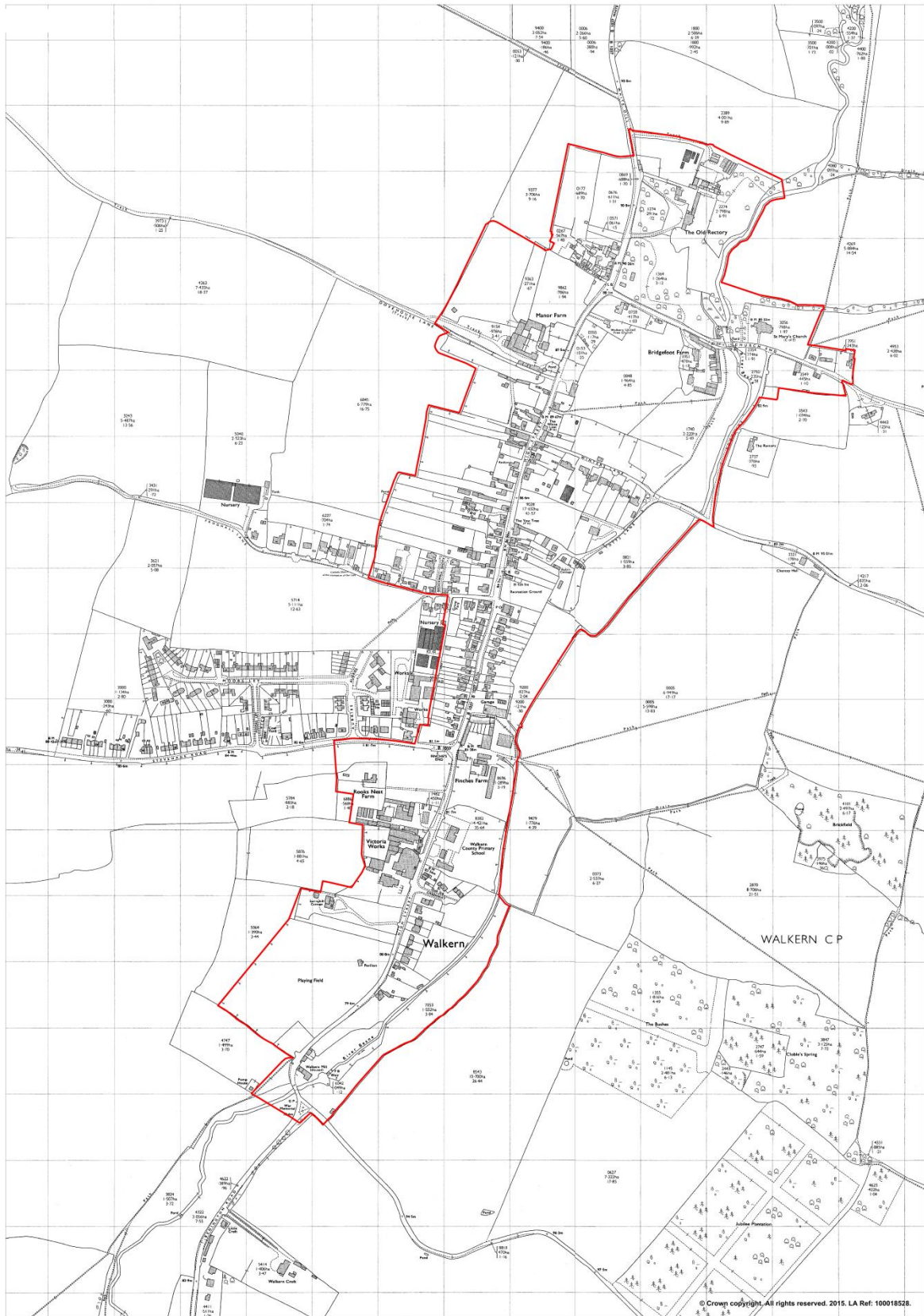


Fig. 4. OS map of 1972-1973

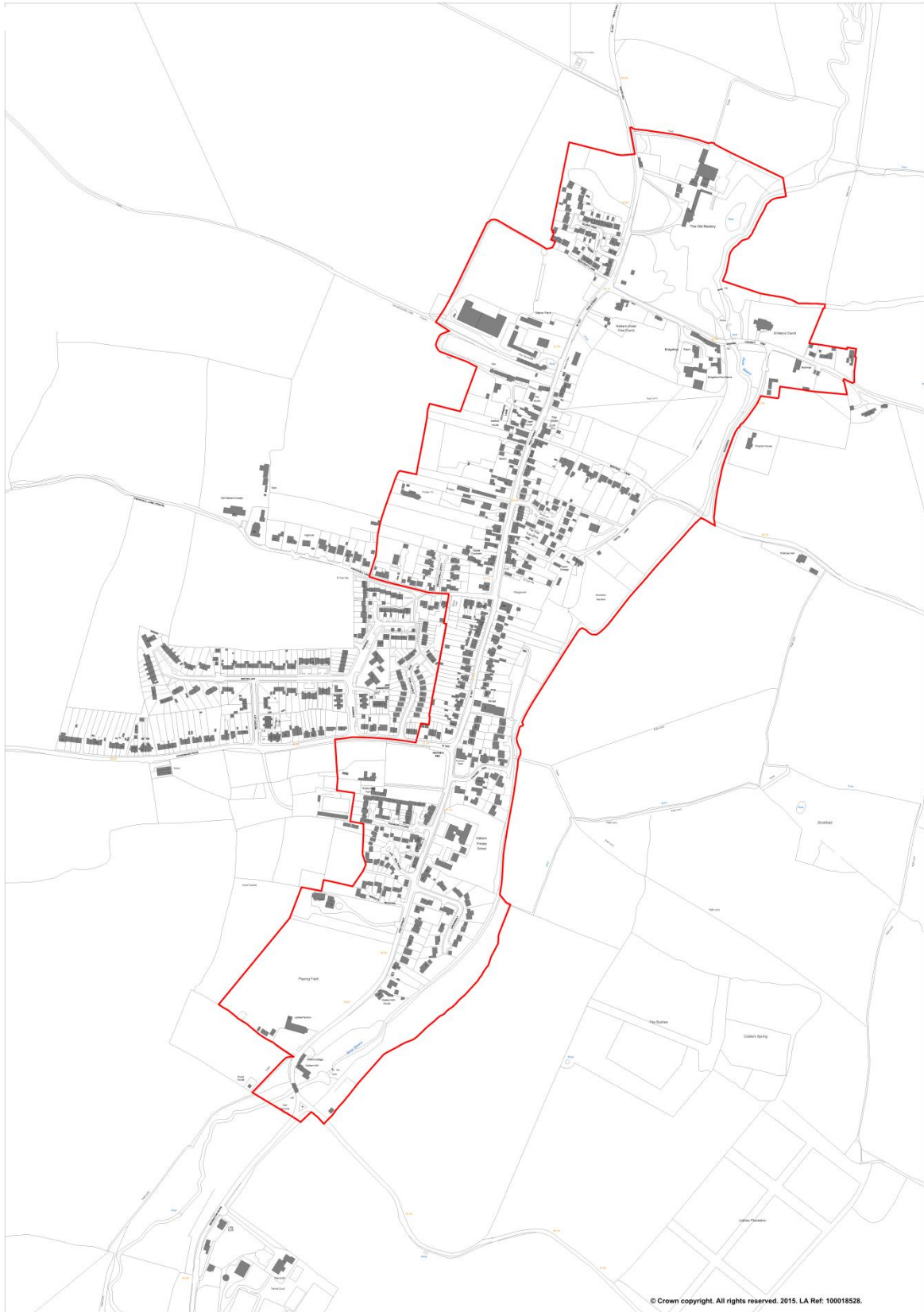
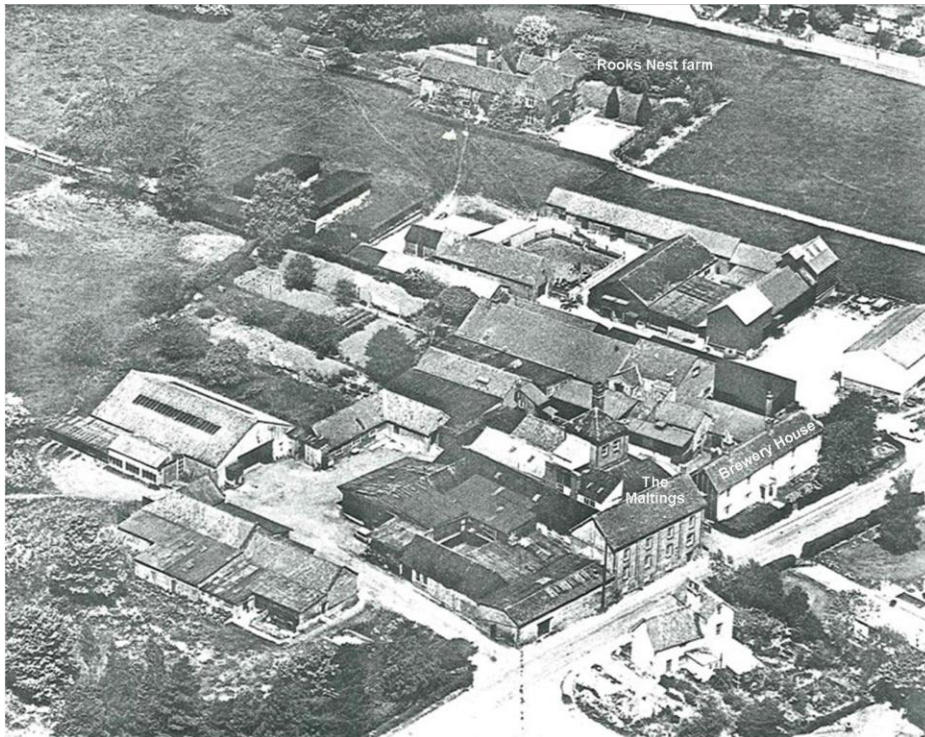
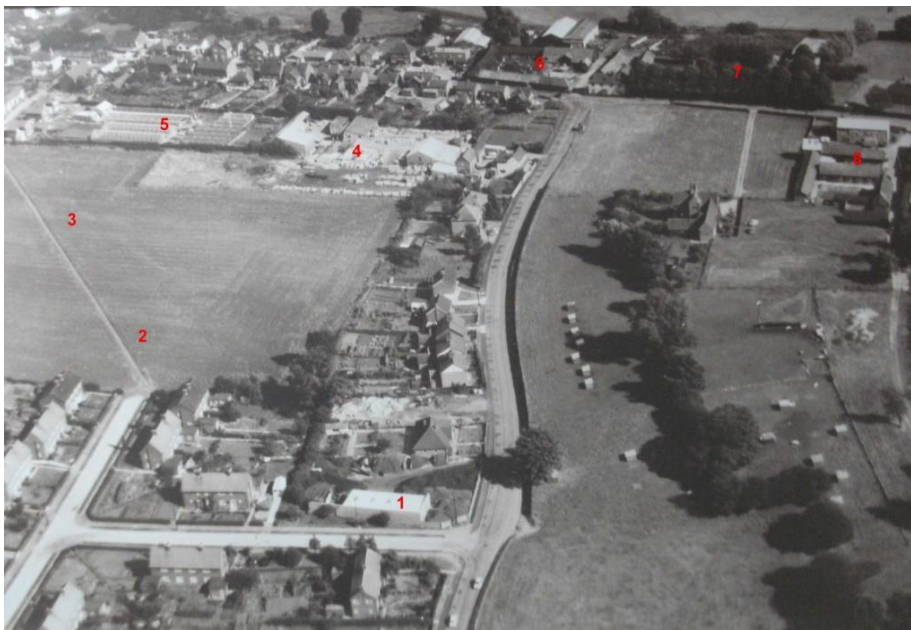


Fig. 5. OS map of 2016



Aerial photo of Wright's Brewery circa 1964. From Cecil Beadle's Walkern collection.



Aerial photo of Stevenage Road, Walkern. Circa 1964, from Cecil Beadle's Walkern collection. (Numbers relate to commentary on the Walkern History Society's website).

Readers seeking a more in-depth history of Walkern will be well-served by the society's web site at www.walkernhistorysociety.co.uk.

4. HERITAGE AND ENVIRONMENTAL DESIGNATIONS AND THE CRITERIA USED TO IDENTIFY OTHER IMPORTANT FEATURES

These can be seen plotted and/or annotated on the Character Analysis Map on p.23

4.1. Scheduled Ancient Monuments (a National designation).

There are no SAMs within the Conservation Area.

4.2. Areas of Archaeological Significance

These are designated locally by EHDC on advice from HCC. The areas identified by this Character Appraisal include areas as shown in both the adopted Local Plan and the emerging District Plan because the identification and refinement of such areas is an ongoing process. The northern half of the Conservation Area is so designated.



*Dovecote at
Manor Farm.
circa 1700
Grade II**

4.3. Listed buildings (a National designation).

There are three grades of listed buildings; in descending order of special interest, Grade I (approximately 2.5% of the national total), Grade II* (approx. 5.5%) and Grade II making up the rest. Listed buildings are protected from unauthorised demolition, alteration or extension. They are protected both internally and externally. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are also subject to the same controls as listed buildings. Individually listed buildings within the Conservation Area have been identified, plotted and a selected few are briefly described, such abbreviated descriptions being based on the national list, occasionally with additional comments *in italics* by the fieldworker. Full descriptions can be obtained on line at Historic England's website List.HistoricEngland.org.uk

4.4. Non-listed buildings of quality worthy of protection.

A number of non-listed buildings and structures make an important positive contribution to the architectural or historic special interest of the Conservation Area and are identified in this Character Appraisal. The basic questions asked in assessing such buildings/structures are:

- (a) Is the non-listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- (b) Does the building contain a sufficient level of external original features and materials?
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?
- (d) Is the building visually important in the street scene?

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful checklist to identify elements in a conservation area which may contribute to the special interest. The checklist is reproduced in Appendix 1.

4.5. Important trees and hedgerows.

These are identified by this Appraisal and shown on the Character Analysis Map on p. 23. The basic criteria for identifying important trees and hedgerows are:-

- (a) They are in good condition.
- (b) They are visible at least in part from public view points.
- (c) They make a significant contribution to the street scene or other publicly accessible areas.

4.6. Open spaces or important gaps.

Those that contribute to the character and appearance of the Conservation Area and where development would be inappropriate are identified in this Character Appraisal and on the Character Analysis Map on p. 23. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

4.7. Other distinctive features.

Those that make an important architectural or historic contribution are identified in this Character Appraisal and on the Character Analysis Map on p. 23. In relation to walls and railings, those at and above prescribed heights in a conservation area, being 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere, are protected and require permission for their demolition.

4.8. Enhanced controls.

Reference has previously been made to the potential of introducing Article 4 Directions to control minor development in conservation areas in justified circumstances. The character appraisals undertaken to date for other conservation areas have identified that while many important historic architectural features remain unaltered on some non-listed buildings, the exercise of Permitted Development Rights on other buildings has eroded their quality and harmed the special interest of the conservation areas. Should Members decide to proceed with such an initiative,

such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. In time some of the lost architectural detailing could then be restored.

- Chimneys, in good condition, contemporary with the age of the property and prominent in the street scene.
- Windows and doors visible from the street/s, where they make a positive contribution to the special interest and character and appearance of the Conservation Area. An Article 4 Direction made through a s.71 Conservation Area Management Proposal can be a useful tool in controlling the loss of such features and, where already lost and replaced with inauthentic modern replacements, their restoration.
- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the character or appearance of the Conservation Area.
- Hardstandings and measures to prevent the loss of front gardens for off-street parking.
- Measures to prevent the installation of photovoltaic (PV) and solar panels on prominent roofslopes.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

4.9. Negative features.

Buildings and features that are out of character with the Conservation Area and detract from or harm its special interest or are in poor repair are identified in the Character Appraisal and on the Character Analysis Map on p. 23.

4.10. Important views

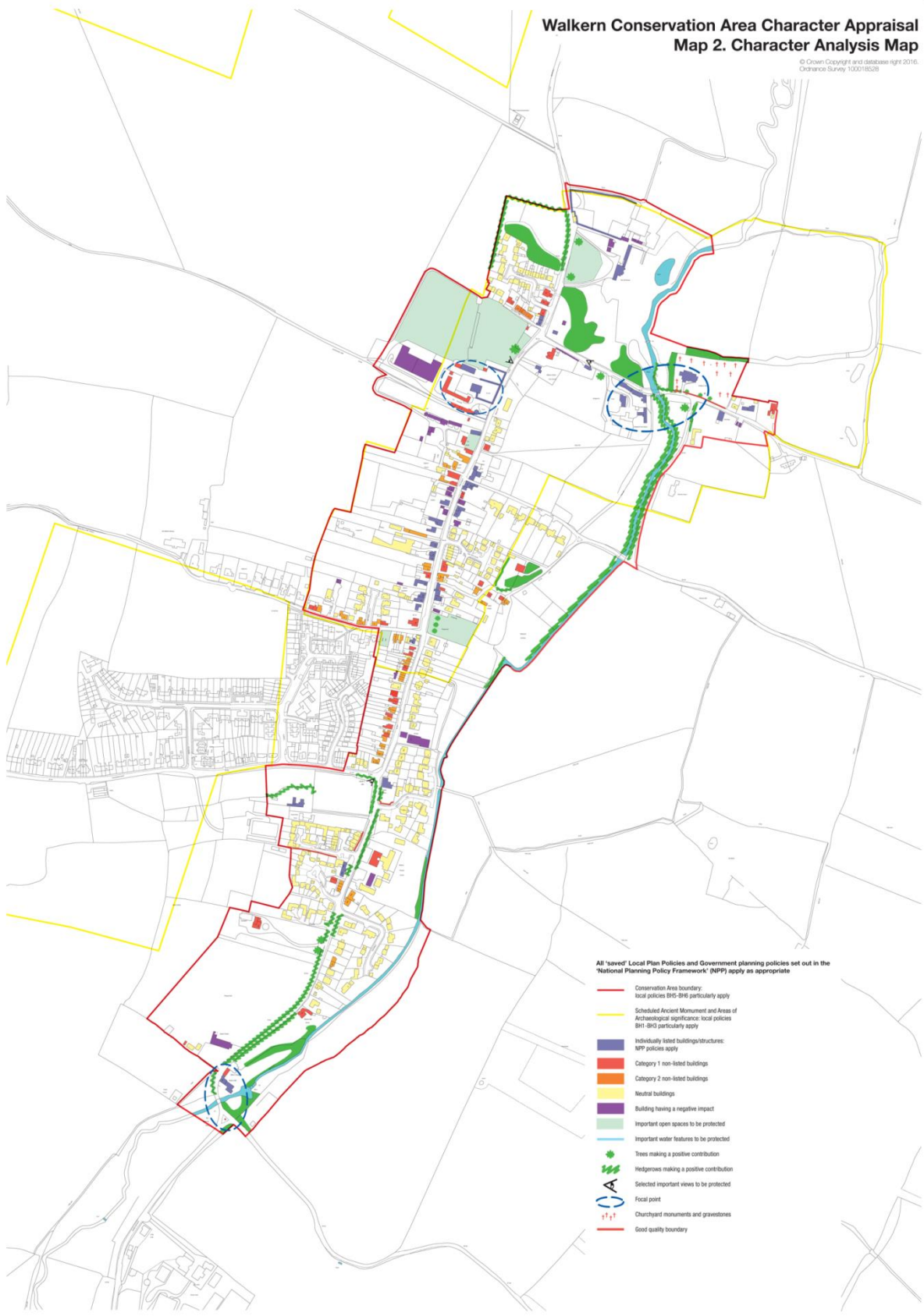
These are identified on the Character Analysis Map on p. 23.

4.11. Conservation Area boundaries.

In suggesting the revisions to the Conservation Area boundaries (see Part C - Conservation Area Management Proposals from p. 41), principal consideration has been given as to whether or not the land or buildings in question form part of the area of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Too often modern development lacks the necessary architectural interest to merit retention. Similarly, large tracts of open space or farmland around a village should not now be included. The boundary should describe a clear change in character or appearance if it is to be both logical and defensible in law.

Boundaries normally, but not always, follow existing features on the ground and property boundaries. Where appropriate, they also follow the crown of the road. In addition, where conservation area legislation protects features such as wall/railings or trees that would otherwise form part of a conservation area boundary the latter is extended a small but obvious distance beyond the protected feature in question to avoid any ambiguity in interpretation as to whether or not it lies within the conservation area.

5. CHARACTER ANALYSIS



Map 2 Character Analysis Map (See fold out A3 map at end for detail)

5.1. General Landscape setting.

In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the wider area ('Area 39, the Middle Beane Valley') as *'Open arable farmland with small grouped woodlands linked by hedges. Medium to large-scale field pattern over strongly undulating slopes, with a remote character despite proximity to Stevenage. ...Walkern Road runs north/south below the plateau edge on the eastern valley slope'*. (NB the bridge at the southern end of the Conservation Area is where the Road crosses the Beane to the western valley slope where it becomes The High Street, then White Hill as it climbs north towards Cromer and points beyond).

5.2 General overview.

Walkern is a typical rural village approximately 4 miles to the east of the modern New Town conurbation of Stevenage. It straddles a once quiet road connecting Hertford with its northern hinterland of villages between the Great North Road (now the B197 and, north of Baldock, the A1) to the west and Ermine Street (the old A10) to the east. Walkern High Street lies some 150m or so up on the drier land on the western slope of the River Beane. At its north end the historic lane of Church End leads eastward to the ford crossing and St Mary's church. Various narrow lanes follow the river bottom with Church End, Winters Lane and Totts Lane rising west up to connect with the High Street. Towards its southern end the new Stevenage Road runs off to the west and forms a busy junction. In being a useful cross-link to Buntingford and the A10, the Stevenage Road is the cause of much of the traffic that constantly drives through the village; the section of the High Street to the south of the junction being noticeably quieter. At the southern end of the Conservation Area the road crosses the River Beane via a narrow bridge, with the war memorial forming a triangular junction with the Bennington Road heading south to Hertford and the minor rural road rising to serve Walkern Hall and farms to the east.

Walkern, is evidence of the typical decline of rural villages and village life across Hertfordshire since the War. The village once served a largely self-sufficient rural area with shops, pubs, building-related construction firms, churches, schools, mills and breweries to support the village, its outlying farms and the rural community. Today, it is increasingly a dormitory for commuters into the nearby towns, this characteristic only dampened by the lack of a railway line and station. Today most of the once diverse range of shops, pubs, businesses and civic institutions has gone, out-priced by house values, their memory only retained in the often rather fey names now adopted by the displacing householders. A village store survives, as does a garage and one or two other hardy enterprises. Denied many of the retail and work-settings for village life, civic life, as in so many villages, is now increasingly centred on the church and school and the few surviving pubs.

An interesting characteristic of Walkern is the patchiness of historic development, with a number of farms and fields mixed into the heart of the village; particularly on the west side. In recent years these, not unnaturally, have drawn the attention of developers, keen to exploit high local house values. Insofar as these developments have made the village more compact, completing the streetscene, with a larger population able to support the church, school and surviving commercial enterprises, that is a good thing. However, too often the urban design layouts are piecemeal, lending themselves to individual culs-de-sac lacking proper through linkages leaving

them in disjointed isolation. In addition the use of standard designs lacking in local characteristics has left many with a distinctly ‘anywhereland’ suburban quality at odds with the rural character of the village. Walkern is increasingly in danger of looking like a suburb of Stevenage (or any other commuter town). Outside the Conservation Area, the public-housing estate was an early offender, lacking integration into the wider village, a common fault with many such post-war adjuncts to Hertfordshire villages.

5.3 Scheduled Ancient Monuments. None.

5.4 Areas of Archaeological Significance.

Much of the area to the north of 124 and 93 High Street up to the Walled Garden to the Old Rectory and including the lands associated with the said buildings lining the High Street and lands along Church End are included within an Area of Archaeological Significance.

5.5 Individually Listed Buildings.

There are 38 listed buildings within the existing Conservation Area. Of this total, 4 date from the 15th century or earlier (11%); 5 from the 16th century (13%); 15 from the 17th century (40%); 12 from the 18th century (32%) and 2 from the 19th century (5%). All buildings are Grade II except the 1 No. Grade I and the 6 No. at Grade II*.

As previously indicated some listed buildings have been identified as being in poor condition. Grade I and Grade II* examples are included in Historic England’s Heritage at Risk Register; Grade II examples are include in the Council’s Heritage at Risk Register.

A selection of listed buildings within the Conservation Area c/w abbreviated descriptions based on the National list is provided below.

GRADE I

Parish Church Of St Mary The Virgin.



A-S CII nave, early C12 S aisle, early C13 chancel and N aisle, early C14 W tower, early C15 2-storeys S porch, late C15 aisle windows and a clerestorey. Rainwater heads dated 1789. Chancel restored 1878, NE chapel 1882 by Hugh Roumieu Gough. C19 SE vestry, restoration and re-seating 1882. Flint rubble with dressings of Barnack stone and clunch. Chancel and flanking chapel and vestry steep roofs in old red tile. A church of outstanding interest on account of its early origins, varied dates of development, the Saxon Road sculpture and the early C13 knight's effigy in the S aisle.

GRADE II*

Farmhouse at Rooks Nest Farm.

House. Mid C17 front range; rear wing later, possibly 1701; brewhouse wing at NE C19. Red brick, in English-bond in front range. Originally a 2 storeys and attic, cruciform, lobby-entry, central chimney plan house.

Dovecote at Manor Farm.

Circa 1700. Red brick in Flemish-bond with dark headers and fine gauged red brick dressings. Steep octagonal roof with cupola and ovoid finial.

Farmhouse at Manor Farm.

Circa 1700. Red brick in Flemish-bond with diaper of dark headers on front. Rear service wing timber framed and plastered. Steep old red tile roofs. A 2 storeys and attics, L-plan house facing E. Symmetrical single-pile front range with 3 panes.

Oakbeam, 36 High Street.

Wealden house. C15 or earlier, chimney inserted c1700, S wing c1800, divided in C19. Timber frame on tarred brick sill, roughcast with steep old red tile roof carried down as catslide over rear outshot. Painted brick S wing. A 2-storeys house facing E. Former open-hall and storeyed end bays, separately jettied to front, covered by a single pitched roof.

The Old Rectory (at north end of village).



Rectory, now a private house. Circa 1632 for Rector Dr John Gorsuch (1600-48), E front early C18, library wing c1781 for Benjamin Heath, roof early C19, altered c1933 (rwp), sold c1937. Red brick, colourwashed roughcast at front with stucco quoins, and steep slated hipped roof. A square, 3-storeys and cellars, early brick rectory, facing W.

Farmhouse at Bridgefoot Farm, 10 Church End.

Mid C15 open hall house with 2 crosswings, hall floored over and chimney built in late C16, rear wing late C17 or early C18, N crosswing demolished before lean-to wash house built against N side of rear wing. Timber frame on stucco sill, roughcast with weatherboarding on ground floor of N end and remains of pargetting on E front. Steep old red tile roofs.

GRADE II

High Street: West side (S - N).

Brewery House, 198 High Street

108 High Street

Fairview Cottage, 102 High Street

98 & 100 High Street

96 High Street

82 & 86 High Street

The Laurels, 80 High Street

78 High Street

Lyndhurst, 76 High Street

Redlyn, 70 High Street (was the Red Lion PH)

56 High Street

Forecourt walls, Frontage walls and North Walled Garden at Manor Farm

North barn at Manor Farm.



High Street: East side (S – N).

Walkern Mill and No 161 High Street (Millers Cottage)
Farmhouse at Finches Farm, High Street (opp jnct with Stevenage Road)
WH Shepherd, Butcher (now a shop), 69 High Street
65 & 67 High Street
Robin Hood PH (now dwelling), 63 High Street
Vale House, 45 & 47 High Street
33 High Street
The White Lion PH, 31 High Street
Walkern Free Church (United Reformed Methodists), High Street
Granary at The Old Rectory, High Street (corner of Church End)
Walled Garden at The Old Rectory, High Street.

Church End: North side (W – E).

Monument in St Mary's Churchyard to Philip Adams
Monument in St Mary's Churchyard to Susannah Lewis
The Old School House, 39 Church End

Church End: South side (W – E).

Wych Elm Cottage, 6 Church End
North barn, North-east barn and Stable between at No. 10 Church End
(Bridgefoot Farm).
South-east stable at No. 10 Church End (Bridgefoot Farm)
Bockings, Church End, (opposite churchyard)



5.6 Important buildings within the curtilages of Listed Building.

It should be noted that S.2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 extends the protection of the listing given to the main building to include curtilage structures, buildings and boundaries. These have, therefore, enhanced protection above that provided by being within a conservation area.

5.7 Non-listed buildings that make an important architectural or historic contribution.

This Character Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19th century and are an important element in the built form and historical evolution of the Conservation Area and make a positive contribution to its special interest, character and appearance.

Category 1 buildings are shown in green on the Character Analysis Map and are well-preserved and retain most important architectural features, for example good quality windows, chimneys and other architectural features that are considered worthy of additional protection through an Article 4 direction.

Category 2 buildings are shown in orange on the Character Appraisal Map and are good buildings, clearly worthy of retention but which have lost some key architectural features or have suffered modern replacements out-of-keeping with the building. These buildings are considered worthy of restoration which additional planning controls through an Article 4 direction would help deliver (and then, subsequently, retain).

High Street: West side (S - N).

Category 1.

Springhall and 204 High Street
15-18 (consec.) The Maltings
The Towerhouse, The Maltings
Boundary wall to south side of Rookery Close
Boundary wall facing High Street to Nos. 1-4 (consec.) Rookery Close
152 High Street
148 High Street
144 High Street
138 and 136 High Street
134 High Street
122 High Street
120 High Street
112 High Street

Category 2.

164 and 166 High Street
162 and 160 High Street
158 and 156 High Street
154 High Street
150 High Street
146 High Street
142 and 140 High Street
130-124 (consec.) High Street
118 High Street
116 High Street
114 High Street
114a High Street

Froghall Lane: South side (E – W).

Category 2.

1-7 odd Froghall Lane

Froghall Lane: North side (E – W).

Category 1.

4 Froghall Lane

20 and 22 Froghall Lane

Category 2.

6 Froghall Lane

10 Froghall Lane

14 Froghall Lane

18 Froghall Lane

High Street: West side (S - N) /cont.

Category 1.

104 High Street

94 High Street

66 High Street

64 High Street

58 High Street

The Studio, High Street

The converted outbuildings at Manor Farm

Category 2.



*An example
of a good
historic
building
spoilt by
inappropriate
modern
alterations.*

90 and 88 High Street

Outbuildings at rear of 80 High Street

Building at rear of 66 High Street

Capel House and outbuildings 62 High Street

60 High Street

Beecroft Lane: North side (E – W).

Category 1.

12 Beecroft Lane

Category 2.

2 Beecroft Lane

6 Beecroft Lane

10 Beecroft Lane

High Street: West side (S - N) /cont.

Category 1.

32 High Street

Sworders Garage, now 23 and 24 Glebe View

Category 2.

21 and 22 Glebe View

High Street: East side (S - N).

Category 1.

Walkern War Memorial

Unlisted building attached to Millers Cottage (attached to Walkern Mill)

Walkern Mill House, 151 High Street

133 and 135 High Road

Historic building at Walkern School

South boundary wall to Finches Farm forming entrance at north side to

Finches End

Rear extension to 63 High Street

Category 2.

119a and 119b High Street

Totts Lane: South side (W - E).

Category 1.

10 Totts Lane

14 Totts Lane

Category 2.

Robin Cottage

18 Totts Lane

20 Totts Lane

Totts Lane: North side (W - E).

Category 1.



11 Totts Lane

Category 2.

Wesleyan Chapel, now 5 and 7 Totts Lane

High Street: East side (S - N) /cont.

Category 1.

The Yew Tree PH
39-43 (odd) High Street
27 High Street
9 High Street

Category 2.

61 High Street
59 High Street

Church End: North side (W – E).

Category 1.

43 Church End

High Street: East side (S - N) /cont.

Category 2.

1 High Street (cottage attached to the walled garden to the Old Rectory)

5.8 Other distinctive features that make an important architectural or historic contribution.

Walls and railings so identified are protected to varying degrees by virtue of exceeding specified height relevant to the Conservation Area or by being listed or

within the curtilage of a listed building. Notable and attractive features include the ford at Church End and the bridge across the River Beane at the southern end.



The ford at Church End

5.9 Important Open Spaces.

As described above, an interesting characteristic of Walkern is the number of open spaces that come up to the High Street and feature, therefore, in the diverse quality of the streetscene. Some make an important contribution to the character and appearance of the Conservation Area, notably the Playground, the Graveyard on Froghall Lane, the garden in front of The Studio, The large sward at the north side of Manor Farm, the open garden in front of the Old Rectory, the treed field at the junction of the High Street and Church End and the allotments and open space on the east side of Totts Lane. The Local Plan also designates five areas as 'Existing Playing Fields/Open Space/Recreation Areas, of which The Playground and land to the east of Totts Lane are included above.



Sward to the north of Manor Farm

5.10 Particularly important trees and hedgerows.

Those trees that are most important are shown diagrammatically on the accompanying Character Analysis Map on p. 23.

Of particular importance are the hedges and trees that align much of the southern section of the High Street up to the Stevenage Road. Similarly the hedging and trees at the north towards White Hill and those within the treed field at the junction of the High Street and eastward along Church End, down Bockings and up and along Totts Lane provide a fine rural setting to the village. The large trees within the playground relieve an otherwise urban streetscene. The large trees within the playground relieve an otherwise urban streetscene. The fine specimen trees at 11 Totts Lane provide a colourful sylvan setting to the post-war house.



*Fine trees
in the High
Street
playground.*



*The 'tunnel'
of trees and
hedges at
the southern
end of the
High Street.*

5.11 Important views.

A selection is shown on the accompanying Character Analysis Map on p. 23. Long if meandering views are evident along the High Street, those at the north showing the built forms, while at the south they are more overtly rural. Views are guided along Church End by the striking large barns.

5.12 Elements out of character with the Conservation Area.

Concern has to be expressed at the neutral quality of much modern development, which although it does not cause harm, is perceptibly diluting the special interest of the Conservation Area. These are shown in yellow on the attached Character Analysis Map on p. 23.



*Neutral
modern
development
and poor
quality
boundaries*

Further, there are a number of buildings and sites of such poor design or condition that they harm the special interest of the Conservation Area. These are shown in pink on the above map and include:-

High Street: West side (S - N).

Jubilee pavilion
110 High Street
74 High Street
68 High Street
68a High Street
Utilitarian farming buildings at the end of Kitcheners Lane
Two very large utilitarian barns at Manor Farm

High Street: East side (S - N).

Modern teaching block at Walkern Primary School
The canopy and garage at 105 High Street

Totts Lane

9 Totts Lane

High Street: East side (S - N). /cont.

BT exchange at north side of The Playground

49 High Street

45a High Street

Decayed non-listed farm building at junction of High Street and Church End

Utilitarian barns at The Old Rectory

5.13 Opportunities to secure improvements.



A wasted heritage asset in need of a viable use.

A notable eyesore is the Granary at The Old Rectory, High Street (corner of Church End). This Grade II listed building is in a poor condition and has languished on the Council's Heritage at Risk Register for many years.



Poor quality boundary along Church End.

Note also the lack of highway maintenance

The quality of street lighting, other furniture and the public realm is often of disjointed and inappropriate poor quality. This is a product of budget-led *ad hoc* procurement rather than a holistic design-led ethos.

A further issue is the often thoughtless application in the past of standard MOT traffic management techniques, designs and materials leading to unnecessary and unsightly street clutter and signage. Their gradual erosion adds to a tired and uncared for air to the public realm.



What, no Beatles?

5.14 Suggested boundary changes.

Councils have a responsibility to ensure that conservation areas justify their continued designation and that their status is not devalued through the designation of areas that lack special architectural or historic interest. Prior to the adoption of this document, the boundaries of the Walkern Conservation Area were unchanged since designation in 1981 and in a number of places did not define, as current Historic England guidance requires they should, where there was a clear change of character and a defensible boundary. For example, large tracts of farmland at the north and south of the village were still erroneously included.

The boundary changes adopted through Part C – Conservation Area Management Proposals on p. 41 relocate the boundary to locations that correctly define the relevant change of character from settlement to countryside.

6. SUMMARY OF SPECIAL INTEREST

The overall characteristics of Walkern Conservation Area can be summarised as follows:

1/ A historic linear village along the High Street set on the higher ground on the west slopes of the River Beane with arrays of buildings, many listed and historic, along both sides. A ford at the north end and a bridge at the south allow the River to be crossed. Branching off to the east are paths and minor cartways leading down to the River. To the west, the junction with the Stevenage Road forms a busy junction. Traffic through the village is incessant. The surrounding landscape is largely farmland underlining the village's rural past,

2/ The public realm is largely urban in character with few trees, thus made more important by their rarity. Materials are the typical Highways Authority plain palette but have been compromised by invasive traffic management measures, now in a poor and declining condition. The lack of a cohesive design and investment in the public realm is apparent and gives the area a run-down appearance at odds with the very high values of private property,

3/ Buildings along the High Street follow a traditional and disciplined building line, are mainly two storeys high and of traditional construction. While the previous shops are hard-to to the pavement, dwellings tend to be set back from the street behind gardens with traditional front boundaries such as low brick walls, greenery and fences allowing visually permeable public and private space,

4/ Most retail and commercial uses have been lost in the post-war era, the buildings converted to housing. Some pubs survive on the High Street. The Church is located away from the High Street at the ford, while the school and the historic mill and brewery (now housing) are at the southern end near the bridge,

5/ The necklace of fine historic buildings, many of which are listed, along the High Street are of particular importance,

6/ The High Street is punctuated by fields and holdings that abut it or are visible immediately behind the array of houses – testimony to its rural origins and the *ad hoc* nature of development in the past,

7/ The 'tunnel' of hedging and trees along the south end of the High Street and lining the River Beane are of particular importance,

8/ The High Street sports a number of ugly post-war developments that pre-date its designation as a conservation area. These aggressively modern designs have a negative impact,

9/ This is a popular and convenient village for commuting to Stevenage and other sources of employment and has become the increasing focus of development

pressure for housing. The above back-land fields are a clear temptation. Opportunistic sites have been built on for housing, generally in a self-contained cul-de-sac form. As such, they lack the secondary links to adjacent sites and want for good urban design. As modern buildings they lack historic interest and, too often, they lack architectural merit and have not reinforced local character. The net effect is of significant areas with a growing number of neutral buildings that are diluting the character and appearance of the Conservation Area,

10/ The village is quite visually enclosed with most long views being along the undulating High Street. Views of the surrounding countryside mainly unfold beyond the line of houses although peeks between houses of trees are important. There are a number of good transverse views giving a sense of space and the rural setting.

7. SUMMARY OF ISSUES

Issues facing the Conservation Area at present can be summarised as follows:

1/ The impact of high traffic volumes through the Conservation Area, together with the accumulation of past measures to control them (signs, road markings, build-outs, bollards etc.). These and their current deterioration are a particular blight on the Conservation Area, harming its rural character,

2/ The lack of a cohesive design and investment in the public realm and the poor quality of many of the materials, have left with area with a run-down air,

3/ The Granary at the corner of the High Street and Church End is a listed building on the Heritage at Risk Register. Efforts should be made to find a viable new use for this building and its restoration.

4/ The boundary structure along the south side of the west end of Church End is of particularly poor quality. Many other boundaries around the Conservation Area need repair and improvements.

5/ Many good quality historic houses have been harmed by poor quality alterations and the use of modern materials. Increasing public interest in photovoltaic (PV) and solar panels has much potential to cause harm. Such matters contribute to the declining quality and run-down appearance of parts of the Conservation Area. Consideration should be given to introducing an Article 4 direction to control minor development, arrest the decline of the area and, in time, restore those buildings presently harmed by poor quality alterations.

6/ The loss of timber windows and doors and other architectural joinery and their replacement with PVCu, aluminium or other inappropriate modern materials is a particular blight. The use of double-glazed units in non-listed buildings is generally acceptable with, in many instances, the casements and sashes capable of adjustment to accommodate the units. If not, new double-glazed timber frames may be acceptable provided that the original window design and materials are replicated.

7/ A number of aggressively modern developments and houses along the High Street built before the area's designation are particular eyesores, having a negative impact on the character and appearance of the Conservation Area. Care must be

taken in future to ensure that new development is of high quality design and materials that reinforce local character.

8/ It should be assumed that, as a popular and convenient village, that development pressure will continue that seeks to meet housing demand. Cul-de-sac development should avoid being overly self-contained and be designed to ensure good secondary links with adjacent sites. Much recent housing has been of only neutral quality that has diluted the character and appearance of the area. High quality design and materials that reinforces local character should be demanded of all future development within the Conservation Area.

9/ Where buildings are identified on the Character Analysis map as being 'neutral' it must be possible to redevelop to a high design standard such that the replacement property enhances the character and appearance of the Conservation Area. Similarly, there are a number of buildings within the Conservation Area which are identified as 'negative' and harmful to the area; here it would actually be desirable to see them demolished and the site redeveloped to a higher design standard. Development effort should focus on these sites.

10/ Reasonable steps should be taken to protect local facilities as a means of supporting village life and avoid Walkern becoming a dormitory suburb.

Issues 4/-10/ are under planning control, or can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Steps to seek the restoration of lost vernacular features may also be sought through local policy, grants, persuasion and the adopted Conservation Area Management Proposals which are designed to both preserve and enhance.

PART C - MANAGEMENT PROPOSALS.

8. MANAGEMENT PROPOSALS.

8.1. *Revised Conservation Area Boundaries.*

The revised boundaries are shown on the accompanying Character Analysis Map on p. 23 and include the following amendments -

- (a) Dedesignate. Field to the west and north of Glebe View. Field to the north of the Walled Garden and farm structures to the Old Rectory. Field to the east of the River Beane to the rear the Old Rectory. Field to the east of the churchyard.

To remove areas with no special interest.

- (b) Dedesignate. 19 and 20 Church End and land forming their approach.

To remove areas with no special interest.

- (c) Designate. Area of land part of Bockings.

To rationalise the boundary.

- (d) Designate. Small area to the east of the River Beane where river curves near No. 7 Finches End.

To rationalise the boundary.

- (e) Dedesignate. Area to the south west of the bridge and War Memorial containing the River Beane.

To remove areas with no special interest and rationalise the boundary.

- (f) Dedesignate. Field to the south west of the Playing Field. Field to the west of the Playing Field. Fields and structures to the west of The Maltings, Rookery Close and the Farmhouse to Rooks Nest Farm.

To remove areas with no special interest.

- (g) Designate. Small crescent shaped area of land to south of Dovehouse Lane.

To rationalise the boundary.

8.2. *General Planning Control and Good Practice within the Conservation Area.*

All 'saved' planning policies are contained in the East Herts. Local Plan Second Review adopted in April 2007. It is currently against this document and the National Planning Policy Framework (NPPF) that the District Council will determine applications. The NPP is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then have full weight.

8.3. *Contact and advice*

Applicants considering submitting an application should carefully consider the relevant policies and if necessary contact Officers to seek pre-application advice.

Telephone 01279 655261 (For development proposals ask for Development Management).

E-mail planning@eastherts.gov.uk

Website: www.eastherts.gov.uk

Or write to Development Management, East Herts District Council, Wallfields, Pegs Lane, Hertford SG13 8EQ

8.4. *Guidance Notes*

Applicants should refer to the relevant Guidance Notes previously referred to and available on the Council's website at :-
<http://www.eastherts.gov.uk/index.jsp?articleid=15387>

8.5. *Development Management - Potential need to undertake an Archaeological Evaluation.*

Within the sites designated as being a Scheduled Ancient Monument or within an Area of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

8.6. *Listed Building Control and Good Practice.*

Those buildings that are individually listed are identified on the Character Analysis Map on p. 23 and within the text of this document. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building may be similarly protected in law. Please seek pre-application advice on this point. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their special interest and architectural detailing is not eroded nor their other qualities and settings compromised.

8.7. *Development Management – Unlisted Buildings that make an Important Architectural or Historic Contribution.* This Character Appraisal has identified in 5.7 a number of unlisted buildings that make an important architectural or historic contribution to the character and appearance of the Conservation Area.

Any proposal involving the demolition of these buildings is unlikely to be approved.

8.8. *Planning Control – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.*

This Appraisal has identified a number of railings and walls that make a particular contribution to the character of the Conservation Area. Some are protected from demolition by virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving the demolition of

these walls is unlikely to be approved. Removal of other PD rights involving the alteration of non-listed walls will be considered.

8.9. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. The Council would then consider any comments made before deciding whether to confirm or amend the Direction.

8.10. Planning control - Wildlife Sites.

Any development that adversely affects wildlife species occupying such sites will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV 14 and ENV 16 of the Local Plan.

8.11. Planning Control – Important open land, open spaces and gaps.

This Appraisal has identified the following particularly important open spaces: the grassy sward to the north of manor farm, the front lawn to The Old Rectory, the playground on the High Street, the graveyard on Froghall Lane and the lawn in front of The Studio. Other open spaces within the village, e.g. the Playing Field, may have high amenity value but lack conservation special interest.

8.12. Planning Control – Particularly important trees and hedgerows.

Only the most significant trees and clumps or trees are shown diagrammatically on the Character Analysis map. It has not been possible to plot trees on inaccessible land. Subject to certain exceptions all trees in a conservation area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety. Lines of hedges along the southern approach of the High Street are particularly important as are those along the northern approach. Natural hedging and trees along the banks of the Beane are important to the rural character of the conservation area. All stakeholders have a role to play in protecting these hedges.

8.13. Planning Control - Important views. A selection of general views are diagrammatically shown. Policy BH6 is particularly relevant.

8.14 Enhancement Proposals.

Section 7 of the Character Appraisal, 'Summary of Issues', identifies a number of elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified.

Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only by the owner's co-operation.

8.15 Schedule of Enhancement Proposals

Detracting element	Location	Proposed Action.
Accumulated traffic signage	Along the High Street	Seek to encourage HCC engineers to undertake de-cluttering exercise.
Lack of cohesive design and poor quality of public realm.	Along the High Street.	Seek to encourage HCC engineers to undertake design review.
The Granary.	High Street and Church End.	It is on EHDC's Heritage at Risk Register. Encourage conversion to viable use.
Poor quality boundaries.	Along south side of Church End (and elsewhere).	Encourage owners to improve. Development Management to seek improvements through planning applications.
Poor quality alterations and materials implemented under permitted development rights.	Extensive.	Seek to implement an Article 4 direction. Protect and preserve surviving features and seek to restore previously lost features through future planning applications.
PVCu replacement window and doors and thick double glazing.	Extensive.	Seek to implement an Article 4 direction. Retain historic originals and Improve quality through future planning applications.
Aggressively modern house designs.	Along High Street.	Seek to improve design quality so as not to harm the character and appearance of the CA through future planning applications.
Most modern cul-de-sac development has poor linkages with the village. Urban design and architecture quality often only neutral.	Extensive.	Seek better linkages, urban design and architecture quality so as not to harm the character and appearance of the CA through future planning applications.
Neutral and negative buildings diluting or harming the character and appearance of the CA	Extensive.	Seek better architecture quality for replacement buildings through future planning applications. Encourage developers to focus on redeveloping negative sites.
Loss of local facilities that is eroding village life changing the character of the area.	Along High Street.	Through Neighbourhood plan, planning system and associated protection measures.

Bibliography

The Buildings of England, Hertfordshire. Nikolaus Pevsner, second edition revised by Bridget Cherry. Penguin Books 1977.

Kelly's Post Office Directory of Hertfordshire 1874

The Place-Names of Hertfordshire, Gower, Mawer and Stenton, English Place-Name Society Vol. XV Cambridge UP 1938 and 1970.

Appendix 1

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management (2016) provides a useful checklist to identify elements in a conservation area which may contribute to the special interest (Cf 4.4 above). The checklist is reproduced below:-

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

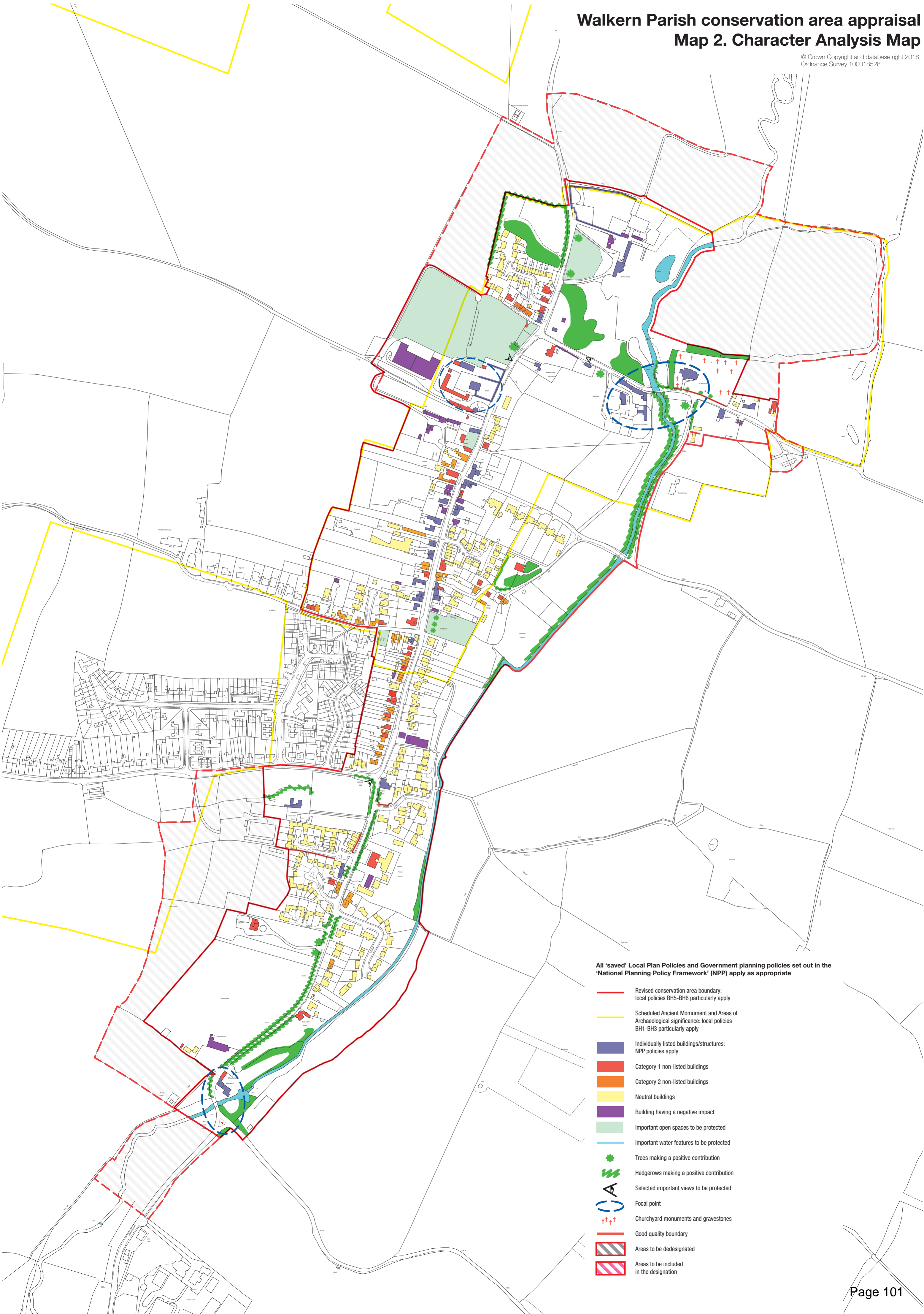
A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.

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Walkern Parish conservation area appraisal

Map 2. Character Analysis Map

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Ordnance Survey 100018528



All 'saved' Local Plan Policies and Government planning policies set out in the 'National Planning Policy Framework' (NPP) apply as appropriate

-  Revised conservation area boundary: local policies BH5-BH6 particularly apply
-  Scheduled Ancient Monument and Areas of Archaeological significance: local policies BH1-BH3 particularly apply
-  Individually listed buildings/structures: NPP policies apply
-  Category 1 non-listed buildings
-  Category 2 non-listed buildings
-  Neutral buildings
-  Building having a negative impact
-  Important open spaces to be protected
-  Important water features to be protected
-  Trees making a positive contribution
-  Hedgerows making a positive contribution
-  Selected important views to be protected
-  Focal point
-  Churchyard monuments and gravestones
-  Good quality boundary
-  Areas to be dedesignated
-  Areas to be included in the designation

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EAST HERTS COUNCIL

EXECUTIVE - 25 OCTOBER 2016

REPORT BY LEADER OF THE COUNCIL

RESPONSE TO THE LSCC GROWTH COMMISSION REPORT

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- To agree a response to the LSCC's Growth Commission Report

<u>RECOMMENDATION FOR EXECUTIVE:</u> that:	
(A)	the draft response from the East Herts Leader to the LSCC's Growth Commission be endorsed.

1.0 Background

1.1 The London Stansted Cambridge Consortium (LSCC) was formed in June 2013 as an informal partnership for the London Stansted Cambridge Corridor. This covers the area North from the Royal Docks, Tech City, the City Fringe, Kings Cross, and the Olympic Park, up through the Lee Valley, the M11 and A10, the East Coast and West Anglia Mainline rail corridors to Harlow and Stansted, and through to Cambridge and Peterborough. The Consortium's objectives are to:

- Raise the profile of the Corridor and its component parts with national and sub-national government and promote the corridor with private sector investors and institutions, as a place of opportunity to invest and secure a high return in social and economic terms.
- Build a clear development agenda for the Corridor and to articulate a clear case for investment in the priorities of the corridor.
- Provide the forum for members, partners and supporters to work collaboratively and cohesively to secure sustainable

- economic growth and to ensure that residents and businesses secure the benefits of that growth.
- Act as ambassadors for the corridor, influencing decision-makers, the development of policy for the corridor and co-ordinating good relationships between boroughs, districts, counties, LEPs, regional and central Government.
- 1.2 Despite the fact that the LSCC is a non statutory body and is funded entirely from voluntary member contributions, it has developed into a high profile, well connected and influential voice on cross boundary strategic growth issues.
 - 1.3 The annual budget of the LSCC is £450,000. It has four staff and an independent non executive chairman. The LSCC is hosted by the London Borough of Haringey. Haringey Council is the 'accountable body' for the Consortium. East Herts, along with other district and borough council members, pay an annual contribution of £10,000 towards its overall budget. Hertfordshire County Council, Broxbourne and Stevenage Borough Councils are also members.
 - 1.4 The London-Stansted-Cambridge corridor is one of the five economic corridors identified in the Mayors Plan for London and is key to the regeneration of North East London in particular. The LSCC clearly sees future development of Stansted and the success of Cambridge as having potential beneficial spin offs for the bottom end of the A10/M11 corridor. It is in their interests therefore to support/promote economic growth and infrastructure improvements in the middle part of the corridor to strengthen that connectivity. The LSCC says its focus in the Hertfordshire part of the corridor is very much on encouraging inward investment particularly linked to the bio science sectors, lobbying for infrastructure improvements (road and rail), and encouraging the development of Stansted as a more business orientated airport to support the North East London and Cambridge economy.
 - 1.5 Last year the LSCC commissioned an independent study of the London-Stansted-Cambridge corridor. The aim was to test and create the case to put to Government for future investment in the corridor to release its economic potential.
 - 1.6 The Board appointed an independent set of economists, academics, business leaders, investors and financial experts (called the Growth Commission) to undertake research and take evidence via a series of roundtable events up and down the

corridor. East Herts Council were represented at all four the event through the Leader of the Council, and the Chief Executive. In addition various Executive Members and officers attended different events.

- 1.7 The Commission published its report in July 2016: <http://www.lscgrowthcommission.org.uk/wp-content/uploads/2016/07/LSCC-Growth-Commission-Final-Report-full.pdf> An executive summary of the report is attached at **Essential Reference Paper B**.

2.0 Report

- 2.1 The Growth Commission report makes a compelling case for accelerating productivity within the corridor so it can build on its foundation as a globally competitive knowledge region. It is clear that a strong corridor is good for the East Herts economy overall, the success of our businesses and the prosperity of our residents, many of whom live and work in the corridor.
- 2.2 At the same time the associated requirements for economic growth in terms of housing, traffic and impact on the environment are matters that are of concern. The three overarching themes in the Council's Corporate Strategic Plan (*improve the health and wellbeing of our communities, enhance the quality of people's lives and enable a flourishing local economy*) reflect the desire to balance quality of life and prosperity in the district.
- 2.3 There is however a great deal of convergence between the Council's Pre-Submission District Plan (approved by Council 22nd September) and the aspirations set out in the Growth Commission report. Although the report does not name specific housing locations and numbers, it does support growth and regeneration in and around Harlow (consistent with Gilston as a key site for housing growth in the Pre-Submission Plan). Similarly, anticipated growth in passenger numbers at Stansted airport and the proposal to create an airport economic development zone complement proposals in the Plan for housing growth in the Bishop's Stortford area.
- 2.4 The economic benefits to Bishop's Stortford from Stansted are well known, both as a major source of employment and with many businesses in the area connected to the overall supply chain of the airport. The effects can be double edged however. For example the high incidence of relatively low paid employment in

the town is partly caused by the type of employment created within the airport supply chain. In addition it is clear that the airport brings additional pressure on the transport network which is already constrained at peak times, both within the town and around the M11 (especially around junction 8). This is a good example of the need to balance infrastructure investment with economic growth to ensure a sustainable future for the town.

- 2.5 For East Herts the role of Bishop's Stortford within the corridor is key. Although we recognise that employment zones in Cambridgeshire as well as the enterprise zones in Harlow are crucial levers to bringing more knowledge based businesses to the corridor, Bishop's Stortford has the potential to also be an important location for business and not just the provider of a skilled workforce to commute to London, Stansted, Cambridge and elsewhere.
- 2.6 Alongside housing growth the identification of new employment land to the North and South of Bishop's Stortford, the designation of Employment Areas on some existing industrial estates and the emerging planning framework for mixed development in the town centre (incorporating Old River Lane, the Goods Yard and possibly the Mill Site) provide a strong platform for the town becoming an attractive place for business. As highlighted in research by *Business Stortford* in the Summer of 2016, this is happening organically with around 20 life/ bioscience companies locating to Bishop's Stortford in recent years. With a more proactive approach, the town could build on this and emerge as a clustering location for specific industries.
- 2.7 The Growth Commission report does suggest a formal reconfiguration of governance within the corridor by recommending a transport authority is created to leverage investment and make decisions on transport infrastructure. This is essentially in recognition that the corridor represents a functional geographic unit based on the economy and that greater cross-boundary collaboration could speed up growth.
- 2.8 Whilst many member authorities are supportive of the economic aspirations of the Growth Commission Report this particular proposal is radical. Some organisations fear reconfiguration of highway authority boundaries would ultimately lead to wider combined authority models, undermining current democratic structures. The local authority positions on this matter are unclear at this stage however Hertfordshire County Council, whilst

supportive overall of the LSCC ambitions, do not support this specific proposal. As well as challenging traditional local government boundaries across Hertfordshire, Essex, Suffolk and Cambridgeshire it also challenges LEP boundaries by proposing the creation of a new transport authority operating in all of the Greater Cambridgeshire LEP, parts of the Herts LEP, the South East LEP, and the New Anglia LEP. In addition it also challenges the emerging devolution deal for Greater Cambridgeshire (essentially covering all of Cambridgeshire and Peterborough City).

2.9 Whilst East Herts may have concerns about ceding authority to a wider regional or sub-regional body in the longer term there is a recognition that the current administrative boundaries may not best support the interests of the district. There is evidence that collaborative working with authorities to the East (namely Uttlesford, Epping Forest and Harlow) has been effective in terms of achieving strategic planning imperatives. Potentially there are a number of governance models that could be explored to help leverage infrastructure investment into the corridor and the district.

2.10 A draft response is set out at **Essential Reference Paper C**.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	Priority 1 – Improve the health and wellbeing of our communities Priority 2 – Enhance the quality of people's lives Priority 3 – Enable a flourishing local economy
Consultation:	Leader of the Council and all Executive Members, Chief Executive
Legal:	N/A
Financial:	N/A
Human Resource:	N/A
Risk Management:	N/A
Health and wellbeing – issues and impacts:	N/A

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FINDINGS AND RECOMMENDATIONS OF THE LONDON STANSTED CAMBRIDGE CORRIDOR GROWTH COMMISSION

THE NEXT GLOBAL KNOWLEDGE REGION:
SETTING THE AMBITIONS AND
DELIVERING THE VISION

Executive Summary

Growth Commission

London Stansted Cambridge Corridor

objective + evidence-based + independent

The LSCC Growth Commission aims to provide independent analysis and advice to raise the global economic potential of the London Stansted Cambridge Corridor, setting out a vision for transformational change.

www.lscgrowthcommission.org.uk

[@lscgrowthcommission](https://twitter.com/lscgrowthcommission)

Growth Commission

London Stansted Cambridge Corridor

objective + evidence-based + independent





FOREWORD

The London Stansted Cambridge Corridor represents a unique opportunity to build the next global knowledge region in the UK. The capability and track record of tech and life sciences industries in the Corridor is second to none in the UK. Growth has occurred at twice the national average rate over the past decade.

While the Corridor certainly has the R&D, science and technology and entrepreneurial capability to become the next global knowledge region, it needs to build further collaboration between businesses and local stakeholders, and secure the resources for effective place-making (which is a 'whole place' approach to development, integrating economic development, skills, land use planning, infrastructure, transport and communities). During our four inquiry events, it was clear that the lack of workforce skills, housing and transport capacity was hindering further business investment and growth. These drawbacks limit individuals' and communities' opportunities to fully benefit from the Corridor's strengths. Another striking finding from our research programme was that all of our international competitor regions are promoting or have established comprehensive place-making strategies and cross-jurisdictional collaboration.

The Growth Commission arose out of the ambitions and desires of partners from the London Stansted Cambridge Consortium. We can build on this successful joint working, and other successful collaborations such as the West Anglia Task Force. This report sets out our final findings and recommendations.

The outcome of the recent EU referendum in our view only reinforces the need to take these initiatives to underpin and build on the competitive position of the Corridor.

Our 20-year vision is for the London Stansted Cambridge Corridor to become one of the top five Global knowledge regions, alongside San Francisco – Silicon Valley, Boston Route 128, and The Triangle. We highlight five priorities that will drive this ambition. The good news is that we could make substantial progress over the next five years, and we articulate a series of actions which we think are both necessary and feasible over this time period.

Sir Harvey McGrath

Chair of the London Stansted Cambridge Corridor Growth Commission

THE GROWTH COMMISSIONERS

Sir Harvey McGrath (Chair)

Sir Harvey has had a long and distinguished career in the international financial services industry and is the former chair of Prudential plc, the London Development Agency, London First and Man Group plc. His current roles include co-chair of the Mayor of London's Enterprise Panel, Chair of Governors of Birkbeck College and Chair of Big Society Capital. Sir Harvey is the Chair of the Growth Commission.

Dr Cathy Garner, Executive Director, The Work Foundation

Cathy is the Executive Director of The Work Foundation, which provides leading analysis and policy advice on work, skills and the labour market. Cathy is an expert in innovation and previous roles include Strategic Director of London Creative and Digital Fusion and Chief Executive of Manchester: Knowledge Capital. Previously she served on the Strategic Advisory Board for Intellectual Property between 2008 and 2010, was a member of the UK Cabinet Office Innovators' Council in 2009.

Alexandra Jones, Chief Executive, Centre for Cities

Alexandra has led the Centre for Cities since 2010. She has played a leading role in shaping the increasingly high profile cities agenda and is regularly called upon to advise senior policymakers in national and local government. Alexandra has been a member of the City Finance Commission, the London Finance Commission and the London Stansted Cambridge Corridor Commission, as well as an advisor to the City Growth Commission led by Jim O'Neill.

Gerard Lyons, Economist

Gerard Lyons is acting as a Growth Commissioner in a private capacity. He is the former Chief Economic Advisor to the Mayor of London, as well as Chief Economist and Group Head of Global Research at Standard Chartered Bank. Gerard regularly appears in the media, often writing in the Telegraph and The Times.

Professor Ron Martin, The University of Cambridge

Professor Ron Martin is Professor of Economic Geography at the University of Cambridge. He has published some 35 books and monographs, and 200 articles, on these and related themes. He has been involved in a number of major policy-orientated research projects for the UK government as well as the European Commission.

Ian Mather, Chair, Cambridge Ahead.

Ian Mather is the Chairman of Cambridge Ahead which was formed in 2013 to provide a business focus for the long term development of Cambridge. Members include ARM, AstraZeneca, Marshall Group, Cambridge University and Addenbrookes hospital. Ian is a Partner and heads the office of national law firm Mills & Reeve which has 300 staff based in Cambridge.

INTERNATIONAL EXPERT ADVISORS

Juliette Morgan, Partner, Cushman & Wakefield.

Juliette is Head of Property at Tech City and a Partner within Cushman & Wakefield's London Markets team. She is an urban tech specialist with more than 12 years international experience in developing and managing property for tech and bio tech companies. As Head of Property at Tech City UK, Juliette is responsible for advising the UK Government on its property strategy and policy initiatives to accelerate growth in tech start-ups in East London.

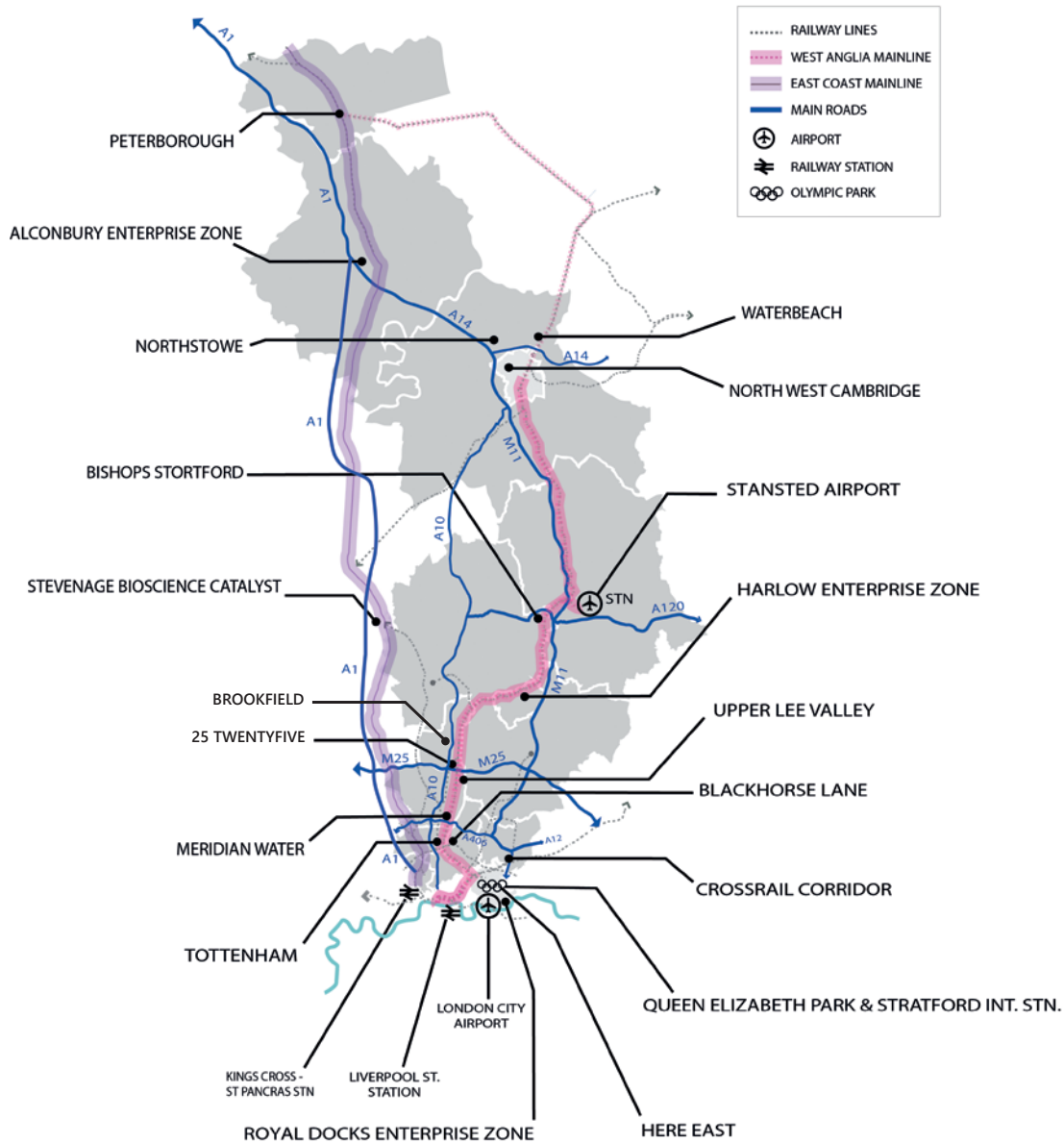
Professor Michael Enright, The University Of Hong Kong And Enright, Scott & Associates.

Professor Enright's research has focused on international competitiveness, regional clustering of industry, and economic development. He has directed or co-directed major reviews of economies in 20 countries on five continents and has co-authored ten books on competitiveness and numerous papers on regional clustering.

Professor Pete Tyler, The University Of Cambridge.

Professor Peter Tyler is an urban and regional economist with an extensive track record in consulting for the public and private sector. He has an established reputation in the field of urban and regional economics with a particular emphasis on the evaluation of policy. Besides his work in the United Kingdom he has also undertaken research for the European Commission and the Organisation for Economic Co-operation and Development on urban, regional and industrial policy.

THE LONDON STANSTED CAMBRIDGE CORRIDOR



LONDON AND THE EAST OF ENGLAND ARE THE TWO FASTEST GROWING REGIONS IN THE UK, AND THE LONDON STANSTED CAMBRIDGE CORRIDOR COMBINES THEIR STRENGTHS AND POTENTIAL

Nearly one in seven of the UK's jobs are within a 10km radius of the corridor and a higher proportion of these jobs are in high-skill, high-growth sectors than nationwide. The Corridor has 2.7 million residents and a workforce of 1.8 million people.

The London Stansted Cambridge corridor is home to a highly productive economy, with the region's productivity 16 per cent above the UK average. The Corridor supports 303,000 jobs in knowledge-based industries.

THE CORRIDOR HAS THE POTENTIAL TO BE THE NEXT GLOBAL KNOWLEDGE REGION

The Corridor shares a set of fast growing and highly productive advanced industries supported by a global centre for business and financial services. These are underpinned by a shared housing market, labour market, and infrastructure system. The London Stansted Cambridge Corridor could become a global tech and life sciences region if it can provide a high quality environment for business and talent, offering the space and infrastructure for growth.

EXECUTIVE SUMMARY

BUILDING THE NEXT GLOBAL TECH AND LIFE SCIENCES REGION: THE LONDON STANSTED CAMBRIDGE CORRIDOR

In this Final Report, The London Stansted Cambridge Corridor Growth Commission sets out its main findings from evidence, and a vision for transformational change to become the next global tech and life sciences region

The Growth Commission was established to provide independent analysis and advice to boost the global economic potential of the London Stansted Cambridge Corridor

The London Stansted Cambridge Corridor Growth Commission, established by the London Stansted Cambridge Consortium, provides independent analysis and advice to enhance the global economic potential of the London Stansted Cambridge Corridor. In this report, we set out a vision for transformational change.

We are the leading region in the UK for ideas, innovation and entrepreneurship

London and the East of England are the two fastest growing regions in the UK, and the London Stansted Cambridge Corridor forms a link that combines their strengths and potential.

The London Stansted Cambridge Corridor has the hallmarks of a national asset: a fast-growing population, vibrant economy, and presence in globally traded economic activities. The Corridor shares a set of advanced industries characterised by rapid growth and high productivity supported by a global centre for business and financial services. Productivity is 16 per cent higher than the national average, and growing.

The number of jobs in the Corridor increased at more than twice the national rate in the last ten years and if the right policy actions are taken it is likely that future job growth will be equally impressive in coming decades. The Corridor is driving technology and bioscience-led economic growth in the UK, and is the chosen location of major firms including Microsoft Research, ARM Holdings, AstraZeneca, GSK, Pfizer and Illumina.

We have the professional, finance and business services expertise to turn ideas and innovation into competitive advantage and wealth

Voted the world's most competitive city, London offers expanding international companies leading talent and transport links, light-touch business regulation and huge opportunities for growth. London is first choice for international headquarters and a critical location for the next generation of entrepreneurs and innovators in ICT and digital and life sciences.

Cambridge has developed an outstanding record of business success, with 4,500 knowledge-intensive companies located within 25 miles of the city. Cambridge ranks as the top UK city for innovation, with 102 patents per 100,000 residents, more than the next seven best-performing cities put together. More than 25 of the world's largest corporations operate within the city.

If an inward investment project decides not to locate in the corridor, it is more likely to go to another technology region overseas than elsewhere in the UK

London and Cambridge are in the top 10 of the European Foreign Direct Investment (FDI) league. London is listed as the most attractive city in Europe for investors by fDi Intelligence, a specialist inward investment publication. Cambridge is ranked 10th which is a significant achievement, given that the list includes much larger cities including national capitals. Firms investing in new locations outside the Corridor will tend to choose another country rather than a different part of the UK. London competes with 'world cities' such as New York, Tokyo and Paris. The Corridor (including Greater Cambridge) competes with major technology regions such as Silicon Valley; Route 128-195 in Massachusetts; New Jersey; The Triangle in North Carolina; Greater Munich and Singapore.

There are major development opportunities between London and Cambridge. In addition to the significant development and regeneration potential of London (including Enfield, Hackney, and Haringey) and Cambridge, there are major development sites in Broxbourne, Harlow, Peterborough, South Cambridgeshire and Stevenage. These include the three Enterprise Zones at Alconbury, Harlow and Cambridge Compass. Developing these sites is critical in supporting and enhancing the Corridor's tech and life sciences economy.

The Corridor is critical to the future of the UK economy

The Corridor provides a national innovation and knowledge hub, driving UK growth and economic dynamism. All the economic evidence confirms that the London Stansted Cambridge Corridor economy has outpaced national economic growth, significantly drives UK productivity gains, is strongly entrepreneurial and is a major location for knowledge-based jobs and innovation.

We have the capability and potential to compete as a global tech region

The Corridor is Europe's leading life sciences cluster. There are 635 life sciences businesses in the Corridor, accounting for 24,700 jobs, and contributing 11 per cent of all national employment in this sector. This success is built on 37 research institutes and notable firms and organisations, including Amgen and AstraZeneca in Cambridge, GlaxoSmithKline in Stevenage, and Public Health England in Harlow.

The Corridor also contains the UK's largest cluster of ICT and digital firms and talent, concentrated particularly in London and Cambridge. There are 91,000 IT and telecommunications professionals and technicians in the LSCC area, 12.8 per cent of the total for England, and 12,400 businesses in the ICT and digital sector. The Corridor is bookended by Microsoft's European R&D headquarters and ARM in Cambridge and by Google's Campus and Tech City in London, with leading firms such as Arrow in Harlow in-between.

But we are falling behind in terms of quality of place, infrastructure, scaling-up businesses and workforce skills

London, Cambridge and the Corridor compete for international investment and jobs that would otherwise go to an overseas knowledge region. Firms investing in new locations outside the Corridor will tend to choose another country rather than a different part of the UK. London vies with 'world cities' such as New York, Tokyo and Paris. The Corridor

(including Greater Cambridge) competes with major technology regions such as Silicon Valley, Boston Route 128 in Massachusetts, New Jersey, The Triangle in North Carolina, Greater Munich and Singapore.

All our global competitor regions are working to improve the quality of place for knowledge industries and promote greater regional integration. Our competitor regions all pursue place-making strategies and policies to enhance their competitiveness for knowledge-based industries, and are delivering or advocating greater cross-jurisdictional working to achieve this. This includes regional transport authorities that cover functional economic and market areas as well as aviation capacity. These approaches have been integral to the long term strategies of locations such as Boston's Route 128 or Greater Munich, and are the prime concern of the Bay Area Economic Forum, which leads the business community in San Francisco-Silicon Valley.

The outcome of the recent EU referendum in our view only reinforces the need to underpin and build on the competitive position of the Corridor

The technology and knowledge-based industries that are so strong in the Corridor compete and operate globally and rely on global talent. It is clear that the technology and knowledge – based industries that are strong in the Corridor and offer such potential for the future are dependent on: access to global markets and integration with supply chains and other global parents/subsidiaries; and securing talent and skills from around the world. It is also clear that we would need to ensure the continued support for R&D activities, particularly in research and higher education institutions, particularly if there is the need to transition funding arrangements from EU based research grants.

The Corridor is well placed to create new opportunities from global trade. The UK is an internationalised economy that relies on global trade and economic relationships. We suggest that building on the Corridor's potential would present a quick win for the UK economy, and that addressing immediate needs (such as infrastructure) will give confidence about what lies ahead.

There is a need to ensure all communities benefit from economic growth and knowledge industries. We have pointed out in our report that the benefits from the success of the technology, knowledge-based and professional business services industries could be more widely shared. This is a significant challenge for the corridor, and other knowledge regions around the world. Indeed, the EU referendum result once more emphasises the need for

us to work harder to ensure that all communities benefit from global trade and growth industries.

Over the next few years, there is a need to ensure that infrastructure, property and housing developments proceed. The market and economic environment is uncertain immediately after the EU referendum. We must plan for the contingency that infrastructure, property and housing developments may well be impacted by this in order to maintain the ability of the Corridor to remain competitive as a location.

Effective collaboration will be required to deliver the improvements required to achieve this vision

Important objectives can be more effectively achieved through coordinated actions at the Corridor level. There are clear benefits from collaboration and cooperation on priorities and activities that require:

- One voice: to campaign for shared priorities and for the local powers and resources to deliver change
- Scale viability: initiatives such as a Corridor infrastructure fund, which would require a sufficient flow of deals and variety of revenue sources to be viable
- Scale economies where delivery can be more feasible or effective due to its size: proposals such as a Corridor STEM careers or job entry initiative that would provide significant benefits by increasing employer participation
- Value from combining assets: such as better transport integration to improve travel times, user benefits and journey experience
- Risk management: sharing and removing risks by building common agendas and buy-in – such as a shared vision for land use and housing

Building on successful collaboration

The Corridor has a track record in successful collaboration through the work of the London Stansted Cambridge Consortium and the West Anglia Task Force. The Growth Commission itself sprang from the ambitions of Consortium members.

There are five main risks if we fail to develop high quality business locations, workforce skills, vibrant new communities to live in and the transport infrastructure to connect them

Risk 1: A deteriorating location offer. Failure to develop high quality business locations, attractive new communities to live in and the transport infrastructure to connect them will result in a poorer locational offer with higher costs due to demand pressures,

congestion and skills shortages. This will eventually erode the Corridor's advantages, investment profile and productivity.

Risk 2: Labour market shortages, which will reduce business investment. Talent is the number one location factor for knowledge and technology based industries. Failure to invest in measures to improve labour market and skills supply will result in a continued increase in workforce and skills shortages, restricting business performance and forcing firms to expand overseas rather than here.

Risk 3: Increased housing pressures could reduce skills supply. Failure to invest in measures to boost housebuilding, such as road and rail transport improvements, will lead to further rises in house prices and worsening affordability. This has major implications for employers and their ability to recruit and retain talent.

Risk 4: Continued polarisation of the workforce and communities. Failure to invest in measures to increase access to jobs and opportunities for all residents, including those from deprived communities, will result in continued polarisation between the communities and individuals who can access jobs and routes to progression in the labour market, and those who are less able to do so. It will increase detachment and disaffection from the changing economy.

Risk 5: Growth in London exerts greater challenges and pressures on localities within the Corridor. The likely potential growth in London is already known. Failure to plan for and manage this growth in ways that benefit local areas within the Corridor could create significant additional challenges and risks such as labour shortages, transport use and congestion, house prices and housing demand, and land prices and land use pressures. Failure to plan outside London may also constrain London's own potential.

The status quo is not an option

There are potential Corridor effects and benefits which are waiting to be unleashed. Currently the economic links in the Corridor are growing stronger. The Corridor has the potential to be a functional economy with all the right capabilities to be globally successful.

The Corridor is already globally competitive in innovation and technology, but future growth depends on the place-based policies that can develop and support a high quality location for business and work.

Not taking action does not mean success will continue. The danger is a lack of action would erode the competitive advantage of this region and send the wrong message particularly as the competition is taking a long term strategic view.

THE VISION AND DELIVERY PLAN

Our 20-year ambition: to become a competitive global tech and life sciences region

FIVE PRIORITIES WILL DRIVE OUR AMBITION

1) **New powers and financial vehicles for infrastructure, housing and place-making**

We need the investment funds to deliver our plans for place-making. High-growth economies such as the London Stansted Cambridge Corridor have the potential and viability to successfully use private finance vehicles to develop infrastructure and other assets.

The London Stansted Cambridge Consortium should:

- Study the feasibility of new investment vehicles, examining how private and institutional finance could fund infrastructure, transport, housing and employment sites. This feasibility study could outline the integrated transport, infrastructure and development needs within the Corridor and the type and phasing of finance required. Then the study would explore the likely size, returns and repayment methods available or necessary to make such a fund viable. The potential use of vehicles and revenues from business rates retention should form part of this study
- Explore the case for a Corridor Transport Authority to take control of all major strategic routes and public transport assets, and to develop and implement an integrated transport plan

HM Government should:

- Fully commit to devolving powers that enable the use of private finance and local tax, user charging and innovative methods of repayment
- Pass enabling legislation to create new regional transport authorities
- Put in place contingency plans and financial vehicles to deal with any market uncertainties that may emerge in the short-term after the EU referendum

2) **Place-making for tech and life sciences**

Tech and life sciences industries thrive in attractive places and well connected, vibrant communities. Our competitor regions have put place-making at the heart of their future strategies and policies.

The London Stansted Cambridge Consortium should:

- Improve our understanding of what tech and life science businesses and employees need and want, and the attributes of global 'best in class' workplaces and communities
- Produce shared place-marketing materials and information, particularly to attract inward investment
- Explore the potential for a new 'brand' for our tech and life sciences clusters
- Advocate for and raise the profile of growth areas and sites, ensuring that regeneration and new developments meet the location requirements of technology – and knowledge – based industries and their workers

3) **Building talent and ensuring everyone can benefit**

To meet the workforce needs of tomorrow, industries and employers need to engage with young people today. We cannot continue to rely disproportionately on our ability to attract skilled labour from the rest of the UK and overseas. We need to support the development of sustainable and inclusive communities by ensuring they are involved in, and benefit from, our vision for an economy founded on tech and life sciences.

The London Stansted Cambridge Consortium should:

- Develop better links between employers, educational institutions and young people across common skills and capabilities – particularly for STEM and IT skills and careers
- Provide information and guidance materials for careers information and job entry that reflect the needs of tech, engineering and life sciences industries across the Corridor

- Encourage the sharing of ideas and best practice within the Corridor and from international leaders in the field

HM Government should:

- Allow local authorities and partnerships to use funds from the proposed training levy (Apprenticeship Levy) to finance careers and learning resources and tools for young people and educational institutions

London Stansted Cambridge Consortium, the business community HM Government, educational institutions and other local interest groups should:

- Respond to the risks and challenges posed by the recent EU referendum result by clarifying and communicating the position of workers and residents from the EU and beyond, and to put in place a stable, workable solution that, in the short-to-medium term, minimises the risk of a flight of talent from the Corridor and rest of the UK
- Mobilise the business community, industry associations, local government, trade unions, colleges and universities to work with communities, schools and other organisations in deprived communities to increase access to opportunity into careers in science, technology, engineering and manufacturing industries, and professional business services firms

4) London Stansted Airport as a dynamic source of growth and development

Our vision is for an airport that acts as a dynamic driver of growth and local business performance and that provides the services and routes that local tech and life sciences businesses need. London Stansted Airport has the capacity to expand and could be a big part of the solution to the aviation needs of the Corridor, London and the Greater South East.

The London Stansted Cambridge Consortium should:

- Produce a joint public-private economic development strategy for London Stansted Airport and its surrounding area, with the aim of developing the Airport zone as a growth node in the Corridor. The strategy would articulate how international connectivity can support the vision to be a competitive global tech and life sciences region, and how the Airport can contribute to the aviation needs of London, the Corridor and the Greater South East

HM Government should:

- Develop an 'airport economic development zone' strand to the work of the National Infrastructure Commission, in which economic development and growth potential should be considered alongside passenger and international aviation demand

5) Deepening the partnership with London

Building on existing relationships and partnerships to work more closely with London would help to develop new and more effective responses to our shared challenges and opportunities.

The London Stansted Cambridge Consortium, the Greater London Authority, London Boroughs and HM Government should:

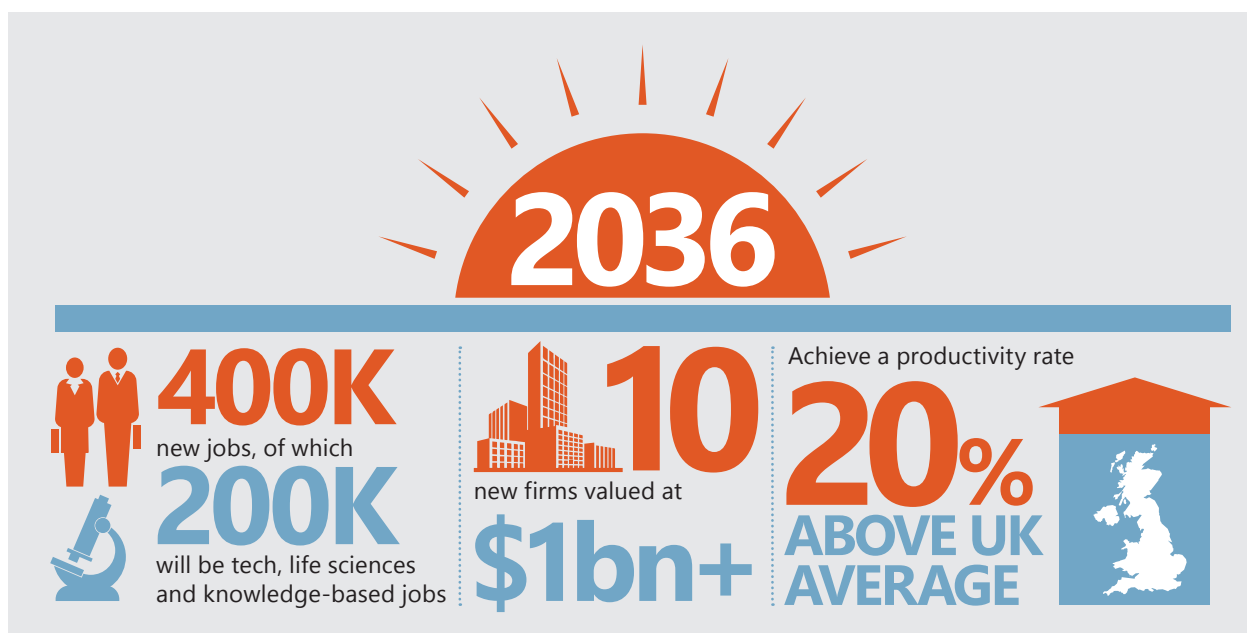
- Develop a deeper shared understanding of the challenges and potential responses by building on existing relationships and the successful track record of joint working.
- Establish a joint initiative to undertake economic and policy research to inform future strategic choices across all major areas of shared policy, including transport, infrastructure, health, business competitiveness, international connectivity, housing, education and skills.

The London Stansted Cambridge Consortium, the Greater London Authority, London Boroughs and HM Government should:

- Articulate clearly how North London's economy can benefit from both its links to the rest of London and to the Corridor, in particular the labour market opportunities and knowledge based industries and institutions.

We propose the following actions for HM Government, and joint advocacy from The London Stansted Cambridge Consortium and London authorities and partnerships in response to the EU referendum:

- Ensure that the interests of key growth industries and their trade relationships with European Union members are maintained
- Joint advocacy to minimise disruption from the EU referendum result to R&D programmes, activities and capabilities



If we deliver our vision, by 2036...

The London Stansted Cambridge Corridor will be one of the top 5 Global knowledge regions, alongside San Francisco – Silicon Valley, Boston Route 128, and The Triangle. It will be the prime location choice for tech and life sciences firms looking to locate in the UK

- The Corridor could generate 10 new ‘unicorns’ (new firms reaching valuations above US \$1 billion, of which three will be FTSE100 companies, and all will be global technology leaders)
- 400,000 new jobs could be created between 2016 and 2036, of which 200,000 are tech, life sciences and knowledge jobs

The Corridor will continue to lead productivity growth in the UK, with GVA per hour 20 per cent above the UK average

- The Corridor will match the technological capability of emerging tech regions from Asia, and will out-compete them on quality of business location, quality of life, and the depth of collaboration between firms, research institutes, entrepreneurs, higher education and government

The London Stansted Cambridge Corridor will offer a high quality and vibrant location for talent, characterised by:

- An extensive, deep and well connected labour market for science and technology related skills and jobs, with many avenues for career progression and entrepreneurship
- An education and skills system that provides a skilled, qualified workforce with the ability to be flexible and adapt and upgrade skills throughout a career

- A range of high quality housing options close to workplaces
- Vibrant, diverse communities
- The London Stansted Cambridge Corridor will offer major benefits to UK plc by:
 - Accounting for a significant share of R&D, innovation and commercialisation activity
 - Acting as the heart of a dynamic technology-based UK economy
 - Substantially increasing rates of productivity and productivity growth
 - Providing innovative products and services and new entrepreneurial models that compete effectively in global markets
 - Directly building on the advantages of London as a global professional and financial services hub

The Corridor already has the capability to be a global knowledge region and this can be unleashed over the next five years – we do not have to wait 30-40 years

Evidence from our international case studies suggests that it takes 30 to 40 years to develop the capabilities to be a global knowledge region.

The Corridor is already well on the way to developing this global capability. It is our view that with some concerted actions and collaborative working we could make significant progress over the next five years. We do not need to wait 40 years. Given the prospective challenges for the UK economy post-EU referendum, we suggest that we take action now to secure this growth and potential.

APPENDIX: LIST OF CONTRIBUTORS, SPEAKERS, SPONSORS AND PARTNERS

Contributors and speakers

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Leader of Harlow Council

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South Cambridgeshire District Council

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Essex County Council

The South East Cluster

Uttlesford District Council

Harlow Council

Partners

Cambridgeshire County Council

Essex County Council

Hertfordshire County Council

London Borough of Enfield

London Borough of Hackney

London Borough of Haringey

London Borough of Redbridge

London Borough of Waltham Forest

Cambridge City Council

Peterborough City Council

The Borough of Broxbourne

East Hertfordshire Council

Epping Forest District Council

Harlow Council

South Cambridgeshire District Council

Stevenage Borough Council

Uttlesford District Council

The Lee Valley Regional Park Authority

Anglia Ruskin University

Middlesex University

Greater Cambridge & Greater Peterborough LEP

Hertfordshire LEP

South East LEP

London Enterprise Panel

Hertfordshire Chamber of Commerce

Cambridgeshire Chamber of Commerce

North London Chamber of Commerce

Essex Chambers of Commerce

Harlow & District Chamber of Commerce

Newlon Housing Trust

Stansted International Airport

Greater London Authority

Sponsors

CEG Ltd (Commercial Estates Group)

Harlow Council

Hill Group

London Borough of Enfield

London Borough of Haringey

London Enterprise Panel

London Stansted Airport

Places for People

LONDON STANSTED CAMBRIDGE CORRIDOR GROWTH COMMISSION

Contact: info@lsccgrowthcommission.org.uk

JULY 2016

www.lsccgrowthcommission.org.uk

objective + evidence-based + independent

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ESSENTIAL REFERENCE PAPER C

Response to LSCC

To: Alexandra Jones
Chairman LSCC

Dear Alexandra

As a member of the LSCC, we felt it would be helpful to you, and the board, to set out our views on the Commission's report.

East Herts is supportive of the five priorities set out in the report. One of our key priorities is to maintain the quality of life for our residents whilst ensuring on-going prosperity within the district and UK Plc as a whole. A strong corridor helps us to achieve this.

There is of course a great deal of convergence with the findings in the Growth Commission report and our own District Plan, which was approved for pre-submission consultation by Council on 22nd September and which we are hoping to submit to the Planning Inspectorate in March 2017. The District Plan includes a section on the vision for the London Stansted Cambridge Corridor Core Area up to 2050 (see Chapter 2, section 2.6). We have also been working collaboratively with Harlow, Uttlesford and Epping Forest Councils on their local plans, including taking a strategic view of housing and infrastructure needs.

We are of course concerned that the scale of growth outlined in the report may impact upon environmental quality and an already over stretched transport network in the area. We are keen to ensure that investment in these areas is in line with overall growth and believe good progress is being made across the 4 districts (and with other organisations as part of the duty to co-operate including Hertfordshire County Council and Essex County Council). We would not want any of that progress to be undone but do believe there may be a need for a wider, strategic view across the corridor on infrastructure needs. As such we support the priority of new powers and financial vehicles for infrastructure, housing and placemaking in principle and would be keen to have further discussion about what this means.

We support the priority of place making for tech and life sciences. Although East Herts is, and will no doubt continue to be a net exporter of skills and expertise we are also keen to retain a local employment and business base. We see this as complementary to a strong, successful corridor. It is with that in mind that we would like to raise the profile of Bishop's Stortford as a potential site for attracting inward investment (not just as a direct consequence of growth at Stansted). The proposals for housing growth around the town make provision for new employment land. Alongside our emerging planning framework for the town centre which will include mixed use development proposals we believe a strong platform exists to attract businesses to the area. Research by *Business Stortford* in the Summer of this year identified 20 life/ bioscience organisations that have located to the area in recent years. With LSCC support as an advocate for the corridor, and subject to the right infrastructure investment, we believe Bishop's Stortford could be a much more prominent business location. We welcomed the opportunity to showcase our plans to the LSCC Board at its recent meeting, held in Bishop's Stortford, on 6th October and

hope to continue dialogue with you as we move forward.

Lastly we support the priority of deepening the relationship with London. We are keen to ensure engagement and dialogue about the growth plans for London and the implications for the surrounding areas given the emerging references to the potential of transport corridors to absorb growth in future. As a member of the wider South East Steering Group I will represent both the interests of East Herts and the corridor in these discussions as fully as possible.

Councillor Linda Haysey
Leader of East Herts Council