



MEETING : EXECUTIVE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : TUESDAY 6 DECEMBER 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.)

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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.

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AGENDA

1. Apologies

To receive apologies for absence.

2. Leader's Announcements

3. Minutes (Pages 7 - 12)

To approve as a correct record the Minutes of the meeting held on 25 October 2016.

4. Declarations of Interest

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

5. Govia Thameslink Railway (GTR) 2018 Timetable Consultation, September 2016 (Pages 13 - 28)

6. HCC Transport Vision 2050 Consultation (Pages 29 - 56)

7. Car Park Fees and Charges 2017/18 (Pages 57 - 74)

8. Hertford Conservation Area Appraisal and Management Plan (Pages 75 - 278)

9. Braughing Conservation Area Appraisal and Management Plan (Pages 279 - 362)

10. External Auditor Appointment (Pages 363 - 376)

11. Risk Management Strategy - Update (Pages 377 - 420)

12. Quarterly Corporate Healthcheck, Quarter 2 September 2016 (Pages 421 - 466)

13. 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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MINUTES OF A MEETING OF THE
EXECUTIVE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
TUESDAY 25 OCTOBER 2016, AT 7.00 PM

PRESENT: Councillor L Haysey (Chairman/Leader)
Councillors E Buckmaster, A Jackson,
G Jones, G McAndrew, S Rutland-Barsby
and G Williamson.

ALSO PRESENT:

Councillors A Alder, M Allen, D Andrews,
S Bull, M Casey, K Crofton, M Freeman,
J Goodeve, J Jones, M McMullen, T Page
and P Ruffles.

OFFICERS IN ATTENDANCE:

Martin Ibrahim	- Democratic Services Team Leader
Tess Michaels	- Legal and Democratic Services Apprentice
Helen Standen Su Tarran	- Director - Head of Revenues and Benefits Shared Service
Adele Taylor Kevin Williams	- Director - Acting Head of Legal and Democratic Services

417 **WALKERN CONSERVATION AREA CHARACTER
APPRAISAL AND MANAGEMENT PLAN**

**The Executive Member for Development Management and
Council Support submitted a report on the Walkern**

Conservation Area Appraisal following public consultation. She detailed the outcome of the public consultation in the report now submitted.

The Appraisal identified the special character of the Conservation Area together with the elements that should be retained or enhanced and those which detracted from the identified character. Once adopted by the Council, the Appraisal would become a 'material consideration' in the process of determining planning applications. It would also link into the development of neighbourhood planning.

The Executive supported the proposals as now detailed.

RECOMMENDED – that (A) the responses to the public consultation be noted and the Officer responses and proposed changes to the Walkern Conservation Area Character Appraisal and Management Proposals be supported;

(B) authority be delegated 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) the Walkern Conservation Area Character Appraisal and Management Proposals be adopted.

418 SUSTAINABILITY APPRAISAL OF THE STRATEGIC SPATIAL OPTIONS FOR THE WEST ESSEX AND EAST HERTFORDSHIRE HOUSING MARKET AREA, SEPTEMBER 2016

The Executive considered and supported the recommendations of the District Planning Executive Panel meeting held on 13 October 2016, on the Sustainability Appraisal of the Strategic Spatial Options for the West Essex and East Hertfordshire Housing Market Area, September 2016.

RECOMMENDED – that the Sustainability Appraisal of the Strategic Spatial Options for the West Essex and East Hertfordshire Housing Market Area as detailed at Essential Reference ‘B’ to the report submitted, be agreed as part of the evidence base to support the East Herts District Plan.

(see also Minute 427)

419 **EAST HERTS DISTRICT PLAN – INTERIM DUTY TO CO-OPERATE COMPLIANCE STATEMENT**

The Executive considered and supported the recommendations of the District Planning Executive Panel meeting held on 13 October 2016, on the Interim Duty to Co-operate Compliance Statement.

RECOMMENDED – that the Interim Duty to Co-operate Compliance Statement be agreed in support of the Pre-Submission District Plan.

(see also Minute 427)

420 **EAST HERTS DISTRICT PLAN – INTERIM CONSULTATION STATEMENT**

The Executive considered and supported the recommendations of the District Planning Executive Panel meeting held on 13 October 2016, on the Interim Consultation Statement.

RECOMMENDED – that the Interim Consultation Statement, as detailed at Essential Reference ‘B’ to the report submitted, be agreed as a companion document to the East Herts District Plan, Pre-Submission Version, 2016, for consultation purposes.

(see also Minute 427)

421 **AIR QUALITY PLANNING GUIDANCE, OCTOBER 2016**

The Executive considered and supported the recommendations of the District Planning Executive Panel meeting held on 13 October 2016, on the Air Quality Planning Guidance, October 2016.

RECOMMENDED – that the Air Quality Planning Guidance, October 2016, as now submitted, be agreed as guidance to inform Development Management decisions.

(see also Minute 427)

422 **LEADER'S ANNOUNCEMENTS**

The Leader welcomed everyone to the meeting and reminded all present that the meeting was being webcast.

423 **MINUTES**

RESOLVED – that the Minutes of the Executive meeting held on 19 September 2016 be approved as a correct record and signed by the Leader.

424 **DISCRETIONARY RATE RELIEF - UPDATE OF EAST HERTS POLICY**

The Executive Member for Finance and Support Services submitted a report reviewing the Discretionary Rates Relief (DRR) policy. He detailed the procedure for granting DRR, which had been updated to reflect previous non key decisions taken and to ensure that the level and type of relief being granted was consistent with the Council's objectives.

The Corporate Business Scrutiny Committee, at its meeting held on 11 October 2016, had supported the updated policy without further comment.

The Executive approved the updated policy as now submitted.

RESOLVED - that (A) the recommendations of the

Corporate Business Scrutiny Committee be received;
and

(B) the revised Discretionary Rates Relief policy as
now submitted, be approved.

425 MID-YEAR CORPORATE STRATEGIC PLAN PROGRESS
REPORT (2016/17)

The Executive considered a report setting out the progress that has been made from 1 April to 30 September 2016 in implementing the key actions and performance indicators that supported the Council's Corporate Strategic Plan.

In respect of HH9.1 (Implement the Wellbeing Dementia Friendly Homes project), the Executive Member emphasised that this target had been set for two years with the majority of assessments due in the second year. Therefore, the current position was that the target was being exceeded.

In respect of HH17.2 (Undertake feasibility work to set up a company to build new homes), Councillor M Casey queried this being shown as on target when the Council had yet to agree the business case and asked for confirmation as to whether the business case had actually been agreed. In response, the Ambassador and Executive Member for Shared Services confirmed that the decision had yet to be taken. He advised that a report would be submitted to the Executive in December 2016, via the Corporate Business Scrutiny Committee in November 2016, and that the target was indicative subject to any concerns being addressed.

Councillor M Allen asked what modelling supported the business case and it was confirmed this would all be covered in the report to scrutiny. The Executive Member for Health and Wellbeing added that such concerns were being addressed by the Head of Housing and Health.

The Executive approved the recommendation now detailed, subject to the comments now detailed.

RESOLVED - that the mid-year progress report be approved, subject to the comments now detailed.

426 RESPONSE TO THE LSCC GROWTH COMMISSION REPORT

The Leader of the Council submitted a report seeking approval for a formal response to the London Stansted Cambridge Consortium (LSCC) Growth Commission Report. The draft response was set out in the report now submitted.

The Executive recalled that the LSCC had commissioned an independent study of the London-Stansted-Cambridge corridor, with the aim of testing and creating the case to put to Government for future investment in the corridor to release its economic potential. An independent set of economists, academics, business leaders, investors and financial experts (called the Growth Commission) had undertaken research and gathered evidence via a series of roundtable events up and down the corridor. The report had been published in July 2016.

The Executive approved the draft response as now submitted.

RESOLVED - that the draft response from the East Herts Leader to the LSCC's Growth Commission, as now submitted, be endorsed.

427 DISTRICT PLANNING EXECUTIVE PANEL: MINUTES - 13 OCTOBER 2016

RESOLVED – that the Minutes of the District Planning Executive Panel meeting held on 13 October 2016, be received.

(see also Minutes 418 – 421)

The meeting closed at 7.15 pm

EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR ECONOMIC DEVELOPMENT

GOVIA THAMESLINK RAILWAY (GTR) 2018 TIMETABLE CONSULTATION, SEPTEMBER 2016

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To detail the public consultation by Govia Thameslink Railway (GTR) on its proposed 2018 Timetable and to agree the Council's response to it.

RECOMMENDATIONS FOR EXECUTIVE: That:

(A)	Govia Thameslink Railway be informed that, in respect of its 2018 Timetable Consultation, East Herts Council submits comments at Essential Reference Paper 'B' to this report as its response in respect of the questions within the consultation and other specific matters which it wishes to raise.
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1.0 Background

1.1 Govia Thameslink Railway (GTR) has issued a consultation on a proposed new timetable to take effect in 2018. The consultation covers the Great Northern (including Metro), Gatwick Express, Southern and Thameslink lines, and which would come into force following completion of the Thameslink Programme. The document is available to view at:
<http://www.thameslinkrailway.com/your-journey/timetable-consultation>

1.2 The consultation on the proposed 2018 Timetable closes on 8th December 2016.

1.3 This report details the main aspects of the consultation with the most pertinence to East Herts and discusses a proposed response to it.

2.0 Report

2.1 As detailed above, the consultation details proposed timetable changes to the network operated by GTR. These result from the completion of the Thameslink Programme, which will achieve the connection of the Great Northern line to the Thameslink tunnel via St Pancras; the introduction of a new train fleet; and the full re-opening of London Bridge station. New services from Kent will also be introduced to provide an expanded cross-London network.

2.2 While changes to train services will happen throughout 2018, which will deliver the final service in December, the vast majority of changes will commence from the timetable change on Sunday 13 May 2018. It is to be noted that this does not simply imply changes to frequency, but rather that some services may also be subject to alteration (to include calling patterns, in some cases).

2.3 It should be noted that the current consultation covers the main principles of the new timetable, for example service frequency and destinations served by the network. A further round of public consultation is due to be held in Spring 2017, and this is intended to set out the actual timetable proposed.

2.4 In respect of the current consultation, the 71 page document details the proposals for the entire network. A series of 81 questions are posed to which GTR is seeking responses. As only a small number of questions would have specific relevance to East Herts, it is proposed that no response be made in respect of other issues. Suggested responses to the consultation are included at Appendix 'A' to this report at **Essential Reference Paper 'B'**.

2.5 With regard to the proposed measures that would have a direct impact on East Herts, these largely concern:

1. Great Northern Metro – this route covers services into Moorgate. The stations in East Herts served by this route include Bayford, Hertford North and Watton at Stone with onward destinations beyond the district currently available northwards to Stevenage, Hitchin and Letchworth.

The key changes for this route are:

- An increase in service frequency;
- The withdrawal of services between Letchworth and Stevenage (these stations will continue to be served by the Great Northern Mainline route); and
- The introduction of an entirely new fleet of 150 carriages to be provided (Class 717 trains which will be in fixed 6-car formations).

2. Great Northern Mainline – this route covers the services from Peterborough and Cambridge to London via Stevenage. While there are no stations in East Herts directly served by this route, onward connections to services are made through changing at Stevenage.

The key changes for this route are:

- An increase in service frequency;
- An increase in the number of directly-served destinations by diverting most services via the Thameslink tunnel rather than terminating at London Kings Cross;
- The introduction of the new Class 700 trains for services via the Thameslink tunnel and the cascade of 2014-built trains for the other services.

- 2.6 Apart from the service specification proposals, one of the major implications for East Herts of the introduction of the new timetabling is that the consultation proposes that, due to the provision of other services on the East Coast Main Line coupled with the postponement of delivery of a fifth platform at Stevenage to provide a turn-back facility for the Hertford Loop service, from May 2018 there will be a cessation of rail services between Watton-at-Stone and Stevenage during all peak and most off-peak times.

- 2.7 While previous work on the timetabling prior to this consultation had assumed the provision of the fifth platform (a Network Rail project), the Hendy Report last year resulted in funding for this key infrastructure being withdrawn from the current control period (CP5 2015-2019) and therefore this would not be provided until at least CP6 (2019-2024). The corollary of this is that it is now proposed by GTR that a 'temporary' replacement bus service will be provided until such time as the fifth platform can be delivered.

The consultation document notes that (whilst 104,000 passengers will benefit from the proposed new timetable provisions) some 1,100 passengers a day will be adversely affected by the proposals.

- 2.8 As this arrangement would have a significant effect on East Herts residents wishing to travel to and from Stevenage either as a specific destination or to connect with other rail services, the suggested response in respect of this proposal is of significantly greater length than for other matters.
- 2.9 Outside of the set consultation questions, two other issues have been identified on which it is considered appropriate that representation be made. These concern the timetabling inter-relationship with the East Coast Main Line, and maximising service provision between Stevenage and Peterborough to enable onward intercity connections.
- 2.10 For information, Hertfordshire County Council has set up an online UK Government and Parliament petition entitled 'Keep trains running between Watton-at-Stone and Stevenage after 2018'. This calls on the Government to take action to accelerate the infrastructure works at Stevenage station, to enable Govia Thameslink Railway (GTR) to run trains between Watton-at-Stone and Stevenage after 2018 and can be accessed at:

<https://petition.parliament.uk/petitions/172054>

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

Govia Thameslink Railway (GTR) 2018 Timetable Consultation,
September 2016

<http://www.thameslinkrailway.com/your-journey/timetable-consultation>

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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 report responds to an external consultation.
Legal:	N/A.
Financial:	N/A.
Human Resource:	None.
Risk Management:	Failure to respond to the consultation could result in a detrimental outcome for East Herts residents in the contents of the final document.
Health and wellbeing – issues and impacts:	The link between planning and health has long been established. The built and natural environments are major determinants of health and wellbeing. The Council is seeking to ensure the most sustainable outcomes for its residents from the consultation, thus improving health and wellbeing opportunities.

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Appendix 'A'

GTR 2018 Timetable Consultation – Consultation Question Responses on behalf of East Herts Council

Question 14:

Do you support proposals to approach engineering works differently?

Please select all options you support.

Reduced frequency on some routes after 2300 on Weekdays and Saturdays

Earlier last trains on Mondays, Tuesdays and Wednesdays on some routes

Later first trains on Sunday mornings on some routes

I don't support proposals to change the current engineering works hours

Any further comments on this proposal?

East Herts Council has an in-principle objection to any changes of approach in respect of overnight engineering works where these would negatively impact on train services at any time on the Great Northern Line and/or the Great Northern Metro. The Council is committed to encouraging modal shift from private motor-borne traffic to sustainable transport modes and any diminution in rail services would run counter to such aims. Given the levels of increased growth predicted in the district (circa 16,400 new homes plus additional employment provision by 2033), it is of key importance that rail services should rather be extended in the early and late off-peak periods, including weekends, to facilitate changing work patterns and leisure activities.

Question 16:

Do you support the proposal for Thameslink services on the North Kent line serving Greenwich, Abbey Wood, Dartford and Medway Towns?

While not directly affecting East Herts residents, the new service would provide additional journey options and, as such, the proposals are welcomed.

Question 20:

Any other comments in relation to the expanded Thameslink network from 2018?

East Herts Council particularly supports the introduction of Thameslink services stopping at Stevenage to central London, East Croydon, Redhill, Gatwick Airport, Horsham, Brighton, Swanley and Maidstone East as a means of providing sustainable travel options (via connections utilising the Great Northern Metro) to these destinations for its residents. In this respect, it is of extreme importance that rail connections between Hertford North/Watton-at-Stone and Stevenage are maintained from the outset of the new 2018 timetable.

Specific comments can be made on individual services within each sub route in the survey

Question 25:

Thameslink Mainline Route TL5: Peterborough – Stevenage – Central London (via London Bridge) – East Croydon – Redhill – Gatwick Airport – Horsham

East Herts Council particularly supports the introduction of this Thameslink service being routed through Stevenage because of the increased journey opportunities that this provides (via connections utilising the Great Northern Metro), particularly in respect of central London destinations, Gatwick Airport, Horsham and the connections to Crossrail. This will ensure that sustainable travel options to these destinations are available for East Herts residents and, in this respect, it is of extreme importance that rail connections between Hertford North/Watton-at-Stone and Stevenage are maintained from the outset of the new 2018 timetable.

Question 26:

Thameslink Mainline Route TL6: Cambridge (semi-fast) – Stevenage – Central London (via London Bridge) – East Croydon – Gatwick Airport – Brighton

East Herts Council particularly supports the introduction of this Thameslink service being routed through Stevenage because of the increased journey opportunities that this provides (via connections utilising the Great Northern Metro), particularly in respect of central London destinations, Gatwick Airport, Brighton and the connections to Crossrail. This will ensure that sustainable travel options to these destinations are available for East Herts residents and, in this respect, it is of extreme importance that rail connections between Hertford North/Watton-at-Stone and Stevenage are maintained from the outset of the new 2018 timetable.

Question 27:

Thameslink Mainline Route TL7: Cambridge (stopping) – Stevenage – Central London (via London Bridge) – Swanley – Maidstone East – (Ashford International)

East Herts Council particularly supports the introduction of this Thameslink service being routed through Stevenage because of the increased journey opportunities that this provides (via connections utilising the Great Northern Metro), particularly in respect of central London destinations, Maidstone East and the connections to Crossrail. This will ensure that sustainable travel options to these destinations are available for East Herts residents and, in this respect, it is of extreme importance that rail connections between Hertford North/Watton-at-Stone and Stevenage are maintained from the outset of the new 2018 timetable.

Question 76:

Do you support the proposed frequency improvements throughout the Great Northern Metro routes?

Yes

No

Any further comments on this proposal?

East Herts Council supports the proposed frequency improvements in principle. However, in the absence of specific information regarding the potential implications of this on the pattern of semi-fast and stopping services at individual stations, it reserves the right to comment further when such detail is known. In this respect it is considered important that journey times for direct services, for trains both into and out of central London, should not be increased.

Question 78:

Do you support the proposed frequency improvements throughout the Great Northern Metro routes and proposed changes to some calling patterns?

Any further comments on this proposal?

East Herts supports a higher frequency service on this route. However, it would seek to ensure that existing skip-stop peak services will be retained when the timetable provisions are finalised next year.

Question 81:

In light of these developments, on balance do you agree that curtailing the Moorgate to Stevenage services at Watton-at-Stone from May 2018 until further notice to protect proposed frequency increases on the Hertford North, Cambridge and Peterborough routes is the right approach?

East Herts Council objects to such proposals in the strongest possible terms.

The consultation document notes that 1,100 passengers a day will be adversely affected by the proposals, whilst 104,000 passengers will benefit. However, it is considered that the dis-benefits for those passengers experiencing a loss in a current service would be

disproportionately large. This is compounded by the fact that, even though it is notionally scheduled for inclusion in the as yet unconfirmed CP6 programme of works for delivery between 2019-2024, there is no committed date for the provision of the turn-back platform at Stevenage, which would leave this 'temporary' measure open-ended.

In terms of the effects of the proposed cessation of rail services beyond Watton-at-Stone for the majority of the time, these are manifold. Not only would the key benefits of Thameslink, where services stopping at Stevenage would allow direct access to places such as St Pancras International, Gatwick and Brighton, be lost for 1,100 passengers per day, including East Herts residents, as they will be unable to make the connection by rail from Bayford, Hertford North or Watton-at-Stone without first transferring to the replacement bus service, more importantly, they would also lose the ability to access any of the existing local or inter-city type services provided at Stevenage by rail. To achieve their desired destination, residents would either need to travel into Finsbury Park or central London and transfer to services there (which is one of the issues that Thameslink is being introduced to reduce), which would considerably lengthen north-bound journeys or, which we consider the more likely scenario, would use their cars to travel to Stevenage.

This would not only add further congestion to the A602, which already experiences significant delays at peak periods, but would also be timed to occur just as major upgrade works on that route were being undertaken by Hertfordshire County Council, as part of LEP supported infrastructure provision. Furthermore, anticipated localised upgrades to the A1M, to be implemented prior to the availability of platform 5, would also be likely to displace traffic onto this route. The combination of delays caused by road upgrades would be most unsatisfactory, and would mean that those passengers who did choose to utilise the replacement bus service would be likely to experience significant delays above existing levels, which would be avoidable if the rail link were to be maintained.

Those passengers choosing to drive to Stevenage to achieve connections, instead of using the bus replacement service, would add to pressures for parking provision at Stevenage station. As the two car parks at the station already experience capacity issues at certain times, this would add further to that pressure.

Furthermore, the effects of the cessation of services between Watton-at-Stone and Stevenage that would be experienced by current passengers

will undoubtedly be compounded by increased demand from the occupants of new dwellings in the district; where 750 additional homes in Hertford alone are projected to be delivered in the first five year period of the emerging District Plan, i.e. by 2022. The edge of the site where 550 of these dwellings would be provided is located within 900m walking distance of Hertford North Station, where it is expected that a proportion of new residents will increase demand for services in both directions on the Hertford Loop.

Moreover, while the consultation states that various unsuccessful investigations have taken place aimed at retaining the service between Watton-at-Stone and Stevenage, no evidence has been provided to substantiate that position. Questions remain over whether the provision of additional rolling stock; utilisation of some of the stock that is due for replacement; additional financial input; or further negotiations with Network Rail could make the retention of the service (with potential turnback at Letchworth) feasible.

East Herts Council therefore strongly urges GTR to undertake further investigations, which should involve Network Rail and the Department for Transport, to identify alternative interim arrangements that would maintain the train service between Watton-at-Stone and Stevenage to obviate the need for a replacement bus service.

Other Issues

In addition to responding to the specific consultation questions, East Herts Council considers that the following issues should be taken into account:

1. The current consultation discusses proposed timetable arrangements in isolation; however, it is important that this be considered alongside the East Coast Main Line (ECML) proposed timetable provisions to ensure that these correlate to deliver acceptable connections between services. The forthcoming 2017 timetable consultation should therefore provide information on service connection intervals.
2. As only 2 out of the 8 ECML (Virgin) tph are currently proposed to stop at Stevenage, East Herts Council considers that it is crucial that as many GTR services as possible between Stevenage and

Peterborough are delivered to ensure that onward connections to other intercity services can be made available for residents to make north-bound journeys achievable without the need for additional journeys into London and associated increased travel time.

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EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR ECONOMIC
DEVELOPMENT

HERTFORDSHIRE COUNTY COUNCIL, TRANSPORT VISION 2050
CONSULTATION, AUTUMN 2016

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To detail the public consultation by Hertfordshire County Council (HCC) on its draft Transport Vision 2050 and to agree the Council's response to it.

RECOMMENDATIONS FOR EXECUTIVE: That Hertfordshire County Council be informed that, in respect of its Transport Vision 2050 consultation, East Herts Council:

(A)	supports the principle of developing the Vision as a rationale to underpin emerging Local Transport Plan 4; and
(B)	submits comments at Essential Reference Paper 'B' to this report as its response in respect of the questions within the consultation and other specific matters which it wishes to raise.

1.0 Background

1.1 Hertfordshire County Council (HCC) has published its draft Transport Vision 2050 for consultation purposes. The document is available to view at: <http://www.hertfordshire.gov.uk/your-council/consult/transportconsult/TV2050/>

1.2 The consultation on the draft Vision concludes on Wednesday 14th December 2016.

- 1.3 This report details the main issues raised within the Transport Vision 2050 consultation document, particularly in respect of how the measures contained within it could impact on East Herts.
- 2.0 Report
- 2.1 As detailed above, HCC has published a draft Transport Vision for consultation purposes. The final Vision is intended to underpin a full strategy, which will be achieved through the development of a successor to the current Local Transport Plan (LTP) 2011-2031 (LTP3). Therefore, at this stage, the Vision does not contain full details of proposed transport measures for the future, but rather sets the scene in terms of headlining the potential strategies an emerging LTP4 could contain.
- 2.2 The subsequent full LTP4 will, when available, set out the County Council's objectives and approach for improving transport in Hertfordshire to 2050 and is expected to be the subject of separate consultation in 2017. However, the current consultation is concerned solely with the Vision.
- 2.3 The background to the development of both the Vision and subsequent LTP revision is that HCC is planning how the transport system should develop over the next 35 years. Instead of focussing on transport issues in isolation, it recognises that the transport network will need to adapt in the context of ensuring that the county is able to continue to prosper as the population and economy grows. In this respect, forecasts have predicted that by 2050 the population of Hertfordshire will have grown by a likely additional 400,000 people to over 1.5m, which will have a huge impact on congestion and journey times, particularly during peak travel periods.
- 2.4 Therefore, HCC is developing a new long-term transport strategy which will set out how this anticipated extra strain on the county's transport networks can be managed. The final strategy will serve to provide a framework to guide future transport planning and investment.
- 2.5 The full LTP4 will be required to highlight problems in the current transport network, identify major transport schemes required and consider a wide range of options to help support future growth. At this stage, proposals contained in the Vision include: enhancing walking and cycling provision; better public transport between towns; technology to better manage traffic on key routes; and

embracing modern technology to facilitate more shared transport schemes, such as lift-share and car clubs. Some additional highway capacity is proposed on the most congested parts of the network, where conditions would otherwise deteriorate due to the forecast population and traffic growth. However, it is recognised that building new road-space can only form an element of the new strategy and that ways of reducing the ever increasing demand for road space must be considered as a key part of an overall solution.

- 2.6 The consultation poses a number of questions, to which HCC is seeking responses. The consultation website suggests that the preferred method of response would be via its online survey. However, many of the consultation questions are of a ‘closed’ nature and, due to their framing, it would be difficult to answer anything other than “yes” in response and, furthermore, related text boxes limit contributions to a maximum of 2,000 characters. In order to bring out relevant nuances in reply and to submit a response less restricted in length, where appropriate, it is therefore proposed that the Council should not submit its formal response via this route, but rather should submit an extended response via email, which is the alternative mechanism offered. This will allow the Council to expand on the issues where a fuller response is appropriate. The suggested complete form of response to be submitted to HCC is therefore included at Appendix ‘A’ to this report, which is to be found at **Essential Reference Paper ‘B’**.
- 2.7 In considering the current consultation document, it should be noted that this is the third stage in the development of the Vision, which has been progressing since 2014. Previous work identified challenges, issues and opportunities for the county at Stage 1, while Stage 2 was concerned with a greater understanding of how transport can support local economic growth and outlined broad strategy options and the interaction of land use with transport planning considerations.
- 2.8 Members will appreciate that the Vision discusses many matters and contains schemes covering various areas which may be read in the consultation document that runs to 35 pages in length; however, this report concentrates on detailing issues where there would be likely implications for East Herts where it is considered appropriate that a specific response should be made to HCC in respect of the consultation. These issues are discussed further below. Where they do not relate to specific questions within the

consultation, they would be included under the general question 15.

- 2.9 In the section detailing the current transport system and likely improvements on page 5, the final paragraph states that “it remains a priority for the county council to seek transport improvements which address traffic congestion on the A1(M) and A10 corridors”; however, apart from recognising growth concentrated on the A10/M11 in Fig 4 (p11) and a study currently being underway for the A10 at Broxbourne (p22), no specific initiatives are identified for the improvements to the A10 corridor as a whole, which actually runs to Royston, at the north of the county. This should be addressed by the Vision, in particular, at Buntingford, where the effects of committed and planned development in the county will impact on the A10 south of the town, and where it would have been expected that measures to alleviate constraints would be identified in this location.
- 2.10 In Fig.3 (p8), while the M25, M1, A602 and A10 are specifically identified as experiencing congestion, there is no reference to the A414 in this regard. As congestion along this route is referred to numerous times later in the document, it is considered that this route should likewise be flagged via the same box and arrow approach.
- 2.11 A question is posed at the foot of page 11: Are there any other challenges and opportunities we should take into account in our future transport strategy? In this respect, it is considered that the draft Vision is currently overly predicated on measures which would benefit the county’s largest conurbations, and enhancing links between them. While these aims are laudable, and would be likely to have high benefits in value for money terms, there is a significant gap in the strategy proposed, which is intended to encompass the county as a whole. This gap concerns areas lying outside of the major conurbations, and in this respect it should be noted that the word ‘rural’ does not appear even once throughout the whole document, despite the county having significant non-urban populations. In the absence of current sustainable options, rural originating trips have no option other than to contribute to the levels of congestion experienced in the larger settlements. Transport deprivation, experienced by those unable to access private motorised transport where public transport options are unavailable, can be particularly acute in rural areas and it seems a gross omission that the Vision for the county’s approach to transport to 2050 should totally ignore the needs of rural

communities. It is therefore considered essential that this should be identified as a challenge and measures included to address potential access solutions, whether by community transport schemes, hub-and-spoke principles, or other initiatives.

- 2.12 In respect of the LTP Vision Principles detailed at Fig.6, it is considered that these cover a range of issues and are broadly in line with promoting a more sustainable transport approach. However, in respect of Cost Effective Delivery & Maintenance, this section majors on cost effectiveness and future maintenance implications but does not currently recognise that historic environments are likely to require a higher quality approach than other less sensitive locations. It is therefore suggested that revised wording should be incorporated to address this issue.
- 2.13 The document then presents a series of policy options and the related questions seek to elicit views on such proposals. In respect of the proposal for the 'Adoption of a 'Transport User Hierarchy' Policy' (PO1), it is considered that the approach would comply with national and local policy to prioritise sustainable transport modes and should thus be supported. However, in lessening the priority of commuter traffic, HCC should be mindful that alternative sustainable travel options must be in place in order to achieve modal shift, in particular for rural commuters where there are currently significantly less opportunities to take advantage of such modes.
- 2.14 In respect of 'Delivering a Step Change in Cycling in Larger Urban Areas' (PO2), it is considered that the approach should be supported, subject to solutions being delivered that are appropriate to their environment. However, as no threshold has been provided, it is unclear which settlements would be defined as 'larger urban areas' in such proposals. This position should be clarified with wording that would enable larger market towns to be included for consideration along with major settlements.
- 2.15 It is considered that proposals that enable 'Greater Facilitation and Support for Shared Mobility (car clubs, lift share, bike share)' (PO3) should be strongly supported to aid a reduction in motorised journeys.
- 2.16 In relation to proposals for 'Enhanced Public Transport Connectivity Between Towns, Through Bus Priority Measures' (PO4), the principle of this approach is supported, subject to any potential congestion dis-benefits brought about by reallocation of

road space not causing significant detrimental displacement impact elsewhere on the network. Furthermore, it is considered that the Possible Priority Bus Network, illustrated at Fig. 7, should be extended to cover routes along the A10/A120 from Hertford to Bishop's Stortford/Stansted Airport.

- 2.17 'A Priority Traffic Management Network' (PO5) is suggested as a mechanism to improved management of the flow of traffic through the county, making HCC better equipped to respond to unplanned events or incidents, thus improving journey reliability. This approach should be supported; however, the accompanying Fig. 8 which illustrates a possible Traffic Management Network, should be amended to show where Highways England Diversion Routes overlap the Primary Distributor Network, as currently, for example, it would appear that the A414 is not utilised by Highways England as a diversionary route when, in actuality, it is.
- 2.18 'Growth and Transport Plans' (PO6) are proposed as a mechanism for delivering LTP objectives, covering areas of the county, rather than specific towns (i.e. the previous approach of Urban Transport Plans (UTPs)). These are likely to cover groups of towns connected by transport corridors. While this approach is seen as sensible in delivering coherent transport solutions for interconnected areas, rather than delivering specific town-based schemes, there is no recognition through this approach of what measures would be introduced to enhance rural connectivity. In much the same way as UTPs did little or nothing for areas outside of urban settlements, it is feared that the new approach could likewise leave rural areas unprovided for and that a suitable mechanism should be introduced to ensure rural connectivity and sustainable transport provision is improved.
- 2.19 The section on Major schemes discusses a variety of proposed measures of significance throughout the county. This outlines the process by which these were selected and proposes their implementation in the short, medium and long term. Comments on the proposed schemes are discussed further below; however, while the document relates that further schemes will be identified over coming years to address other areas and issues facing Hertfordshire, it is considered unfortunate that a bypass for Standon/Puckeridge is not currently included and it is suggested this should be added as an additional scheme to be linked as a continuation of the Little Hadham bypass, which is currently at an advanced stage of preparation (and shown on Fig. 2). Indeed, the two schemes, which have long been supported by both HCC and

East Herts Councils, were originally proposed for concurrent delivery, and were split largely to increase funding potential. As the Vision considers schemes to 2050 and there will be a significant rise in traffic along this route caused by development proposals in the county and elsewhere in addition to Stansted Airport proposing an almost doubling of current passenger levels by the mid-2020's to up to 45 mppa, this proposal should be included to ensure that the A120 has long-term resilience to cope with these impacts. Consultation has already been undertaken on the principle of such provision and has benefitted from long-held support of both HCC and East Herts Council.

2.20 In terms of the currently proposed schemes, Fig. 10 provides a map which sets the context of the Major Schemes Options across Hertfordshire. It is evident from this illustration that schemes are 'west-heavy', which corresponds with the location of the county's largest settlements. The reasoning behind schemes being focussed on the larger settlements and the east-west corridor in the centre of the county are given as including:

- scale of future growth planned in and around these locations;
- size and proximity to each other of the settlements and their potential to encourage more sustainable transport use; and
- scale of transport challenges faced in these locations and their strategic and economic importance to the county.

2.21 Scheme MS1: Sustainable Travel Towns, is intended for implementation in Hemel Hempstead, Watford, Stevenage and the City of St. Albans. This initiative would largely involve 'soft' measures intended to provide the right conditions to reduce the need to travel overall and increase the proportion of journeys made by sustainable modes. Schemes would be individually tailored to each town and would be, *inter alia*, intended to encourage modal shift to help reduce congestion. While it is considered appropriate that such measures feature within the overall Vision, flexibility should be included as part of the proposals to allow for potential roll-out to further suitable settlements in due course e.g. Bishop's Stortford. N.B. While Hertford is not included within Scheme MS1, Scheme MS3 would provide for similar implementation, to be jointly linked to the provision of a bypass scheme.

2.22 Scheme MS2: Access Improvements to East Hemel Hempstead, proposes a major upgrade of the A414 junction with Green Lane, which will improve connectivity, access to employment and

journey time reliability by alleviating forecast peak hour congestion and adding capacity to cater for forecast traffic generation by Maylands and East Hemel Hempstead growth. This, however, will only provide limited capacity for further growth beyond 2031, after which other junction upgrades (including M1 junction 8) will be required. Although this scheme would not directly affect East Herts, it is considered appropriate that it be supported as a way of mitigating impacts in the area and as part of A414 corridor improvements.

- 2.23 Scheme MS3: Hertford Bypass and Sustainable Travel Town, proposes the construction of a new dual carriageway bypass of Hertford which would link a junction on the A414 west of the town with the A10 to the east. At the present time no specific route has been identified and options to both the north and south would be investigated.
- 2.24 Currently, the A414 through Hertford experiences considerable peak time congestion, which is the cause of air quality problems in the area and a denigration of the local environment. A large proportion of the traffic contributing to the congestion in peak periods is caused by vehicles which are passing through the area and not using Hertford as a specific destination (in the AM peak around 40% of westbound and 36% of eastbound traffic). This situation is compounded when incidents occur on the M25 which result in rerouting of traffic via the A414 – known colloquially as ‘M25 lite’. The potential for online alleviation schemes (e.g. junction improvements, lane widening, etc along the route of the existing carriageway) has been fully investigated and no scheme/s have been identified that would successfully address either existing conditions or forecast levels of traffic growth.
- 2.25 Therefore it is proposed that a bypass be constructed to address all of the above issues, with specific benefits identified including:
- Alleviation of peak hour traffic congestion, with moderate improvements to journey times (5-10 minutes compared to the route through Hertford) and journey time reliability;
 - Provision of additional capacity to cater for forecast growth in travel demand;
 - More shorter trips made on foot, by bicycle or by public transport, with associated benefits to public health through increased levels of physical activity;

- Significant traffic removed from the A414 through Hertford, a reduction in private vehicle use for shorter trips with sustainable mode improvements, and improvements in local air quality; and
- Enhanced public realm in the town.

2.26 It is anticipated that a scheme could be implemented between 2021-2031, at a cost of between £155m-£175m. Following provision of the bypass, significant opportunities would result for reassigning a lane of carriageway space in each direction to sustainable transport modes. The reduction in traffic on the existing route would also open up opportunities for improvements to the public realm generally, and particularly in the centre of town (e.g. initiatives contained within the Hertford Town Centre Urban Design Strategy). While the principle of this scheme should be strongly supported to enable growth identified in the emerging District Plan to occur, as a route has yet to be identified support for detailed proposals should be deferred until such time as these are known and have been fully considered. In this respect, every effort should be made to ensure that the environmental cost of its provision is minimised, irrespective of whether this would result in a more expensive scheme.

2.27 Scheme MS4: A414 Corridor Junction Capacity Upgrades is intended to address junctions along the A414 where there are currently no planned improvements, but which traffic modelling (COMET) indicates major improvements will be required in the next 15 years. This scheme, covering the route from Hemel Hempstead in the west to Harlow in the east, is considered to be of particular importance given that of the 80,000 new dwellings which the draft Vision states are being planned for Hertfordshire to 2031, some 50,000 are expected to be provided in locations within five miles of the A414 corridor. Additional employment provision along the corridor will also combine with the residential element to impact on the A414.

2.28 While the implementation of this scheme should be strongly supported to facilitate planned growth, it is considered that 'Fig 11: A414 future corridor improvements' should be amended to illustrate both the need for junction improvements at the Amwell roundabout and the likely need for a northern link road from the A414 to the yet to be constructed new junction 7a on the M11 to the north of Harlow. The potential for this additional link has featured in Essex County Council's consultations on the new junction and the need for this would be likely to be generated by the construction of up to 10,000 new homes in the Gilston area

(3,000 by 2033 and the remainder beyond that timeframe). While much of the link road would lie outside of Hertfordshire, part of it would originate in the county and it is important that the document should recognise the effects of existing and planned connections beyond the immediate borders, in this location and elsewhere.

- 2.29 MS5: Hertfordshire Bus Rapid Transit Network proposes the introduction of a scheme to address some of the east-west connectivity deficiencies in the county via a bus rapid transit network of two lines. One route would link Hemel Hempstead to Hertford, serving St Albans, Hatfield and Welwyn Garden City, while the other would connect Watford town centre with St Albans.
- 2.30 Comprising sections of dedicated segregated bus lane augmented by bus priority measures elsewhere, the scheme would result in improved journey times and greater reliability of service for users. Specific benefits identified include:
- Improved east-west connectivity between towns;
 - Improved connectivity between Watford town centre and St Albans city centre and St Albans stations;
 - A new connection between five rail lines (West Coast Main Line at Watford Junction and Hemel Hempstead, Midland Main Line at St Albans City, East Coast Main Line including the Hertford Loop at Welwyn Hatfield and Hertford North, and West Anglia Mainline at Hertford East) meaning users can interchange without the need to travel into central London;
 - Reduction in private car use for trips within towns and between destinations on these corridors; and
 - Improved local air quality through reductions in private car use.
- 2.31 While the implementation of this scheme should be strongly supported, it is considered that, as proposed, it does not extend far enough in respect of provision in the east of the county. Given the projected level of growth in both Bishop's Stortford and Stansted Airport and current paucity of sustainable east-west transport provision, it is considered that the scheme from Hemel Hempstead should be extended beyond Hertford to link via the A10 and A120 to these locations.
- 2.32 Furthermore, although identified within Policy Option 4 'Enhanced Public Transport Connectivity Between Towns, Through Bus Priority Measures' and shown in Fig. 7: Possible Priority Bus Network, it is considered that given the substantial growth expected to occur in the Gilston Area (some 10,000 dwellings)

and existing and anticipated stresses on the A414, the Bus Rapid Transit Network should also be extended to include this route between Hertford and Gilston Area/Harlow.

- 2.33 Delivering the Strategy and Achieving Modal Shift – this final section of the draft Vision discusses potential measures to limit traffic growth and promoting sustainable transport in the context of the provision of policies to restrain car usage while enhancing sustainable modes. Congestion charging and workplace parking levies are cited as city-based examples of where such initiatives have been applied. In this respect, it is considered that better promoted and supported countywide car sharing schemes; car-clubs; workplace charging for non-car-share/eco vehicle parking; focus on behavioural change projects, etc are some of the types of initiatives which could be appropriate for policy development.
- 2.34 However, in this context, it is important to distinguish between environments – the cities quoted already have in place significant sustainable transport options as an alternative to the car to allow for user choice. However, Hertfordshire is characterised by a dispersed settlement pattern, in which its easterly side, in particular, has a substantial rural population and small market towns currently unable to offer significant sustainable transport options as alternatives to car usage. Penalising access to locations for those with no practicable choice is not considered to be an equitable approach. Therefore, while it is recognised that some of the Hertfordshire’s largest towns may be capable of supporting ‘carrot’ initiatives that would enable ‘stick’ measures to be introduced, this cannot be seen as a ‘one size fits all’ approach across the county. A flexible approach should therefore be adopted in respect of any measures proposed to be introduced.
- 2.35 Furthermore, the importance of achieving sustainable transport solutions in new developments should be recognised in the Vision and wording included to reflect the position that HCC has in the planning process in respect of both supporting such measures and seeking their early implementation through on and/or off site delivery, as appropriate.

Other Issues

- 2.36 The above sections have concentrated on the contents of the draft Vision which is currently the subject of consultation. However, it is important to note that this consultation follows on from a previous consultation on the emerging Vision, held between September and 26th November 2015. This earlier

consultation was the subject of a Non-Key Report (15/20), and led to a response from East Herts Council on a number of matters contained in the document at that time. While some of these issues have now been accommodated in the current consultation, it is considered that the following key elements which were previously raised have not been successfully addressed; namely, that East Herts Council:

- (B) Considers that current proposals contained in the draft Hertfordshire 2050 Transport Vision would not result in an effective transport strategy for East Herts to support the necessary economic growth and housing development required in the A10/M11 corridor. Without the inclusion of appropriate initiatives to serve the eastern side of the county and which responds to its dispersed settlement pattern, transport will remain a significant constraint and serve as an impediment to growth. This issue should therefore be addressed in the Vision as a matter of priority;
- (F) Considers that, as Hertfordshire County Council has already publicly announced that it is due to commence investigative works into a bypass for Standon and Puckeridge as a follow on to the A120 Little Hadham Bypass to link with the A10, there is a further omission in the document of the inclusion of this major offline improvement within any of the four package schemes intended to be delivered in the period to 2031 or, indeed, beyond;
- (G) Considers that, as Hertfordshire County Council's currently proposed scheme for the A602 between Ware and Stevenage is intended to provide short-term improvements, the Vision should seek to address the outstanding major issues along this corridor, including the need to mitigate the highway conditions at Hooks Cross;
- (H) Considers that the need for mitigation measures on the A10 to facilitate growth at Buntingford should feature as part of future highway measures within the Vision;
- (I) Considers that greater consideration needs to be given to the servicing of rural communities by public transport as a strategic policy investment choice (potentially around hub and spoke principles) within the strategy so as to offer sustainable journey choices and reduce the amount of

journeys to urban areas in the county from their hinterland, especially at peak times;

- (K) Considers that the Vision should pay due recognition to the existing and potential future impact that Stansted Airport has on Hertfordshire's transport infrastructure and should plan to accommodate for significantly increased related traffic movements as part of the overall strategy.
- (L) Urges Hertfordshire County Council to consider more creative solutions in the longer term to reduce private vehicular movements and that such considerations could potentially include such initiatives as a north-south rail or guided bus link for settlements in the northeast of the county (e.g. Buntingford, Standon/Puckeridge etc) that could link to previously used infrastructure e.g. by partly utilising previous track-beds along lines discontinued by the Beeching cuts, etc.

2.37 It is therefore considered appropriate that HCC be reminded of these response areas in order to ensure that it is aware that East Herts Council still considers it important that they be addressed in the final version of the document.

2.38 In respect of criterion (K) regarding Stansted Airport, it is considered appropriate that an expanded response is made; for despite recognising airport expansion as a challenge in Fig.4, nothing further is said in the document about this important matter. While Stansted Airport is located outside Hertfordshire, just beyond its borders, it is a major employer for many Hertfordshire residents and connections generate growth for both national and local businesses in the area as well as providing access to air travel for the county's population. The airport is growing at a rapid pace (with 5.7m more passengers per annum (mppa) at the end of March 2016, than when MAG acquired the airport in early 2013, an increase of 32.6%) and it is likely that 25 mppa will be reached in 2017. MAG has stated aspirations to grow beyond the current permission for 35 mppa towards 45 mppa by the early 2030s, utilising the existing single runway. Even with Stansted's excellent credentials in terms of the utilisation of public transport to access the airport, with over 50% of passengers currently travelling by such means, the level of passenger growth proposed is certain to have a considerable impact on the county's road network in coming decades.

2.39 The Vision should therefore explicitly recognise the importance of both of the county's neighbouring airports to help capitalise on their economic potential for Hertfordshire residents and businesses. In terms of Stansted the Vision should specifically help to promote sustainable surface access to this location. Ideally, the Hertfordshire Bus Rapid Transit Network should be extended to include Bishop's Stortford and Stansted Airport. At the very least, the Vision should contain measures to improve surface access to Stansted through the county's road network generally, and, specifically, by improvements on the A120, including the bypassing of Standon/Puckeridge, which is a scheme that HCC has already committed to investigating and consultation has already been undertaken earlier this year.

2.40 A typographical error has also been identified which it is recommended also be communicated as part of the Council's response.

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

Hertfordshire County Council (HCC) Transport Vision 2050 Consultation, Autumn 2016.

Non-Key Decision (15/20) 'Hertfordshire County Council: Hertfordshire 2050 Transport Vision Consultation, September 2015'

<http://democracy.eastherts.gov.uk/documents/s31612/HCC%20Transport%20Vision%202050%20Consultation%20-%20decision.pdf>

Hertford Town Centre Urban Design Strategy

<http://www.eastherts.gov.uk/HertfordTCUDS>

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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 report responds to an external consultation.
Legal:	N/A.
Financial:	N/A.
Human Resource:	None.
Risk Management:	Failure to respond to the consultation could result in a detrimental outcome for East Herts residents in the contents of the final document.
Health and wellbeing – issues and impacts:	The link between planning and health has long been established. The built and natural environments are major determinants of health and wellbeing. The Council is seeking to ensure the most sustainable outcomes for its residents from the consultation, thus improving health and wellbeing opportunities.

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Appendix 'A'

HCC Transport Vision 2050 – Consultation Question Responses on behalf of East Herts Council

Questions 1-3 cover respondent contact information

4. Are there any other challenges and opportunities we should take into account in our future transport strategy?

It is considered that there is a significant gap in the draft Vision concerning areas lying outside of the major conurbations, and in this respect it should be noted that the word 'rural' does not currently appear at all throughout the whole document, despite the county having significant non-urban populations. In the absence of current sustainable options, rural originating trips have no option other than to contribute to the levels of congestion experienced in the larger settlements.

Transport deprivation, experienced by those unable to access private motorised transport where public transport options are unavailable, can be particularly acute in rural areas and it seems a gross omission that the Vision for the county's approach to transport to 2050 should totally ignore the needs of rural communities. It is therefore considered essential that this should be identified as a challenge and measures included to address potential access solutions, whether by community transport schemes, hub-and-spoke principles, or other initiatives.

5. Do you agree with the LTP Objectives and Principles identified?

In respect of the LTP Vision Principles detailed at Fig.6, it is considered that these cover a range of issues and are broadly in line with promoting a more sustainable transport approach. However, the section covering 'Cost Effective Delivery & Maintenance' should be revised to recognise the fact that that historic environments are likely require a higher quality approach than other less sensitive locations. It is therefore suggested that the final sentence of the paragraph is preceded by: "While

recognising that historic environments may require a higher quality specification, it is imperative...”

6. Do you support the adoption of a Transport User Hierarchy Policy?

The ‘Adoption of a ‘Transport User Hierarchy’ Policy’, is broadly supported as complying with national and local policy to prioritise sustainable transport modes. However, in lessening the priority of commuter traffic, HCC should be mindful that alternative sustainable travel options must be in place in order to achieve modal switch, in particular for rural commuters where there are currently significantly less opportunities to take advantage of such modes.

7. Do you support the adoption of a policy to deliver a step change in cycling in larger urban areas?

The approach is supported, subject to solutions being delivered that are appropriate to their environment. However, wording should be included to clarify which settlements would be defined as ‘larger urban areas’ in such proposals, and this should also enable larger market towns to be considered along with major settlements.

8. Do you support the adoption of a policy to do more to facilitate and support shared mobility?

This approach is strongly supported.

9. Do you support the adoption of a policy to enhance public transport connectivity between towns with bus priority measures?

The principle of this approach is supported, subject to any potential congestion dis-benefits brought about by reallocation of road space not

causing significant detrimental displacement impact elsewhere on the network.

Furthermore, it is considered that the 'Possible Priority Bus Network', illustrated at Fig. 7, should be extended to cover routes along the A10/A120 from Hertford to Bishop's Stortford/Stansted Airport.

10. Do you support the adoption of a policy to implement a Priority Traffic Management Network?

This approach is supported; however, accompanying Fig. 8 which illustrates a possible Traffic Management Network, should be amended to show where Highways England Diversion Routes overlap the Primary Distributor Network, as currently, for example, it would appear that the A414 is not utilised by Highways England as a diversionary route, when, in actuality, it is.

11. Do you support the policy to develop a series of local Growth and Transport Plans?

This approach is supported in delivering coherent transport solutions for interconnected areas; however, a suitable mechanism should also be introduced alongside this policy to ensure that sustainable transport opportunities and connectivity are improved in rural areas.

12. For each of the major schemes please state whether you agree or disagree with their inclusion in the new strategy in principle

	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
Sustainable Travel Towns (Watford, Stevenage, St Albans, Hemel Hempstead)	✓				
Access Improvements to East Hemel Hempstead	✓				
Hertford Bypass & Sustainable Travel Town	✓				
A414 Corridor Junction Capacity Upgrades	✓				
Hertfordshire Bus Rapid Transit Network	✓				

13. Please let us know any comments you have on the major scheme options:

MS1: Sustainable Travel Towns (Watford, Stevenage, St Albans, Hemel Hempstead) – while East Herts Council welcomes this approach, it is concerned that implementation of such initiatives will be limited to the largest conurbations in the county. It considers that the Vision should include flexibility to allow for potential roll-out to further suitable settlements, as appropriate, which may not necessarily be of the largest population, e.g. Bishop's Stortford and Hertford (irrespective of scheme option MS3).

MS3: Hertford Bypass and Sustainable Travel Town – East Herts Council strongly supports the principle of this scheme and encourages early implementation in order that the growth identified in the emerging East Herts District Plan and wider local plans, which would impact on the already congested A414 corridor, can be successfully mitigated and existing air quality and other environmental issues be addressed.

However, the Council is cognisant that a route has yet to be identified, either to the north or south of the town, and reserves its support for detailed proposals until such time as these are known and have been fully considered. In this respect, it considers that every effort should be made to ensure that the environmental cost of its provision is minimised, irrespective of whether this would result in a more expensive scheme.

MS4: A414 Corridor Junction Capacity Upgrades – East Herts Council strongly supports the implementation of this scheme. However, ‘Fig 11: A414 future corridor improvements’ should be amended to illustrate both the need for junction improvements at the Amwell roundabout and the likely need for a northern link road from the A414 to the yet to be constructed new junction 7a on the M11 to the north of Harlow. The potential for this additional link has featured in Essex County Council’s consultations on the new junction and the need for this link would be likely to be generated by the construction of up to 10,000 new homes in the Gilston area (3,000 by 2033 and the remainder beyond that timeframe). While much of the link road would lie outside of Hertfordshire, part of it would originate in the county and it is important that the document should recognise the effects of existing and planned connections beyond the immediate borders, in this location and elsewhere.

MS5: Hertfordshire Bus Rapid Transit Network - While East Herts Council strongly supports the implementation of this scheme, it is considered that, as currently proposed, it does not extend far enough in respect of provision in the east of the county. Given the projected levels of growth and current paucity of sustainable east-west transport provision, it is considered that the scheme from Hemel Hempstead should be extended beyond Hertford to link via the A10 and A120 to include both Bishop’s Stortford and Stansted Airport, allowing linkage to the West Anglia mainline to Cambridge and beyond.

Furthermore, although identified within Policy Option 4 ‘Enhanced Public Transport Connectivity Between Towns, Through Bus Priority Measures’ and shown in Fig. 7: Possible Priority Bus Network, it is considered that given the substantial growth expected to occur in the Gilston Area (some 10,000 dwellings) and existing and anticipated stresses on the A414, the

Bus Rapid Transit Network should also be extended to include this route between Hertford and Gilston Area/Harlow.

Additional Major Scheme Proposals – beyond the major scheme options listed, East Herts Council strongly urges HCC to also make provision for a bypass for Standon/Puckeridge. This proposal, which has long been supported by both councils as a continuation of the Little Hadham bypass scheme, is considered vital to ensure that the A120 has long-term resilience to cope with the impacts of a significant rise in traffic along this route caused by development proposals both in the county and wider locations coupled with the likely effects of Stansted Airport's aspirations for passenger levels to increase to up to 45 mppa by 2030 or shortly thereafter.

14. Limiting future levels of traffic growth and improving walking, cycling and public transport provision will be very hard to achieve without policies which encourage less car use and help to enhance provision of and investment in more sustainable modes. What policies should Hertfordshire consider adopting to achieve this?

Whilst the encouragement of less car use and the enhanced provision of and investment in more sustainable modes is strongly supported (e.g. through: better promoted and supported countywide car sharing schemes; car-clubs; workplace charging for non-car-share/eco vehicle parking; focus on behavioural change projects, etc), it should be recognised that Hertfordshire is characterised by a dispersed settlement pattern, in which its easterly side, in particular, has a substantial rural population and small market towns currently unable to offer significant sustainable transport options as alternatives to car usage. Penalising access to locations for those with no practicable choice is not considered to be an equitable approach. Therefore, while it is recognised that some of the Hertfordshire's largest towns may be capable of supporting 'carrot' initiatives that would enable 'stick' measures to be introduced, this cannot be seen as a 'one size fits all' approach across the county. A flexible approach should therefore be adopted in respect of any measures proposed to be introduced.

Furthermore, the importance of achieving sustainable transport solutions in new developments should be recognised in the Vision and wording included to reflect the position that HCC has in the planning process in respect of both supporting such measures and seeking their early implementation through on- and/or off-site delivery, as appropriate.

15. Have you any other general comments you wish to make on the new Local Transport Plan for Hertfordshire?

Page 5 – In the section detailing the current transport system and likely improvements, the final paragraph states that “it remains a priority for the county council to seek transport improvements which address traffic congestion on the A1(M) and A10 corridors”; however, apart from recognising growth concentrated on the A10/M11 in Fig 4 (p11) and a study currently being underway for the A10 at Broxbourne (p22), no specific initiatives are identified for the improvements to the A10 corridor as a whole, which runs to Royston, at the north of the county. This should be addressed. In particular, at Buntingford, where the effects of committed and planned development in the county will impact on the A10 south of the town, and where it would have been expected that measures to alleviate constraints would be identified in this location.

Page 8 – In Fig.3, while the M25, M1, A602 and A10 are specifically identified as experiencing congestion, there is no reference to the A414 in this regard. As congestion along this route is referred to numerous times later in the document, it is considered that this route should likewise be flagged via the same box and arrow approach.

East Herts Council also wishes to remind Hertfordshire County Council of the response made to the 2015 consultation on the draft Vision. While certain elements have been accommodated through the latest iteration matters remain outstanding which it is still considered important to be addressed in the final version of the document; namely, that East Herts Council:

- (B) Considers that current proposals contained in the draft Hertfordshire 2050 Transport Vision would not result in an

effective transport strategy for East Herts to support the necessary economic growth and housing development required in the A10/M11 corridor. Without the inclusion of appropriate initiatives to serve the eastern side of the county and which responds to its dispersed settlement pattern, transport will remain a significant constraint and serve as an impediment to growth. This issue should therefore be addressed in the Vision as a matter of priority;

- (F) Considers that, as Hertfordshire County Council has already publicly announced that it is due to commence investigative works into a bypass for Standon and Puckeridge as a follow on to the A120 Little Hadham Bypass to link with the A10, there is a further omission in the document of the inclusion of this major offline improvement within any of the four package schemes intended to be delivered in the period to 2031 or, indeed, beyond;
- (G) Considers that, as Hertfordshire County Council's currently proposed scheme for the A602 between Ware and Stevenage is intended to provide short-term improvements, the Vision should seek to address the outstanding major issues along this corridor, including the need to mitigate the highway conditions at Hooks Cross;
- (H) Considers that the need for mitigation measures on the A10 to facilitate growth at Buntingford should feature as part of future highway measures within the Vision;
- (I) Considers that greater consideration needs to be given to the servicing of rural communities by public transport as a strategic policy investment choice (potentially around hub and spoke principles) within the strategy so as to offer sustainable journey choices and reduce the amount of journeys to urban areas in the county from their hinterland, especially at peak times;
- (K) Considers that the Vision should pay due recognition to the existing and potential future impact that Stansted Airport has on

Hertfordshire's transport infrastructure and should plan to accommodate for significantly increased related traffic movements as part of the overall strategy.

- (L) Urges Hertfordshire County Council to consider more creative solutions in the longer term to reduce private vehicular movements and that such considerations could potentially include such initiatives as a north-south rail or guided bus link for settlements in the northeast of the county (e.g. Buntingford, Standon/Puckeridge etc) that could link to previously used infrastructure e.g. by partly utilising previous track-beds along lines discontinued by the Beeching cuts, etc.**

While Stansted Airport is located outside Hertfordshire, just beyond its borders, it is a major employer for many Hertfordshire residents and connections generate growth for both national and local businesses in the area as well as providing access to air travel for the county's population. The airport is growing at a rapid pace (with 5.7m more passengers per annum (mppa) at the end of March 2016, than when MAG acquired the airport in early 2013, an increase of 32.6%) and it is likely that 25 mppa will be reached in 2017. MAG has stated aspirations to grow beyond the current permission for 35 mppa towards 45 mppa by the early 2030s, utilising the existing single runway. Even with Stansted's excellent credentials in terms of the utilisation of public transport to access the airport, with over 50% of passengers currently travelling by such means, the level of passenger growth proposed is certain to have a considerable impact on the county's road network in coming decades.

In respect of the latter issue, and directly relating to the content of the current consultation, despite recognising airport expansion as a challenge in Fig.4, nothing further is said in the document about this important matter. While Stansted Airport is located outside Hertfordshire, just beyond its borders, it is a major employer for many Hertfordshire residents and connections generate growth for both national and local businesses in the area as well as providing access to air travel for the county's population. The airport is growing at a rapid pace (with 5.7m more passengers per annum (mppa) at the end of March 2016, than when MAG acquired the airport in early 2013, an increase of 32.6%) and it is likely that 25 mppa will be reached in 2017. MAG has stated aspirations to grow beyond the current permission for

35 mppa towards 45 mppa by the early 2030s, utilising the existing single runway. Even with Stansted's excellent credentials in terms of the utilisation of public transport to access the airport, with over 50% of passengers currently travelling by such means, the level of passenger growth proposed is certain to have a considerable impact on the county's road network in coming decades.

The Vision should therefore explicitly recognise the importance of both of the county's neighbouring airports to help capitalise on their economic potential for Hertfordshire residents and businesses. In terms of Stansted the Vision should specifically help to promote sustainable surface access to this location. Ideally, the Hertfordshire Bus Rapid Transit Network should be extended to include Bishop's Stortford and Stansted Airport. At the very least, the Vision should contain measures to improve surface access to Stansted through the county's road network generally, and, specifically, by improvements on the A120, including the bypassing of Standon/Puckeridge, which is a scheme that HCC has already committed to investigating and consultation has already been undertaken earlier this year.

Typographical Errors

Page 11 – Typographical error in sub-heading in Fig. 4 where 'Unprecedented' should read 'Unprecedented'.

EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR ECONOMIC DEVELOPMENT

CAR PARK FEES AND CHARGES

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- That the Executive notes the recommendations of the Corporate Business Scrutiny Committee in respect of a proposed increase to car park charges and a number of additional changes, due to become effective from April 2017.
- That the Executive confirms its preferred option for the car park tariff changes.
- That the Executive authorises the advertisement of a Traffic Regulation Order (TRO) to give legal effect to these changes.
- That the Executive confirms the current arrangement whereby officers may resolve TRO objections on a delegated basis.

RECOMMENDATIONS FOR EXECUTIVE: That:

(A)	car parking charges be increased by 7.5% from April 2017;
(B)	the Executive confirms which of the two options for tariff changes set out in this report it supports;
(C)	changes to a small number of the Council's car parks be approved;
(D)	the advertisement of a Traffic Regulation Order to give legal effect to these changes be authorised; and
(E)	the resolution by Officers of all Traffic Regulation Order objections received using existing delegated powers, be confirmed.

1.0 Background

- 1.1 Charges in East Herts car parks have remained the same for several years and in some cases have been reduced. The last increase in charges was in 2010/11 and the Council reduced its short stay tariffs in September 2014 as part of a two year trial. Since 2010/11 inflation as measured by CPI has eroded the real terms value of the Council's car park income by nearly 12%.
- 1.2 The Council's decision to absorb the increase in the rate of VAT from 17.5% to 20% in 2011 has further eroded its income from car park charges. A table showing how key parking tariffs would currently stand had they kept pace with inflation and the increase in VAT is offered as **Essential Reference Paper 'B'**.

2.0 Report

Proposal to increase parking charges

- 2.1 In view of the fact that car park charges have been unchanged and in some cases have reduced over the last six years and as the costs of operating the service will increase, it is proposed to increase tariffs from 2017/18.
- 2.2 In October/November 2016 the Council installed new 'pay and display' machines to replace machines which had come to the end of their ten year operational life. (Installation in Jackson Square multi-storey car park was held over to January 2017 to avoid the Christmas peak). The new machines offer significantly improved functionality, including the facility to pay by credit or debit card and the option to pay just before leaving the car park. Although these changes will deliver savings in some areas, costs will increase in others. For example, the Council will pay a small transaction charge every time a credit or debit card is used. It is anticipated that these charges are likely to amount to £50,000 per annum. Other, new operating and licencing costs associated with the new machines are projected to cost around £27,000 per annum.
- 2.3 Members may recall the 2011 survey of East Herts residents' views on parking, undertaken during the development of a parking and transport strategy for the district. One of the questions asked in the survey was "what is the most important to you when choosing where to park?" Respondents were invited to give a 1-5 ranking to the following, in order of importance:

- Quality of facility
- Cost
- Convenience
- Security/safety
- Other

- 2.4 53% of respondents identified convenience as their top priority. Cost came in second at 31%. This suggests that cost is not necessarily the dominant issue for many motorists and issues such as convenience and safety can rank just as high, if not higher. The Council has worked towards promoting convenience through the new “Check IN/Check OUT” function of the new pay and display machines along with their ability to accept credit and debit card payments.
- 2.5 The Council has also responded to the important issues of security and safety. In May 2016 the Council secured British Parking Association/Police ‘Park Mark’ status for every East Herts car park in the district. As the BPA advised when confirming this achievement, “The Safer Parking Scheme is a proven community safety and crime prevention initiative. This achievement demonstrates to the people of East Hertfordshire that the Council have taken active measures to reduce the risk of crime taking place in all of the authority’s car parking facilities”. Thus, the Council has taken positive steps to ensure its car parks remain clean, safe and accessible to users; however these positive initiatives have come at a cost – in the above case in the form of an annual subscription to remain part of the ‘Park Mark’ scheme.
- 2.6 The proposed tariff increases are designed to increase the Council’s ‘pay and display’ revenue budget by approximately 7.5% (£225k). The Council’s intention is that there will be no further tariff increase for a further three years.
- 2.7 As the elimination of the parking Smartcard has resulted in the loss of the 10% discount enjoyed by some long stay car park users it is proposed that the tariff increases be loaded towards the short stay end of the tariff range.

Approach

- 2.8 Two distinct approaches aimed at delivering the 7.5% increase are set out in **Essential Reference Paper 'C'**.
- 2.9 The first option retains the current tariff structure and it will be noted that this requires significant increases to a number of tariff bands. In this approach customers could pay up to an increase of 25% on some tariff bands; however, this approach retains the tariff structure that customers are currently used to.
- 2.10 The second option reverts to the former tariff structure, (pre the 2014 trial), of one hour tariff bands throughout the charging day. This approach requires few changes to the tariffs currently advertised, instead reducing the amount of time purchased by some tariffs. This change would be most pronounced at the short stay end of the tariff range. By re-introducing the former tariff bands, a small number of customers could be paying an increase of up to 10% on some tariff bands.
- 2.11 The second option may be particularly beneficial for the growing number of motorists likely to use the new 'Check IN/Check OUT' option, as they will pay the applicable tariff at the point they exit the car park. The Executive is also reminded that with effect from April 2015, local authorities are required to offer a ten minute 'grace' period following the expiry of paid for time in a car park before a Penalty Charge Notice (PCN) may be issued; therefore should there be a reversion to one hour tariff bands and should customers wish to continue to 'pay and display', their chance of receiving a PCN is minimal. For these reasons, operationally speaking, reversion to a one hour tariff band structure throughout the charging day is regarded as most congruent with current operating conditions in the Council's car parks.
- 2.12 In both scenarios the free 30 minute parking option would be retained.
- 2.13 Those customers who elect to pay for their parking before they leave the car park (the 'Check IN/Check OUT' option) will only pay for the tariff they have actually used. This may mean that for many motorists who currently overpay as a form of insurance against receiving a PCN, the cost of parking may not increase. Another beneficial consequence of offering payment on departure

is that many fewer PCNs are likely to be issued for the contravention of overstaying the parking time paid for.

Recommendation from Corporate Business Scrutiny Committee

- 2.14 The above matters were considered by the Corporate Business Scrutiny Committee on 29 November and the Committee's recommendations will be reported orally to this Executive.
- 2.15 The Executive is asked to consider which of the options set out in **Essential Reference Paper 'C'** it wishes to be implemented.
- 2.16 To further assist the Executive, current key tariffs in East Herts have been benchmarked with those operated in neighbouring local authorities. These are shown in **Essential Reference Paper 'D'**. Members will note that current charges in East Herts have fallen significantly below those in operation nearby.

Additional proposals

- 2.17 Officers have identified a small number of car parks where other changes are recommended. These proposals are set out in **Essential Reference Paper 'E'**. In Buntingford and Sawbridgeworth, officers propose the reduction, over time, of each town's extended free parking period – currently three hours in Buntingford and one hour in Sawbridgeworth.
- 2.18 The above matters were considered by the Corporate Business Scrutiny Committee on 29 November and the Committee's recommendations will be reported orally to this Executive.
- 2.19 The Executive is asked to approve enactment of the changes listed in **Essential Reference Paper 'E'**.
- 3.0 Implications/Consultations
- 3.1 Implementation of the changes detailed in this report will require the promotion of a Traffic Regulation Order (TRO). It is anticipated the TRO will be advertised in early January 2017. The TRO process gives any interested party the right to object or make comments on the Council's proposals. The changes are planned to come into effect at the start of the 2017/18 financial year.

Background Papers

None

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ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives	Priority 3 – Enable a flourishing local economy
Consultation:	<ul style="list-style-type: none">• These proposals have been prepared in consultation with the Executive Member for Economic Development.• The advertisement of a Traffic Regulation Order is an act of consultation and gives any interested party the right to comment/object to the Council's proposals.
Legal:	It will be necessary to promote a Traffic Regulation Order (TRO) to give legal effect to the proposed changes.
Financial:	<ul style="list-style-type: none">• The tariff changes proposed in ERP C are designed to generate approx. £225k additional income from 2017/18.• The further changes proposed in ERP E are designed to generate approx. £35k additional income from 2017/18. <p>The above estimates are based on an assumption that current volumes of car park use will remain unchanged. The introduction of new 'pay and display' machines in October 2016 is likely to result in changed patterns of use of East Herts' car parks, the results of which will be monitored closely during 2017/18.</p>
Human Resource:	N/A
Risk Management:	N/A
Health and wellbeing – issues and impacts:	N/A

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CPI Inflation and Car Parking Tariffs

The annual changes required to increase tariffs by CPI inflation are shown in the table below, both as a percentage and in terms of each tariff by town.

Tariffs are shown inclusive of VAT. The Council absorbed the cost of the VAT increase to 20% from January 2011.

Area	Year	Change (from prior or overall)	Day					
			Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 Hours	Up to 5 hours	All Day
Bishop's Stortford and Hertford	2010	N/A	£ 0.80	£ 1.50	£ 2.20	£ 2.90	£ 3.60	£ 4.40
	2011	104.45%	£ 0.84	£ 1.57	£ 2.30	£ 3.03	£ 3.77	£ 4.60
	2012	102.84%	£ 0.87	£ 1.62	£ 2.37	£ 3.12	£ 3.88	£ 4.74
	2013	102.52%	£ 0.90	£ 1.67	£ 2.43	£ 3.20	£ 3.98	£ 4.86
	2014	101.51%	£ 0.92	£ 1.70	£ 2.47	£ 3.25	£ 4.04	£ 4.94
	2015	99.89%	£ 0.92	£ 1.70	£ 2.47	£ 3.25	£ 4.04	£ 4.94
	Overall	111.67%	£ 0.90	£ 1.68	£ 2.46	£ 3.24	£ 4.03	£ 4.92
Ware	2010	N/A	£ 0.60	£ 1.20	£ 1.80	£ 2.40	£ 3.00	£ 3.50
	2011	104.45%	£ 0.63	£ 1.26	£ 1.89	£ 2.51	£ 3.14	£ 3.66
	2012	102.84%	£ 0.65	£ 1.30	£ 1.95	£ 2.59	£ 3.23	£ 3.77
	2013	102.52%	£ 0.67	£ 1.34	£ 2.00	£ 2.66	£ 3.32	£ 3.87
	2014	101.51%	£ 0.69	£ 1.37	£ 2.04	£ 2.71	£ 3.38	£ 3.93
	2015	99.89%	£ 0.69	£ 1.37	£ 2.04	£ 2.71	£ 3.38	£ 3.93
	Overall	111.67%	£ 0.68	£ 1.35	£ 2.02	£ 2.69	£ 3.36	£ 3.91
Buntingford	2010	N/A	£ 0.40	£ 0.80	£ 1.20			£ 2.00
	2011	104.45%	£ 0.42	£ 0.84	£ 1.26			£ 2.09
	2012	102.84%	£ 0.44	£ 0.87	£ 1.30			£ 2.15
	2013	102.52%	£ 0.46	£ 0.90	£ 1.34			£ 2.21
	2014	101.51%	£ 0.47	£ 0.92	£ 1.37			£ 2.25
	2015	99.89%	£ 0.47	£ 0.92	£ 1.37			£ 2.25
	Overall	111.67%	£ 0.45	£ 0.90	£ 1.35			£ 2.24
Stanstead Abbots	2010	N/A	£ 0.40	£ 0.80	£ 1.20			£ 2.50
	2011	104.45%	£ 0.42	£ 0.84	£ 1.26			£ 2.62
	2012	102.84%	£ 0.44	£ 0.87	£ 1.30			£ 2.70
	2013	102.52%	£ 0.46	£ 0.90	£ 1.34			£ 2.77
	2014	101.51%	£ 0.47	£ 0.92	£ 1.37			£ 2.82
	2015	99.89%	£ 0.47	£ 0.92	£ 1.37			£ 2.82
	Overall	111.67%	£ 0.45	£ 0.90	£ 1.35			£ 2.80
Sawbridgeworth	2010	N/A	£ 0.40	£ 0.80	£ 1.20	£ 1.60	£ 2.00	£ 3.50
	2011	104.45%	£ 0.42	£ 0.84	£ 1.26	£ 1.68	£ 2.09	£ 3.66
	2012	102.84%	£ 0.44	£ 0.87	£ 1.30	£ 1.73	£ 2.15	£ 3.77
	2013	102.52%	£ 0.46	£ 0.90	£ 1.34	£ 1.78	£ 2.21	£ 3.87
	2014	101.51%	£ 0.47	£ 0.92	£ 1.37	£ 1.81	£ 2.25	£ 3.93
	2015	99.89%	£ 0.47	£ 0.92	£ 1.37	£ 1.81	£ 2.25	£ 3.93
	Overall	111.67%	£ 0.45	£ 0.90	£ 1.35	£ 1.79	£ 2.24	£ 3.91

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ESSENTIAL REFERENCE PAPER C (1)

Proposed changes to deliver a 7.5% increase to the current car park income budget based on *existing* tariff structures.

Town	Tariff Bands	Duration	Current Tariff	Proposed Tariff	% Uplift
Bishops Stortford and Hertford (Excludes Jackson Square MSCP)	Band 1	1.5hr	£0.80	£1.00	25%
	Band 2	3 hr	£2.00	£2.20	10%
	Band 3	5 hr	£3.60	£3.70	3%
	Band 4	All Day	£4.40	£4.50	2%
Jackson Square MSCP Only	Band 1	1 hr	£0.80	£0.90	13%
	Band 2	2 hr	£1.50	£1.60	7%
	Band 3	3 hr	£2.20	£2.20	0%
	Band 4	4 hr	£2.90	£3.00	3%
	Band 5	5 hr	£3.60	£3.70	3%
Ware	Band 1	1.5hr	£0.60	£0.70	17%
	Band 2	3 hr	£1.50	£1.60	7%
	Band 3	5 hr	£2.70	£2.80	4%
	Band 4	All Day	£3.50	£3.50	0%

Sawbridgeworth	Band 1	1 hr	£0.00	£0.00	0%
	Band 2	2 hr	£0.50	£0.60	20%
	Band 3	3 hr	£1.00	£1.20	20%
	Band 4	4 hr	£1.50	£1.80	20%
	Band 5	5 hr	£2.00	£2.40	20%
	Band 6	All Day	£3.50	£3.50	0%
Buntingford	Band 1	1 hr	£0.00	£0.00	0%
	Band 2	2 hr	£0.00	£0.00	0%
	Band 3	3 hr	£0.00	£0.00	0%
	Band 4	4 hr	£0.00	£0.00	0%
	Band 5	All Day	£2.00	£2.00	0%

ESSENTIAL REFERENCE PAPER C (2)

Proposed tariff changes to deliver a 7.5% increase to the current car park income budget, based on a *revised* tariff structure (reverting to one hour charging bands).

Town	Tariff Bands	Duration	Current Tariff	Proposed Tariff	% uplift
Bishops Stortford and Hertford (Excludes Jackson Square MSCP)	Band 1	1 hr	£0.80	£0.80	0%
	Band 2	2 hr		£1.60	NEW
	Band 3	3 hr	£2.00	£2.20	10%
	Band 4	4 hr		£2.90	NEW
	Band 5	5 hr	£3.60	£3.60	0%
	Band 5	All Day	£4.40	£4.40	0%
Jackson Square MSCP Only	Band 1	1 hr	£0.80	£0.80	0%
	Band 2	2 hr	£1.50	£1.60	7%
	Band 3	3 hr	£2.20	£2.20	0%
	Band 4	4 hr	£2.90	£2.90	0%
	Band 5	5 hr	£3.60	£3.60	0%
Ware	Band 1	1 hr	£0.60	£0.60	0%
	Band 2	2 hr		£1.20	NEW
	Band 3	3 hr	£1.50	£1.50	0%
	Band 4	4 hr		£2.00	NEW
	Band 5	5 hr	£2.70	£2.70	0%
	Band 5	All Day	£3.50	£3.50	0%

Sawbridgeworth	Band 1	1 hr	£0.00	£0.00	0%
	Band 2	2 hr	£0.50	£0.50	0%
	Band 3	3 hr	£1.00	£1.00	0%
	Band 4	4 hr	£1.50	£1.50	0%
	Band 5	5 hr	£2.00	£2.00	0%
	All Day		£3.50	£3.50	0%
Buntingford	Band 1	1 hr	£0.00	£0.00	0%
	Band 2	2 hr	£0.00	£0.00	0%
	Band 3	3 hr	£0.00	£0.00	0%
	Band 4	4 hr	£0.00	£0.00	0%
	All Day		£2.00	£2.00	0%

East Herts Council – Benchmarking of Car Park Tariffs

Town	1hr	3hrs	All Day
Bishops Stortford and Hertford (EHDC)	£0.80 (90 mins)	£2.00	£4.40
Ware (EHDC)	£0.60 (90 mins)	£1.50	£3.50
Bishops Stortford Railway Station (Greater Anglia/NCP)	N/A	N/A	£7.80 (peak) £4.50 (off peak)
Hitchin (NHDC)	£1.00	£3.00	£4.70
Stevenage (SBC)	£1.60	£3.00	£7.00
Welwyn Garden City (WHBC)	N/A	£2.50	£5.00
Harlow (Water Gardens)	N/A	£1.00 (Mon-Fri) £2.00 (Sat)	£10.00 (Mon-Sat)

Comparison prices detailed above are for typical town centre car parks operated by the local authority, except where shown.

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ESSENTIAL REFERENCE PAPER E

Proposals for Additional Changes in East Herts Car Parks – 2017/18

Car Park	Proposal	Comments
Wallfields Visitor Car Park (Hertford)	Introduce Saturday charges. Incorporate Member parking area in TRO.	Income generation potential of approx. £20k per annum. Gives parking bays legal status and renders them enforceable.
Amwell End Car Park (Ware)	Remove two surplus to requirements blue badge bays and create two regular parking bays. Make both car parks 'mixed use' (long and short stay).	N/A Likely to be a marginal increase in revenue.
Library Car Park (Ware)	Remove two surplus to requirement blue badge bays and create three regular parking bays. Remove two oversize parking bays and turn into three regular bays.	Likely to be a marginal increase in revenue. Increase in amenity. Likely to be a marginal increase in revenue. Increase in amenity.
Bell Street Car Park (Sawbridgeworth)	Reduce current 1hr free parking period to 30 mins.	Additional income generation of approx. £12k in 2017/18.
Bowling Green lane Car Park (Buntingford)	Reduce current 3hr free parking period to 1.5hrs in 2017/18 and 30 mins in 2018/19.	Additional income generation of approx. £3k in 2017/18 and a further £3k in 2018/19.
Stanstead Abbots Car Park	Convert one third of bays (approx. 20) to short stay parking (max 3hrs?)	Ensure better turnover of vehicles to the benefit of local residents, visitors and businesses. (Proposal supported by current sponsor of car park, French and Jupp).

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EAST HERTS COUNCIL

EXECUTIVE - 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

HERTFORD CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN

WARD(S) AFFECTED: All Hertford wards

Purpose/Summary of Report

- To enable Members to consider the Hertford Conservation Area Appraisal and Management Plan following public consultation.

<u>RECOMMENDATIONS FOR COUNCIL:</u> That	
(A)	the responses to the public consultation be noted and the Officer responses and proposed changes to the Hertford Conservation Area Appraisal and Management Plan be supported;
(B)	authority be delegated 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)	the Hertford Conservation Area Appraisal and Management Plan be supported for adoption.

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 Hertford Conservation Area is one of a series of reviews being undertaken and this is a recently completed one for consideration.

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 Hertford Conservation Area Appraisal and Management Plan.

2.1 Most importantly the Town Council (TC) advise in their response they wish to meet with the District Council to consider what role the Town Council might play in assisting to implement some of the Enhancement Proposals. **Their offer of co-operation in this respect is most welcome.**

2.2 The Hertford Conservation Area was first designated in 1967 and reviewed in 1981 and again in 1996. This Appraisal document was completed in 2015 and went through a period of public consultation from 1st June 2016 to July 13th 2016 with a public meeting held on 1st June 2016 at the Mill Bridge Rooms, Hertford at which about 25 persons attended. About 20 representations from individuals and organisations were received. These representations (approaching 100 issues) covered a wide range of matters and identified other minor detailed points of accuracy, receipt of which has been much appreciated. The headline issues are set out in the following paragraphs:

2.3 The document as revised following consultation considers

the conservation area boundaries and proposes a number of alterations. These are:

Extend to east of existing conservation area to include Nos. 6-102 Tamworth Road, Fairfax Road and Nos. 97-159 Ware Road.

Exclude the following areas: Nos. 9-12 Grove Walk; site to south west corner of Gascoyne Way and London Road which includes Post Office building and residential element of Gwynns Walk; site to corner of Ware Road and London Road which includes Yeomans Court, The Rotunda, Stag House, WVRS building and EHDC car park; Preview, Watersmeet, Orchard Cottage and Nos.1-7 Hillside Terrance and adjacent land to west of No. 7; Nos. 1-8 Albion Close and adjoining garage block north west corner of Currie Street and properties Nos. 16-24 Railway Place and a small area to south of Ware Road to better reflect existing geography.

The draft appraisal originally suggested the exclusion of open land to the north of Mangrove Drive (emerging District Plan site Hert 5 identified for residential development) and also Ashbourne Gardens and properties on Mangrove Road. However following consultation and for reasons set out in Essential Paper B, these areas are no longer proposed for exclusion at this time. It is recommended their inclusion within or exclusion beyond the conservation area be reviewed once, as is most likely, development has taken place on Hert 5. At this time a significantly more accurate assessment will be possible.

2.4 The document identifies the key environmental features and the manner in which they can be controlled. In relation to Hertford the most relevant ones are: Listed Buildings including structures in their curtilages; non listed buildings of quality worthy of protection; other unlisted distinctive features worthy of protection and important open land and spaces.

2.5 *Listed buildings and structures in their curtilages:* These are protected by legislation and have been identified. Three listed buildings are on the Council's Heritage at Risk

Register. There are a number of 20th century listed buildings that are particularly important.

- 2.6 *Non listed buildings of quality worthy of protection:* A very large number have been identified that make a positive contribution to the conservation area and these should be retained through the planning process. Some non-listed residential buildings have good quality architectural features of high quality whose formal protection could be achieved through the introduction of an Article 4 Direction. The Council has agreed the principle of introducing such a pilot Direction in a location/community yet to be decided.
- 2.7 *Other unlisted distinctive features worthy of protection.* A number have been identified and include walls and railings and other features which are important to the character of the town.
- 2.8 *Important open land and spaces.* The following particularly important open spaces have been identified: River courses throughout and Hertford Basin; churchyard, Church of St Andrew; Castle grounds; Moat Garden; Hertford Millennium Sculpture open space; Holy Trinity churchyard; open space north of Beane Road; open space west of Millmead Way; St Leonards Garden; St Leonards churchyard; Hartham Common; Bengo Sports Association ground, New Road; churchyard of Our Lady and St. Joseph; open land between Queens Road/ Mangrove Road; All Saints churchyard; treed area, north east side of Mangrove Road; Bowling Green near EHDC offices; playing field south of Richard Hale School; open land to the west of County Hall; open land east of Railway line, centred on Hertford Town football ground. Also included is tree lined southern end of Queens Road. These open spaces will be protected.
- 2.9 Trees play a particularly important role in many locations both within and adjacent to the open spaces and within the built up part of the town as well. Of particular note is publically accessible tree lined southern end of Queens Road.
- 2.10 *Enhancement proposals to deal with detracting elements.* A considerable number have been identified and as

previously advised Hertford TC has enquired very positively to ascertain what role they might play in undertaking aspects of these tasks. The proposals cover a very wide range from introducing small improvements through to much more strategic issues such as improving Gascoyne Way car park and Maidenhead Street. It is worth noting several recommendations of this appraisal independently coincide with some set out in the 2015 Urban Design Strategy.

- 2.11 *Other significant proposals.* Several potential areas of redevelopment are proposed or suggested worthy of further consideration. Comprehensive improvement of All Saints churchyard, well used by the public, is recommended and a successful outcome to this would be very positive indeed.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues associated with this report can be found within **Essential Reference Paper 'A'**
- 3.2 A summary of comments received through the consultation process and officer responses are set out in the table is included as **Essential Reference Paper B**
- 3.3 **Essential Reference Paper C** is a copy of the Hertford Conservation Appraisal and Management Plan as it appeared at the consultation draft stage with any subsequent track changes to text and alterations to accompanying plans that incorporate any necessary changes. Further minor changes will be incorporated reflecting the status of the final document once Members have considered it for adoption.

Background Papers

Written representations received through the consultation process.
<http://democracy.eastherts.gov.uk/mglIssueHistoryHome.aspx?Ild=19471&PlanId=245>

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: John Bosworth, Conservation Assistant
john.bosworth@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 Appraisal fulfils statutory requirements.
Financial:	<p>Costs associated with the preparation of the Appraisal are met from within existing staffing and operational budgets.</p> <p>The Appraisal suggests works and actions which could be undertaken to enhance the character and appearance of the Conservation Area and remove detracting elements which would generally be the responsibility of individual owners. However in the case of Hertford some would be the responsibility of the District Council and if Members support such actions, these would need to be costed. Other actions such as the possible introduction of an Article 4 Direction might result in additional cost but notwithstanding approving the principle of a pilot study at a location yet to be decided, the Council is not yet committed to undertaking such further action in Hertford. Such 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	The Appraisal seeks to protect and secure the character of the area.

impacts:	
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Essential Reference Paper B

Issue	Representations made	Officer comment
<p>General Points.</p>	<p>The Town Council (TC) <i>acknowledged its appreciation of the Conservation report and the work that had gone into it.</i></p>	<p>Noted. Similarly the District Council appreciate the very detailed consideration given by the TC to the document.</p> <p>Additionally the TC has identified minor spelling errors and incorrectly recorded street names. These have been rectified as track changes in the revised document without further reference in this Paper. See above reference the TC's careful consideration of the document.</p> <p>In the interests of brevity very minor details have not been noted in this report.</p>
<p>Working in partnership.</p>	<p>Importantly the TC advise they wish to meet with the District Council to consider the 'jobs list' (7.17) to consider what role the Town Council might play in undertaking aspects of this.</p> <p>The TC considers to have been a consultee rather than a partner as stated in the appraisal document.</p> <p>The Hertford Civic Society <i>very much welcomes the publication of this appraisal and management plan and congratulate...for producing such a thorough and comprehensive report.</i></p> <p>Importantly they add that if the essential quality of Hertford is to</p>	<p>Noted. Such a discussion can assist in ensuring that positive outcomes are achieved in partnership together.</p> <p>Noted. .It is hoped this document provides an impetus for future and ongoing partnership as suggested by the TC (see previous).</p> <p>Noted.</p> <p>Noted and agreed.</p>

	<p>be preserved it is important that all parties in the development process – owners, architects, builders and planners – understand and respect the character of the town’s buildings and spaces....</p> <p>They also consider it is important to generate maximum support for conservation objectives.</p> <p>One respondent considers the appraisal to be a comprehensive review but raises the question of length of time that may be needed to undertake the necessary recommended action and accepts in part this may be consequential on due process. Another respondent acknowledges and considers the document in positive terms.</p>	<p>The preparation of this appraisal is very much part of seeking to achieve this objective.</p> <p>The appraisal contains a large number of enhancement proposals many of which it is hoped can be undertaken by individual owners. It is hoped Council resources can be made available so that many other aspirations become a reality.</p>
<p>Informing residents.</p>	<p>The Hertford Civic Society consider residents should be alerted to the fact they live in a conservation area and that property owners and residents should be <i>individually informed that their address has been added to the conservation area.</i></p>	<p>Noted. A general individual notification to all residents in East Herts advising they reside in a conservation area would be a significant task. As appraisals are undertaken there is a process of consultation involving advertisement or in the smaller communities the delivery of a flyer to each household. Up to date boundary data is available for all to see on the Council’s Conservation web page. When a property in a conservation area is sold it is identified as a land charge so all incoming residents will be aware. There is no legal requirement to inform residents individually regarding changes to conservation area</p>

		boundaries. However some other authorities do so advise. In summary this has not been undertaken to date but is something worthy of future consideration when next reviewing the conservation areas.
Achieving a satisfactory outcome to Management and Enhancement proposals.	The Hertford Civic Society considers these proposals should be subject to regular review and that possibly a Members working party could assist in this respect.	This is something which could be considered but can be resource intensive. There is a generally accepted view that appraisals should be conducted at 5 year intervals.
Relationship between Neighbourhood Plan and conservation area considerations.	The Hertford Civic Society considers Neighbourhood plans should identify measures to preserve and enhance conservation areas where appropriate.	Noted.
Identification of other unlisted buildings that make an Important Architectural or Historic Contribution.	<p>The TC welcomes the inclusion of the large number of such buildings so identified.</p> <p>The TC advise of their concern regarding Leahoe House and request that <i>the District Council consider this building for listing.</i></p> <p>Whilst not considering Leahoe House to be of <i>the greatest historic importance</i> the Hertford Civic Society nevertheless considers it to be distinctive and should not be neglected and considers the appropriate local authority take the lead regarding refurbishment.</p>	<p>Noted. .Any proposal involving the demolition of these unlisted buildings is unlikely to be approved. Many such buildings also have features worthy of retention. See reference to Article 4 Directions below.</p> <p>The appraisal identifies Leahoe House as an important unlisted heritage asset being <i>an imposing 19th century property most worthy of retention.</i> The appraisal also suggests discussions take place with the owner, Hertfordshire County Council, regarding its future. A Listing would afford maximum protection but such a request might fail. Being within the Conservation Area permission is required to demolish. The current state of the building is noted. Discussion between the</p>

		parties is recommended.
The use of Article 4 Directions.	<p>The TC strongly endorses the sentiments of paragraph 2.7 of the document and supports the introduction of Article 4 Directions in Hertford. In this respect the TC particularly draw attention to the importance of selected features identified in the Appraisal as being candidates for protection by Article 4 Direction.</p> <p>The TC note the very large numbers of properties so identified and welcomes this. The TC also identifies that Ware Road, Hertingfordbury Road, Bengoe Street, Folly Island, Lower Bengoe, Townshend and Villiers Streets should be prioritised if such prioritisation was needed. The TC particularly supports reference to the qualities of The Folly.</p> <p>The TC suggests that the cottages '<i>before 109-119 Bengoe Street should be included</i>'.</p> <p>Nos.14-46 Queens Road. The TC seeks clarification as to whether or not these properties are proposed to be subject to an Article 4 Direction.</p> <p>The Hertford Society welcome the introduction of Article 4 Directions as suggested and regrets they have not been used previously. However they imply the additional restrictions should</p>	<p>Noted. The Council has recently agreed the general principal of introducing a pilot scheme in a selected community in the District to assess implications and impact on staff resources.</p> <p>Folly Island consists of The Folly, Thornton Street, Old Hall Street and Frampton Street. Overall this area is a most delightful area that retains many original features.</p> <p>The specific properties are not defined and were not revealed in a follow up enquiry made of the TC. However the fieldworker has looked in and around this area and is of the opinion that there are no nearby properties which should be so identified.</p> <p>These properties are so proposed and an appropriate additional reference to the text of the document has been made.</p> <p>Noted and agreed. The Council has recently approved the principle of introducing a pilot scheme at a location yet to be determined. Its details will</p>

	<p>not be <i>applied heavy handedly</i>. They endorse the use of a pilot scheme and suggest it may be unwise to impose such a Direction where extensive changes have already taken place.</p> <p>One representation from Tamworth Road supports such restrictions to the front of properties but not to the rear and draws attention to some possible cost implications. Also raised was the issue of conveyancing implications and owner notification. Attention was also drawn to the potential of easing traffic congestion by converting some front gardens to parking areas.</p> <p>Another resident from Tamworth Road expressed concern the imposition of an Article 4 Direction might have in relation to the use of solar panels and double glazing.</p>	<p>respect government advice which in summary advises that removal of Permitted Development Rights should be limited to situations necessary to protect local amenity.</p> <p>Members will decide the extent of any such restrictions introduced and there is due process of consultation and notification. Such an introduction is a land charge that would be revealed on any property sale. Similarly any approved extension to the conservation area would be similarly revealed. The fieldworker agrees such restrictions, if introduced should not normally affect rear elevations to properties. It is recognised that introducing an Article 4 Direction to control parking in front gardens can be both advantageous (removing cars from the street) or damaging in terms of visual impact particularly where a boundary wall or railings contemporary with the house needs to be demolished.</p> <p>An Article 4 Direction in itself does not prevent development but means permission will be required. As advised above Members have recently agreed the principle of introducing a pilot scheme for evaluation. The impact of solar panels can result in significant visual damage which has to be balanced against the advantages of solar generated power. There will be many situations where roof</p>
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		<p>mounted panels will not cause visual damage for example where they are mounted on rear roof slopes. that are not visible from the public realm.</p> <p>The use of differing window types selected by individual residents particularly on a terrace of historic properties can be most damaging. An Article 4 Direction would be most helpful in limiting such a detrimental impact by achieving a common solution. Some window types involving double glazing are better than others.</p>
<p>Proposed boundary changes to the Conservation Area. General.</p>	<p>The TC is generally content with the proposed additions and deletions with several exceptions set out below.</p> <p>The Hertford Civic Society generally supports the proposed extensions.</p>	<p>Noted but see below.</p> <p>Noted but see below.</p>
<p>Proposed exclusion from the Conservation Area- land at Mangrove Road to the north of Mangrove Drive. This consists of open land to the north of Mangrove Drive; also Ashbourne Gardens and properties between the latter and footpath 78 (Nos. 30A-36 Mangrove Road).</p>	<p>The TC, following clarification, advise they wish to see this land remain in the conservation area interpreted as affording protection to existing trees.</p> <p>One representation lends his objection to those of others and objects to changing the status of the land as being part of the conservation area which is considered to be home to exceptional flora and fauna. The presence of a wide variety of animals and birds is identified by another representation.</p> <p>A representation objects to the development of Hert 5 as a residential area in the emerging DP due to access and</p>	<p>Ashbourne Gardens and the other properties proposed for exclusion are principally modern with limited historic or architectural qualities.</p> <p>The open land between Ashbourne Gardens and Mangrove Drive is identified in the emerging District Plan (DP) as a housing site. The emerging DP is scheduled to be adopted in 2017. The DP is scheduled for a further period of consultation (3 Nov.- 15 Dec 2016). As such there is potential for further formal representations.</p> <p>The objections received principally relate to removal of</p>

<p>Trees on the site.</p>	<p>inadequate utility supplies.</p> <p>Another representation clearly considers development of this site will have a detrimental impact on the adjacent Green Finger unless the development is camouflaged (by trees) but seems to accept the inevitability of housing as the site is identified in the DP.</p> <p>A representation from the Council's Arboricultural Officer advise that <i>It is reasonably foreseeable that, if this development is removed from the designated Hertford Conservation Area then the removal of trees will swiftly follow...and in relation to the proposed development site removal...from the designated Conservation Area will leave trees vulnerable to removal to facilitate development.</i></p> <p>Several representations have been made in respect of the importance of trees on the site proposed in the DP for residential development. Some representations specifically seek assurance that appropriate trees be preserved by a Tree Preservation Order. There is a strong feeling that trees should be protected on the boundaries particularly so that impact on the adjacent Green Finger is minimised. One representation considers that if the conservation area designation is removed <i>the removal of trees will swiftly follow.</i></p>	<p>the land from the conservation area because of the perceived threat to trees in both areas.</p> <p>With some exceptions, trees in a conservation area are afforded limited protection as any person wishing to undertake works has to notify the Council who then has a six week period within which to make a Tree Preservation Order. (TPO).</p> <p>This opinion is noted. However had the proposal remained to exclude the land from the conservation area, trees would have been surveyed and as appropriate, made subject to a Tree Preservation Order prior to any such exclusion.</p> <p>For reasons set out below it is now proposed the areas remain within the conservation area and reviewed in the future.</p> <p>Within the areas proposed for removal in the draft appraisal there are a number of mature trees of considerable quality both within Hert. 5 area and elsewhere. Within Hert. 5 and indeed the Green Finger to the west natural regenerating of self-set trees is occurring and some of these which have become established are already of a size where they have become protected by conservation area legislation. Reference to the quality of selected trees is now acknowledged by a track change addition to para.</p>
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	<p>A representation was received to the effect that additional trees of importance needed plotting on the plan.</p> <p>Attention was also drawn to references in the emerging DP to public accessibility to the open space element of the site to which the representation considered to be inappropriate.</p> <p>The Hertford Civic Society considers that the tree belt on the western side of the proposed HERT5 residential area should remain inside the conservation area, to protect the integrity of the adjacent Green Finger.</p>	<p>5.330.</p> <p>At the time of original survey access to the site was limited but after follow up site visits involving entry onto private land, better access was obtained which has resulted in additional trees being plotted.in appropriate locations.</p> <p>Noted. Public access will not extend to a treed area to the west of Ashbourne Gardens which is in private ownership.</p> <p>Noted.</p> <p>Overall consideration. The TC and Hertford Civic Society and others are opposed to the removal of this site from the conservation area and consider that the trees should be protected.</p> <p>The HERT 5 site (historically dismissed on appeal in 1989) is identified as a residential site in the emerging plan. In this respect a further period of consultation will occur this year (end of 2016) and objections to its continued inclusion as a development site cannot be ruled out.</p> <p>It the site is developed the retention of selected trees, particularly those on the boundaries (but possibly</p>
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		<p>others elsewhere) will be an important consideration in the determination of any planning applications. There is uncertainty as to when this site will be developed or perhaps even whether it will be developed. In the unlikely event of the latter occurring the land will continue as a treed gap separating two blocks of residential development.</p> <p>However on the more likely hypothesis that residential development will occur in accordance with the principle set out in the emerging plan it is impossible to predict in advance the detail and quality of development other than to say it will be comprehensive, residential and have an important relationship with the extensive existing tree cover. Details of trees to be retained would be determined to some extent by the development proposals and the need to minimise the impact of development on the adjacent Green Finger and nearby residents. So if development occurs its relationship with the tree cover on the site will be a most important consideration, the precise details of which can best be decided at that time.</p> <p>Once development has taken place a decision as to whether or not to include the land in the conservation area will be easy. For example it would be appropriate to include a high quality residential development within the conservation area</p>
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		<p>whereas the converse might apply with respect of development of lesser quality (perhaps lost on appeal for example). In other conservation areas elsewhere in the District this exact decision making process has taken place with some recent residential areas remaining within the relevant conservation area whilst other developments of lesser quality have been omitted.</p> <p>On reflection and taking these factors into account it is recommended that the areas remain in the conservation area for the time being and the matter is again reviewed when development has taken place on HERT 5 or at the time of the next conservation boundary review, whichever is the most appropriate.</p> <p>If in the interim period notification/s are received regarding works to trees the Council has the option of protecting them by the serving of a Tree Preservation Order/s.</p>
<p>Trees on the eastern side of Mangrove Road (opposite side of the road to the above site).</p>	<p>A representation from the Council's Arboricultural Officer advises that consideration should be given to extending the conservation area to include a mature belt of trees which enclose the cricket club and also a prominent mature oak tree adjacent to White Lodge on the east side of Mangrove Road. The representation considers this treed approach to Hertford is important.</p>	<p>It is accepted these trees make a positive contribution to this approach. It is also accepted that from time to time other conservation areas have been extended to include belts of trees, such proposals often being as part of wider considerations. Extending the conservation area in part to protect a single tree is not considered to be appropriate. Following an on-site discussion the fieldworker</p>

		<p>was advised the cricket club trees are not under threat. Should this situation change the serving of a Tree Preservation Order would be appropriate.</p> <p>In any event a consideration as to whether or not to extend the conservation area to the eastern side of Mangrove Road would be closely linked with the future consideration of HERT5 and Ashbourne Gardens and should jointly be reviewed in association with the latter.</p>
<p>Proposed exclusion from the Conservation Area-gateway to the town site corner of Gascoyne Way and London Road.</p>	<p>The TC raises no objection to the removal of this site.</p>	<p>Noted. Careful consideration needs to be given when determining future planning applications in this area.</p>
<p>Proposed exclusion from the Conservation Area.- similar gateway site corner of Ware Road and London Road</p>	<p>The TC considers this area to be an important gateway to the town and wish to see it <i>greatly improved</i>.</p>	<p>Noted and agreed; careful consideration needs to be given when determining planning applications in this area. The TC's concerns add weight to the appraisal's recommendation to secure improvements to the EHDC car park in this location.</p>
<p>Proposed boundary extension to the Conservation Area - Tamworth Road.</p>	<p>The TC requests the inclusion of Nos. 1 –International House (north side of road) to be included in the conservation area.</p> <p>A similar representation drew attention to the fact that some Victorian properties exist on the north side of the road</p>	<p>Nos. 1-3A are already within the existing conservation area. Nos. 5 -27 date from the early 20th century. These properties do contain some features of quality but there are a number of later additions such as porches which are visually disruptive. International House is a larger rectangular two storey block currently being converted to nine flats (see below). The area can perhaps be best described as neutral. On</p>

	<p>Another representation draws attention to the fact that no.20 Tamworth Road is not included as being of special interest whilst another similar one nearby was so identified. The same representation advises that some houses in the street were damaged by a land mine dropped in 1940. The same representation thought reference should be made to the ugly appearance of industrial buildings on the other side of the road and regretted that reference to parking problems was not addressed.</p> <p>In similar vein another representation drew attention to the fact that nos. 30-32 were replacement dwellings built in 1947 following war damage.</p> <p>A representation drew attention to new development in Tamworth Road involving conversion to eleven flats and nine parking spaces.</p> <p>The issue of parking permits for (residents) of Tamworth Street was raised.</p>	<p>balance officers consider it is appropriate that the conservation area remain unaltered on the north side of Tamworth Road.</p> <p>The fieldworker has re-evaluated the properties in this location identified as being of special interest and notes that in the process of transferring information from the field survey sheet, a plotting error occurred. The appropriate changes to maps and an updating of the text have been made. Reference to the land mine has been added to the text as this is of local historic interest. Other buildings on the north side of the road are not referred to as they lie beyond the conservation area.</p> <p>The fieldworker considers these 1947 replacement dwellings which are similar to others in the street that seemingly escaped damage and which have bay windows to both floors and recessed entrances with inscribed house names are of historic interest and should continue to be identified as such in the appraisal.</p> <p>This development is underway virtue of relaxed Permitted Development rights regarding change of use to residential. In fact the development consists of nine flats.</p> <p>It is accepted parking is a problem, which is common to streets dating from this period. Such streets were</p>
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		never designed to cater for current day levels of vehicle ownership.
Land/buildings in control of local authorities.	The Hertford Society considers that in such circumstances the relevant council should set a <i>very public example</i> and cite Leahoe House and the green next to Hertford theatre as being cases in point.	Noted. The appraisal identifies Leahoe House as an imposing 19th century property most worthy of retention. It is currently unoccupied and boarded up. In respect of the open space referred to the appraisal suggests detailed landscaping proposals be prepared to enhance this important and centrally located urban space as its current condition is a poor advertisement for visitors to the town.
Open spaces.	The TC strongly agree that the Hertford 'green fingers' and open spaces identified by this appraisal are protected and not eroded. The TC specifically endorses the value of including that area beside the railway line at Beane Road. The TC strongly endorses paragraphs in the document relating to the clear distinction between built form and countryside and the importance of spaces between buildings. The TC considers land to the west of County Hall <i>should be prioritised as an important green oasis as a woodland surrounded (by) open space.</i> Conversely Hertford Civic Society does not consider that the open land to the west of County Hall to be <i>so important that it should limit the vision as to</i>	Noted. The Green Fingers and other open spaces so identified perform most important visual, open space, recreational and ecological functions. Their retention in an urban area such as Hertford (characterised in part by dense late 19 th and early 20 th century development) is an essential planning consideration. The land in part has been identified as an important open space and considered by the appraisal to provide an important setting for buildings including the listed County Hall. The woodland between the open space and the road network is identified in part as a wildlife site to be protected and the general location of trees to be protected within

	<p><i>the future of this part of the town.</i> (Their representations to the DP, inter alia) indicated that residential development might be an option worthy of consideration.</p> <p>The TC agrees with comments relating to the importance of the Bowling Club near to the EHDC. offices and similarly the importance open land west of County Hall.</p>	<p>the parameters of legislation. It is considered this whole area is an important 'green lung' and additional comments to paragraph 5.358 have been made that reflect this. It remains officers' views that the whole area represents an important open space and one that is visually and environmentally important that should be retained as an open space and environmental asset.</p> <p>Noted and also see above.</p>
Hertford Urban Design Strategy.	The TC endorses the Appraisal's comments in relation to the Urban Design Strategy's recommendations and accepts comments in relation to Maidenhead Street. The TC also considers that improvements to Maidenhead Street are a matter of <i>high importance</i> . The Hertford Civic Society cites this area as a prime example where authorities should take the lead by making improvements in the public realm.	Both the District Council and the Town Council have recently agreed to provide funding to secure improvements to the public realm in Maidenhead Street, The Wash and Bull Plain.
Improving signage, shop fronts and facias.	The TC support the appraisals suggestion that <i>investigation into best practice elsewhere</i> would be beneficial.	Noted and agreed. The appraisal illustrates parts of the conservation area in need of improvement in these respects. Investigation into best practice elsewhere could be most beneficial and should be pursued within available staff or financial resources.
Works identified as needing to be undertaken.	The Ashley Webb Shelter. The TC agrees that discussion and a decision including consideration	Discussions to resolve this matter have taken place between the TC and EHDC.

Ashley Webb Shelter.	for its retention is urgently needed. The Herford Civic Society supports its repair and refurbishment.	
Moat Garden.	The Moat Garden. The appraisal considered landscape improvements could be made. However the TC considers it works effectively in its current format.	The comments in the appraisal are advisory and separate consideration is being given to the most suitable future management of the area.
Gates to Hartham Common.	Gates to Hartham Common – the TC support the execution of such remedial works.	Repair works should be pursued before further deterioration.
Gascoyne Way car park.	The TC support landscaping proposals to reduce the impact of the Gascoyne Way car park.	The appraisal draws attention to the visual impact of this car park and puts forward several suggestions for improvement. The appraisal suggests independent advice be obtained. An additional track change reference within the enhancement proposals has been made.
St. Leonard's Garden.	Works to St Leonard's Garden. The TC whose responsibility this is agrees some works are needed but consider screening to be unnecessary.	Noted, however officers remain of the view that some limited boundary screening would be beneficial.
Various tombstones etc.	Chest tomb St Leonard's churchyard identified as being in urgent need of repair.	The TC advises they are seeking quotations for its repair which is applauded.
	Benson chest tomb, All Saints churchyard.	As above. This tomb has now been included on the Council's Heritage at Risk Register, potentially eligible for grant assistance.
	Comprehensive appraisal and restoration of other tombs, All Saints churchyard.	The TC advises they will investigate. This is very much welcomed as this area generally and the tombs

<p>Land adjacent Hertford Town Football Club.</p> <p>Mill Bridge open space.</p>	<p>Repair of listed lanterns County Hall.</p> <p>Improving the quality of untidy land surrounding Hertford Town Football club. The TC suggest contact be made to resolve this issue.</p> <p>The Hertford Civic Society are in complete agreement with the appraisal's view that this area need improvement and considers it to be another case where public bodies take a lead.</p>	<p>located therein are important in a particularly well used and accessible open space.</p> <p>Noted and agreed. The appraisal suggests HCC should be pursued to undertake this work.</p> <p>The Appraisal suggests discussion for improvements with owners. .A textural change suggested by the TC has been incorporated.</p> <p>Noted, hopefully detailed landscaping proposals will be drawn up and implemented, subject to availability of resources.</p>
<p>Other points.</p> <p>Bengeo Association Sports Ground.</p> <p>Name of Hartford/ Hartham Common?</p>	<p>Retention of historic street name plaques. The TC considers all cast iron signage should be refurbished.</p> <p>The TC sought clarification regarding the location and name of open space at para 5.264.</p> <p>Hartford Common. The TC sought clarification as to whether this was an historic name.</p>	<p>The appraisal draws attention to this and has now included a track change reference within the Enhancement proposals.</p> <p>The existing text refers to Bengeo Trinity football club. A sports building on the site refers to both football and cricket facilities and collectively refers to Bengeo Sports Association. This name and road address name have been added to the appraisal text for clarification.</p> <p>The first reference in the text is incorrect and has been modified from Hartford to Hartham. The name Hartham (without Common) appears on mapping from 1874. The book by Lewis Turnor <i>History of the ancient town and borough of Hertford</i> dated 1830 makes reference to</p>

<p>Listed Signal Box to east of Hertford East Station (located just beyond the conservation area).</p>	<p>The TC advised they had written to Network Rail seeking improvements and that they were advised permission had not been granted for its removal.</p>	<p>Hartford Common. Variations on the name are ancient.</p> <p>The signal box is on the Councils Heritage at Risk Register. The appraisal makes several suggestions. As a matter of fact consent was given for its removal to a new location in 2008 (to Epping and Ongar light railway) but this permission has expired. Discussions with the owners are needed.</p>
<p>Suggested residential redevelopment site Chambers Street.</p>	<p>Marchfield Properties site Chambers Street. A representation has been received regarding a business site in this location. The representation considers the site has a negative impact on the character of the conservation area and nearby listed buildings including the grade II Baptist Church. The representation makes a case for redevelopment of the site which could have a positive impact.</p>	<p>The area contains mid/late 20th century business light industrial units of brick construction, principally two storeys in height. The area is at the end of Chambers Street (a cul de sac) and not situated in a strategically visually important location. There is limited impact with listed buildings. In summary the site is considered to be neutral rather than negative in terms of visual impact. Having said that it is accepted that appropriate redevelopment could result in some visual improvements. However should such an option be pursued involving residential development the loss of an existing employment site would be a planning consideration to be taken into account.</p>
<p>Wall no. 8 Duncombe Close and adjacent to public FP 90.</p>	<p>A representation has been received regarding this boundary wall advising it is partly ruined with fence created behind it. A question mark is raised as to whether or not the wall is within the conservation area and if it is not could it be reinstated within the conservation area? The</p>	<p>The wall (about 1.5m in height) is adjacent to footpath 90 and is adjacent to, but beyond, the conservation area. As such it would not need consent for relevant demolition. Constructed of red brick and probably dating from the late 19/early 20th</p>

<p>Disused railway line running in east west direct from Port Hill, north of Port Vale, south of Nelson Street.</p>	<p>same representation is made by the Hertford Civic Society.</p> <p>A representation has been received from the owner (with whom the fieldworker has had discussion) who considers the site has scope for some <i>limited residential development</i>. The representation continues to advise this could include improvements such as landscaping and public access.</p>	<p>century part has been removed and about a 20m length remains. The circumstances surrounding its removal in part are unknown. Extending the conservation area to include the remaining partial length of the wall is not proposed. Ideally replacing the removed length would represent an environmental gain. Should the owner consider this option, officer advice can be provided.</p> <p>The site is essentially derelict overgrown and untidy and is identified in the appraisal as a site worthy of further consideration to resolve its current condition and secure improvements. There may be several opportunities where modest development could take place adjacent to existing streets and there may be an opportunity to secure some public accessibility. It is suggested this is an option worth pursuing and, without prejudice to the outcome, the owner is advised to prepare a proposal for further consideration.</p>
<p>No. 7 Ware Road.</p>	<p>The Hertford Civic Society considers that this property with its <i>quirky tower feature... deserves a mention</i>.</p>	<p>No. 7 forms part of a group adjacent to Tesco car park on the south west corner of Villiers Street and is three storeys in height with commercial retail uses on the ground floor. Facia signage is visually disruptive. On balance it is considered the properties are not of sufficient important architectural or historic quality to be identified.</p>

<p>Advertisement boards.</p>	<p>The Hertford Civic Society draw attention to the fact that many other authorities have taken steps to restrict the display of estate agents boards citing the fact they can remain long after the property has been sold or let. They urge EHDC to consider implementing such controls.</p>	<p>Noted; the Council will consider the use of additional controls with respect to this matter.</p>
<p>Untidy area and buildings, Dimsdale Street.</p>	<p>The appraisal identifies this rather untidy underused site as perhaps having complex ownership issues and that further investigation is needed. Hertford Civic Society implies agreement.</p>	<p>Noted: this will be pursued. It is now understood that some issues have been resolved and that the County Council is a key stakeholder.</p>
<p>Potential use of Folly Island to provide some limited car parking to relieve nearby congested streets</p>	<p>The Hertford Civic Society is opposed to open land being <i>sacrificed to the car</i>.</p>	<p>Their opposition is understood. The appraisal simply raised the issue as a question mark. Should use of the allotments fall into terminal decline the issue may still be worthy of debate in the future.</p>

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HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION 2016

Consultation commenced 1st June 2016



East Herts. District Council

Pegs Lane, Hertford, SG13 8EQ

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**Plan 4 – Six Management Plans by Identity Area (nos.1- 6) +
accompanying key.**

Please note page numbers set out in this contents page may have been
altered due to track changes introduced.

HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT FOR CONSULTATION

2016

This document has been produced by officers of East Hertfordshire District Council to assess the current condition of the Hertford Conservation Area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

The content of Appraisals written from 2016 which include this paragraph differs slightly from predecessor documents. Selected revisions have been incorporated to reflect changes to legislation, the emerging District Plan, other reports, nomenclature, consolidation and other improvements resulting from experience gained to date. This process is ongoing.

The document has been ~~will be~~ subject to public consultation a process that ~~was~~ ~~will be~~ advertised separately. Any comments received (omitting personal details) ~~will be~~ are available for public inspection.

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 environments which are considered worthy of protection as a result of a combination of factors such as the quality of 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 conservation area.

1.6. This Appraisal recognises the importance of these factors and will consider them carefully. Once approved this document will be regarded as a 'material consideration' when determining planning applications. Where appropriate the documents put forward simple practical management proposals to improve the character of the conservation area and which are capable of being implemented as and when resources permit.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field workers 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 and also to their legal status in relation to householder permitted development rights (i.e. either being considered as single dwellings or alternatively as flats).

1.8. This Conservation Appraisal will:

- Identify the special character of the Conservation Area.
- Identify elements that should be retained or enhanced;
- Identify detracting elements;
- Review the existing boundaries;
- Put forward practical enhancement proposals;

1.9. The document will be prepared in ~~partnership~~conjunction with the Town Council and the local community through the consultation process.

1.10. East Herts. District Council produced the Hertford Character Statement in 1998 which particularly noted that *Hertford's geographical and historical setting at*

the confluence of four rivers ...has conferred on this small country market town an agreeable and unusual character. Hertford retains 'green fingers' of countryside which penetrate deeply into the town ...Thus the town's main charm lies in this attractive relationship between town and country. **The 1998 Character Statement identified, inter alia, other non listed buildings that contributed to the character of the conservation area. It is worth recording this appraisal identifies many more such buildings.**

1.11. Acknowledgement and thanks are recorded to Hertfordshire County Council who's Natural Historic and Built Environment Unit Team 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.

PART A - LEGAL AND POLICY FRAMEWORK

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 designate Conservation Areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve 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 'formulate and publish proposals for the preservation and enhancement' of Conservation Areas and hold a public meeting to consider them.

2.3. Within Conservation Areas there are additional planning controls and if these are to be 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.

2.4. 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 legislation but is relevant to other non listed buildings in the conservation area above a threshold size set out in legislation*. Looking for and assessing such buildings is therefore a priority of this Appraisal.

* 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.

2.5. 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.

2.6. The Town and Country Planning (General Permitted Development) (England), Order 2015 defines the range of minor developments for which planning permission is not required and 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 highway and a reduced size of extensions, all require planning permission in a Conservation Area.

2.7. However, even within Conservation Areas there are other minor developments associated with many non-listed buildings that do not require planning permission. So as to provide further protection 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 important architectural features that are important to the character or appearance of a conservation area such as chimneys, traditional detailing or materials, distinctive porches, windows and doors or walls or railings can be subject to a more detailed assessment and if appropriate 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 Appraisal, consideration will be given as to whether or not such additional controls are appropriate.

2.8. 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 Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection. Only a few trees in the conservation area are protected by Tree Preservation Orders but trees make a significant contribution to certain parts of the Conservation Area, particularly along the banks of the River Lea.

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2.9. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely 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. The Regulations do not apply to domestic garden hedges.

2.10. National Planning Policy Framework. The principle emphasis of the framework is to promote sustainable development. Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and 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 it is considered proper to reinforce local distinctiveness.

2.11. 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 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 (sic) includes designated heritage assets and assets identified by the local planning authority (including local listings)'*.**
- **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.**

2.12. 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 an 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. The maximum grant will not normally exceed £2,000.

2.13. 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.

2.14. The Council also has a 'Heritage at Risk Register', originally produced in 2006, updated in 2012/13 and ~~currently being~~ updated again in 2016. This document is available on the Council's website. In relation to the conservation area and close to its boundary there are currently ~~two~~three buildings particularly worthy of mention that are identified as being 'At Risk'. These are a signal box at Hertford Station; the Benson Tomb, All Saints -and churchyard and buildings to the rear of the United Reform Church on Cowbridge (buildings front onto Dimsdale Street). Grant assistance not exceeding £10,000 may be available for necessary works that lead to such buildings' long term security. ~~Both~~ These buildings are discussed elsewhere in this document. St Andrew's church is an entry on Historic England's Register of Heritage at Risk.

2.15. 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 in section ~~67~~).

2.16. 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 development in Conservation Areas should, inter alia, conform with the content of the Appraisals. In relation to Hertford the emerging District Plan properly advises that Hertford town centre retains much of its medieval core and has a high townscape quality which combined with its river setting

presents both opportunities and constraints. The same document also draws attention to the importance of Hertford's Green Fingers.

2.17. The Council commissioned the Hertford Town Centre Urban Design Strategy in 2015 to guide future development and consists of a Vision, a Movement Strategy, a Design Strategy and a Public Realm Strategy. This Appraisal complements the Urban Design Strategy. It is worth recording that this Appraisal considers the Urban Design Strategy's recommendation to promote, integrate and enhance the environment of the river to be a most important and laudable objective. There are other recommendations the two documents agree on, independently of each other, such as the intrusive appearance of Gascoyne Way car park and the poor quality paving of Maidenhead Street, for example.

2.18. Hertford conservation area was first designated in 1967, revised in 1981 and further amended in 1996.

3. ORIGINS AND HISTORICAL DEVELOPMENT

3.1. There are about 350 records within the existing Conservation Area held by the County ~~Archaeologist~~ **Historic Environment Records**. Many of these relate to Listed Buildings, some descriptions being included later in this document. To give a flavour of the rich and diverse heritage of Hertford the following provide a snapshot of the range and diversity of heritage and history. They are not arranged by date or geography. Bronze Age sword fragments, flint axe heads, Roman cemetery Mangrove Hall; Saxon medieval pottery, Maidenhead Street; early Viking sword, River Lea; medieval gold posy ring, Wallfields; site of old County gaol, Fore Street; various malt houses/breweries; spigot mortar ~~basebase~~, ~~Hertford North Station~~, ~~Hertford North station~~; Barge basin, Mill Road; Addis toothbrush factory, Ware Road; late Iron Age and Roman features, St. Andrews Street; possible site of Anglo Saxon Royal Mint; burials, Market Place; site of clay pipe factory, Folly Island; Friends Burial Ground, Portvale Terrace; various WWII shelters; Cold War bunker, Pegs Lane (under Sovereign House); 19th century militia barracks, London Road; ~~site~~ of Castle Cinema, The Wash.

3.2. The general historical information below has been sourced from The Extensive Urban Survey Project Assessment report undertaken by Hertfordshire County Council in conjunction with English Heritage (now Historic England) in 1998. This latter written document and accompanying maps is available on line to which the reader is referred. [hertfordhistory](http://hertfordhistory.com) (Go to downloads and click on Hertford). Very briefly:

3.3. Prehistoric. There is evidence of human habitation in the general area from about 6500 BC onwards.

3.4. Roman settlement. Some evidence of Roman sites exist along the edges of higher ground around Hertford and the foundations of a Roman building have been found at St Andrews Street. Also a Roman burial site next to the River Lea at Millbridge.

3.5. The Domesday Book was a census commissioned by William I in 1086. In relation to Hertford it notes that *The Township renders £20 assayed and weighted and three mills render £10 by Tale (by counting as opposed to weighing). When Peter the Sheriff received it, it rendered £15 by Tale. TRE (Tempore Regis Edward, i.e. before the Conquest) £7 10s by Tale.* Source: Domesday Book, a complete translation, Alecto Historical Associations Penguin Books 2002.—However the Extensive Urban Survey Project Assessment report undertaken by Hertfordshire County Council in conjunction with English Heritage (now Historic England) notes that *Domesday Book describes a settlement of considerable size and consequence, called 'Hertforde Burg'. The entry notably describes 146 merchants or 'burgesses' in the town - which is the highest of any of the towns in the county - and indicates that Hertford was an important and prosperous trading centre.*

3.6. Anglo Saxon. A Chronicle of 912 records that King Edward had the most northerly fortress built between the Mimram, Beane and Lea. Two Burh's were constructed for defensive purposes.

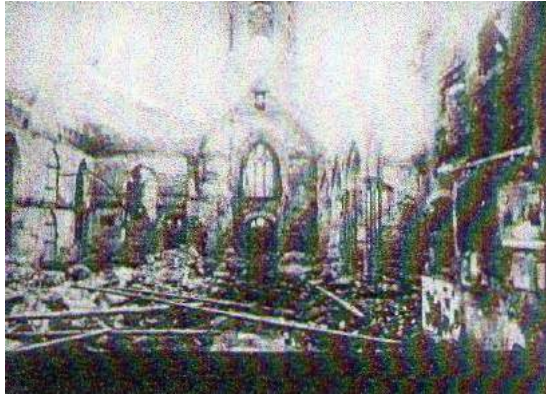
3.7. Medieval settlement. Medieval occupation was centred around the castle which probably dates from the 12th century. There is first evidence of a Market circa 1200 and an annual fair from 1226. There was a medieval cemetery west of Shire Hall. The wealth of the medieval town was to some extent based on control of transport both by road and water and there was rivalry between Hertford and Ware in these respects. There is no evidence of a craft or medieval guild. The town suffered serious decline in the 14/15th centuries and suffered outbreaks of plague.



Picture 1. Hertford castle published 1784 by S. Hooper. (~~Reproduced courtesy of Hertfordshire Archives and Records~~- Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS)).

3.8. The Inn trade was a feature of the post medieval economy. In the 18th century Hertford was an important staging post on the mail coaching route between London and Lincoln and York.

3.9. The 19th century. A picture of the settlement as it can be recognised in part today is set out in Kelly's Directory of 1874 which refers as follows: *Hertford is the county and assize town...market and union town...There is a station on the Hertford branch of the Great eastern Railway...Hertford is an ancient and important town, pleasantly situated at the extremity of the great plain ...in the valley of the Lea,...The Lea here becomes navigable and continues on to London. There are Gas and Water Works and the town is well paved and lighted... The County Gaol is a brick building on the Ware Road, calculated to hold, under the improved arrangements, 130 prisoners. All Saints is a large, ancient, cruciform building, with a square tower and a spire at the western end...The trade of Hertford is chiefly confined to the sale and grinding of corn and the making of malt, oilcake and the conveyance of coals and other commodities. There are two banks, savings bank, two newspapers, iron foundries, malt houses, breweries, brickfields, lime kilns, coach works, wharves, rose gardens and nursery gardens. Gunter (1581-1626), the inventor of Gunter's Scale, was born here (Gunter's scale was an early version of the slide rule and allowed for easier means of multiplication and division). Hertford Castle is the residence of Philip Longmore Esq...In the castle, which is supposed to have been built by Edward the Elder, Queen Elizabeth resided, and John, King of France, and David, King of Scotland, were prisoners of war. The Directory lists large numbers of commercial entries and trades carried out in the town which represented a community of wealth, diversity and self sufficiency. There were 11 schools, 8 churches and about 40 public houses at this time. The population of St Andrews, St Johns, All Saints and Bengoe in 1871 was 7321 (nearly 2000 greater than adjoining Ware).*



Picture 2. All Saints church after the fire in 1891. (~~Reproduced courtesy of Hertfordshire Archives and Records~~); Reproduced courtesy of Hertfordshire Archives and Local Studies (HALS).

3.10. Mapping from 1874 -1894 (Plan 1) identifies the location of some of the activities listed above. In the conservation area such a selection include a nursery south of the hospital and an extensive area of allotments to its immediate west; the Bengo Water Works on Duncombe Road; a large cricket ground off Warren Park Road; numbers of malt houses at various locations; a steam printing works east of the castle; Town Mill (corn), south side Mill Bridge; a cattle sales yard, south of Fore Street; Christ's Hospital and play area (now Bluecoats Avenue and Tesco store); a railway station to the east of present day Hertford east and another station in the general location of car parking south end of Hartham Common; a coach manufacturing works, west end of Castle Street; an iron and brass foundry, south west of The Folly.

3.11. The town continued to expand and by the 1920's new housing areas had been added by this time in many locations. Hertford East railway station had also been built and the Enfield and Stevenage loop line had been constructed. Expansion continued in the 20th century including the establishment of County Hall in its present location before the Second World War and the construction of Gascoyne Way followed in the 1960's. The emerging District Plan provides for Hertford's continued expansion with about ~~4200~~950 new homes being provided by 2033~~4~~.

3.12. The publication, *Place Names of Hertfordshire*, Cambridge University Press 1970 advises several names, a selection of which are included thus: Herutford circa 750(Bede), Hertforde Burg (1086), Hereford circa 1160, Hartford 1621. Kelly's Directory says *Hertford derives its name from its situation at a ford on the Lea, and from the tribe of the Hertings.*

3.13. Plan 1 shows the existing Conservation Area plotted on historic map dating from 1874-1894.

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

4.1. **Scheduled Ancient Monuments.** A National designation. There is one, namely Hertford Castle, which is described elsewhere in the document (see Area 1 below).

4.2. **Areas of Archaeological Significance.** Designated locally by EHDC on advice from HCC. The areas identified by this Appraisal are areas as shown on the Council's most up to date mapping system and may sometimes differ from that shown on the adopted Local Plan. The identification and refinement of such areas is an ongoing process.

4.3. **Listed buildings.** A National designation. Individually listed buildings 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 Listed buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

4.4. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In

determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

4.5. Non listed buildings of quality and worthy of protection. Such other non-listed buildings and structures that make an important architectural or historic contribution to the conservation area are identified by this 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?**
- (e) Determining which properties to include or which to exclude is occasionally a matter of difficult judgement.**

4.6. Important trees and Hedgerows are identified by this Appraisal. Their positions are shown very diagrammatically indeed and access to some rear areas has not been obtained. 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.**

4.7. Open spaces or gaps of quality that contribute to the visual importance of the conservation area where development would be inappropriate are identified by this Appraisal. 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.

4.8. Other distinctive features that make an important visual or historic contribution are identified by this Appraisal. In relation to walls and railings those at and above prescribed heights in a conservation area 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.

4.9. Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. The Appraisals undertaken to date have identified that many historic architectural features of quality remain unaltered on some non listed buildings but, on the other hand, the exercise of Permitted Development rights has eroded other parts of some Conservation Areas. This is also the case in relation to Hertford. 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.

- **Chimneys, in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots.**
- **Selected windows, on front or side elevations, fronting and visible from the street/s, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive modern glazing units.**
- **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 visual appearance of the Conservation Area.**
- **It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.**

4.10. Features that are out of character with the conservation area and detract or are in poor repair are identified.

4.11. Important views are identified.

4.12. Conservation area boundaries. In suggesting any revisions to the Conservation Area boundaries, principal consideration is given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved. The Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area's setting and is distinct from open farmland. In the case of the large

urban area of Hertford it is not surprising that there are a number of areas of mid to late 20th century development that can be regarded at best as being 'neutral'. Such areas may remain within the conservation area if it has not been possible to sensibly redraw the boundaries to exclude them.

4.13. Wildlife sites. Those shown are identified on the emerging District Plan (which may differ from those on the Adopted Plan due to updates).

CHARACTER ANALYSIS

5.1. General Landscape setting. In terms of its wider setting, the Conservation Area is located within a wider urban area of Hertford that has a population of about 26,000. Green fingers of countryside intrude into the conservation area in a number of locations and make a significant environmental contribution where they do. The historic core is well defined with a concentration of historic buildings of high quality representative from the 12th to 20th centuries. Water features make a valuable contribution to the visual qualities of the town.

5.2. On the negative side the conservation area is bisected by the busy Gascoyne Way where traffic congestion can be acute at peak times. Within the existing conservation area there are also several large 20th century buildings in strategic locations which significantly detract, ~~one of which is currently being demolished.~~

5.3. Within the conservation area there are many areas of 19th century terraced housing. Many of these have short or no garden spaces which prevents the visual disruption of off street parking but creates other problems of on street parking, sometimes with cars intruding onto footpaths on both sides of the road making it more difficult for pedestrian and vehicle movements alike. It is no exaggeration to say that some of these 19th century streets are overwhelmed by vehicles for which there would not appear to be a practical solution.

5.4. Another visually detrimental feature to some of these non -listed 19th century terraces has been the individual personalisation of elevations, often by the exercise of householder 'Permitted Development Rights'. Sometimes this involves the use of different replacement window types, doors and erection of different styles of porches and perhaps increasingly (although currently at a low level) the replacement of roofing materials.



Picture 43. A terrace within the town where various window and porch types together with painting of brick work have altered the original visual harmony and historical integrity of the group.



Picture 54. Another similar example, various replacement window types.



Picture 65. Window on the right is of traditional design, design; the replacement on the left is heavier and in comparison rather crude, in the fieldworker's opinion.



Picture 76. A better solution but one that could have been improved upon. The window surround detailing has been retained and this is important. It is particularly important that the recessed entrances have not been altered. The property on the left has early/ original windows whilst those on the right are heavier but nevertheless retain similar profiles to the originals. This is not an uncommon occurrence in the town.



Picture 87. An example of where a recessed entrance has been enclosed. Compare the visual impact with those remaining open in the picture above.



Picture 98. Inappropriate porch detailing.



Picture 499. A mixture of render and brick, assumed to demark property ownership is visually disruptive.



Picture 140. A highly personalised treatment of a three storey building in a 19th century street scene.



Picture 121. Thus far the visual impact of solar panels on historic houses is limited in Hertford but will this remain the case and if it does not what is the reader's views of introducing additional controls to restrict what is often 'Permitted Development'?



Picture 132. Another example of solar panel on a modern building in the conservation area.



Picture 143. Hide House Railway Place. Hide House 2B Railway Place. A modern 'eco' solution. The owner advises this house is super insulated with some green roof space. Solar panels, air source heat pump system, heat recovery system and controlled lighting. John Pratley, Building Futures Awards Judge, said: "Hide House is an interesting attempt to construct a low energy home at a reasonable cost. The owners have created a house which makes excellent use of daylight and provides very good use of the available land on a very constrained site. The owners should be congratulated for designing and building a very attractive home on a very difficult to exploit site."



| Pictures 154-176. Modern housing design solutions in Hertford. First picture solution in traditional mode, next a more adventurous and contemporary solution; lower a contemporary/ traditional solution with simple and effective design detailing. In the fieldworker's opinion Hertford could accommodate more contemporary solutions.



Picture 187. A listed terrace not local to East Hertfordshire. The purpose of this picture is to illustrate the importance of design detail in relation to traditional late19th/early20th century terraces. There are large numbers of similar unlisted terraces in Hertford identified by this appraisal as being important. Retaining the character of such terraces in part depends on keeping simple original repetitive detailing, including doors. Compare this simple solution with some of the previous illustrations which do not provide any sense of architectural 'rhythm' and are disruptive. Expression of ownership can be provided by painting doors different colours.

5.5. In some locations in Hertford larger scale redevelopment is taking place. Sometimes within these areas there are historic terraces or corner buildings still remaining. Often it will be important for such features to remain.



Picture 198. Priory Street an area of considerable redevelopment where the retention of this historic terrace is considered to be most important.

5.6. Throughout this large urban area there are parts which consist of 'neutral' mid 20th century buildings of limited historical or architectural interest. In many cases the decision has been taken to leave such areas within the Conservation Area on the basis that redrawing the boundary would create curious and contorted boundary revisions. The presence of such 'neutral' areas is inevitable in a town the extent and size of Hertford.

5.7. For the purposes of this Appraisal the Conservation Area has been divided into six separate geographical Identity areas namely:

- Area 1 principally being the central historic core essentially consisting of the area bounded by Gascoyne Way and Hertingfordbury Road in the south, extending east to Bluecoats Avenue and west along Hertingfordbury Road.
- Area 2 principally being the north west quadrant of the conservation area including Bengoe Street, Duncombe Road, Church Road, Fanshawe Street, Wellington Street, Molewood Road, Nelson Street, ~~Farquar~~ Farquhar Street, Port Vale and Port Hill, being a selection.
- Area 3 principally being the north east quadrant a selection including St. Leonards Road, Warren Terrace, Ware Park Road and Folly Island.
- Area 4 principally being the south east quadrant centred on All Saints church, Queens Road, Mangrove Road, Highfield Road and Morgans Road.

- Area 5 principally being the south west quadrant centred on County Hall, extending west to the railway line and including Hornsmill Road, Bullocks lane and West Street.
- Area 6 principally being late 19th/early 20th century development along Ware Road and south of the railway line. Includes Hertford East station, Railway Place, Villiers Street, Townshend Street, Talbot Street, Currie Street and Raynham Street.

5.8. These Identity Areas together with proposed reductions and extension to the Conservation Area are shown on Plan no. 2.

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5.9. ***Individually Listed Buildings.*** There are nearly 280 Listed Building groups within the existing Conservation Area as a whole. Of this total, 5% dates from the 15th century or earlier; 9% from the 16th century; 18% from the 17th century; 22% from the 18th century; 38% from the 19th century and 8% from the 20th century.

5.10. There are three buildings listed grade I. These are Hertford Castle, 15 Fore Street (Shire Hall) and the Church of St. Leonard.

5.11. There are 23 buildings listed grade II* which is a high number. These are: Bridgeman House, West Street; Bengoe Hall; Bengoe Hall stables; No. 43 St Andrew Street; Cecil House, 52 St Andrew Street; Friends Meeting House, Railway street; No.2 St Andrew Street; Bailey Hall, Queens Road; Old Cross Wharf; County Hall; North Road House; The Red House, Fore Street; No.130 Fore Street; Nos. 3-11 Fore Street and Nos. 1/2 Market Place; The Salisbury Arms; No. 42 Fore Street; Nos.21-23 Castle Street; The Old Vicarage, No.8 Church Street; Beadle House, Bull Plain; Lombard House; Bailey walls 1 Castle site; Bailey walls 2 Castle site; Warrenfield and Warren Park, Bengoe.

AREA 1 THE CENTRAL HISTORIC CORE

5.12. ***General overview.*** Positive attributes. The central historic core contains a significant number of historic buildings dating from the 12th century (Castle walls) to fine buildings from the early 20th century (Bluecoats Avenue). River features on the edge of the area are important as is the River Lea that adds to the high quality of the Castle grounds in the centre of the area. A number of non listed buildings and other features of importance have been identified to be retained. Trees make an important contribution in some parts of the area.

5.13. Negative attributes. There are several open spaces that could be significantly improved and there are examples of poor quality shop facias and advertisements. In both respects there are real opportunities for improvements. In relation to open spaces it is considered urban landscaping advice should be obtained. In relation to shop fronts and facia design, co-

operation between Councils' and shopkeepers and through the development control process could introduce significant improvements. Additionally Gascoyne Way car park makes a striking but negative visual impact where professional advice is recommended.

5.14. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.15. Sele House including front railings - Grade II. Originally miller's house for Sele Mill, now flats. Late 18th with 19th century alterations and extensions. Stuccoed brickwork below hipped Welsh slated roofs with bracketed eaves cornice, and stuccoed chimney stacks, cast-iron railings along frontage, with gate, spearhead and arrowhead balusters, posts with urn finials. Until 1890 when it was destroyed by fire Sele Mill adjoined the house. The mill was recorded in the Domesday Book. At the end of the 15th century John Tate established the first paper mill in England under Henry VII's patronage, with 'De Proprietatibus Rerum' of 1496 by Bartholomaeus Anglicus being the first book to be printed on English paper.

5.16. Gazebo in grounds of Rockall, North Road. Grade II. Gazebo. Circa 1830-40, restored early 1990s. Timber-framed, with timber cladding, and a pantiled roof. Gothick style. The building was originally sited in the garden of No.2 North Road.



Picture 2019. Charming Gazebo in Gothick style, listed Grade II but no longer in original location.

5.17. Footbridge over mill stream, in grounds 40m north of North Road House - grade II. 1848 (date on arch). Architect Thomas Smith. Cast-iron with gault brick and stucco abutments. Segmentally arched girders with trellis-pattern spandrels, with bamboo-form lattice pattern handrails.



Picture 240. Charming 19th century listed footbridge over mill stream.

5.18. Church of St Andrew, St Andrew Street - Grade II. Anglican church 1869-70, incorporating 15th century doorway from earlier church on site, steeple completed 1875-6. Flint with grey limestone dressings and bands, fine yellow sandstone windows. Welsh slated roofs with red ridge tiles. High Victorian Gothic Revival, Early English and Decorated. Cruciform plan, 4 bay nave, half-octagonal chancel corner. West steeple, nave with aisles, transepts, chancel, north porch. Several memorials reset from earlier church, including 15 black or cream incised slabs dispersed through nave and transepts. South transept has large wall tablet, white marble on black marble background slab, commemorating Nathaniel Dimsdale, Baron of the Empire of all the Russias, who together with his father, had inoculated Catherine the Great against smallpox. The church appears on Historic England's Heritage at Risk Register and officers are in discussion with the parties. The issues are structural and roof deterioration. A Heritage Lottery grant has been applied for.

5.19. No.43 St. Andrew Street including St Nicholas Hall - Grade II*. Now antique shop, incorporating former church hall at rear. 15th century, altered and extended early 17th century, rear range of 15th century cottage demolished 1892 and rebuilt as St Nicholas Hall. Timber-framed and plastered front with exposed studwork. St Nicholas Hall commemorates a former parish of Hertford, unified with St Andrew's about 1707 ~~Earlier~~earlier church was demolished in 1675 and was sited near the river on the present Maidenhead Yard, where it is shown on John Speed's map published 1610.



Picture 221. No. 43 St Andrew Street, a fine grade II* listed building dating from the 15th century.

5.20. Gatehouse to Hertford Castle 10/02/50 (Hertford Castle demolished) - Grade I. Castle gatehouse, subsequently residence, Local Authority offices since 1912. Altered and extended. Red brick (~~locally manufactured~~locally manufactured by Cornelius Gyles). Stone dressings, Welsh slated roofs. Hertford Castle reputedly originated as a Saxon fort built by order of King Alfred against the Danes encamped at Ware. The castle was built (or reconstructed) by William I shortly after 1066 as a motte and bailey. In 1304 the castle became a royal palace and a prison where David II and James I of Scotland and King John of France were held. From 1805-18, the castle was used by the East India Company College, from 1822-32 the Dispensary which preceded the General Infirmary (County Hospital) was held there, and it was also used as a judges' lodging. In 1911 Hertford Corporation approached Lord Salisbury to purchase the castle, and a lease of 75 years at a peppercorn rent of 2s 6d per annum was granted. The grounds were laid out as public gardens, and the entrance gates leading from The Wash were donated by Osmond Henry McMullen in 1912 which are separately listed grade II.



Picture 232. Hertford Castle listed Grade 1.

5.21. Hertford Castle Bailey Walls - Grade II*. Curtain wall along north-east side of Castle Bailey. Late 12th century with later repairs and alterations. Flint rubble with clunch blocks, and extensive repairs and rebuilding in red brick laid to English bond. At south-east corner is a screen totally rebuilt in red brick. The wall attains its greatest height of 15 -18 ft, without later crenellations. Also south-east range along south-east side of Castle Bailey of similar date.



Picture 243. Impressive walls dating from the late 12th century with later additions/alterations, listed Grade II*.

5.22. Former stables to former Green Dragon Hotel - Grade II. Circa 1903-4, with late 20th century alterations. Architect James Farley. Bronze brick with terracotta dressings and ornament, clay tiled roof. Ground floor has brick plinth, with blank arches, terracotta band, and large terracotta panel with raised lettering.



Picture 254. Early 20th century raised lettering on frontage to Green Dragon stabling, unusual.

5. 23. Hertford War Memorial including raised elliptical surround - Grade II. 1920-21. Architect Sir Aston Webb, Sculptor Alfred Drury. Portland stone with bronze sculpture. Parliament Square was created after the First World War by clearance of shops and cottages which occupied the centre. The site was given by Sir Edward and Lady Pearson. The stone came from the same quarry as for The Cenotaph, Whitehall, and the contractor was Andrews of Hertford. The Memorial was unveiled by the Mayor of Hertford, Alderman J Burnett-Smith, on 6 November 1921.

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5. 24. Listed buildings including wall and gate piers to front of Bluecoats - Grade II. Gateway with piers, gates, footgates and attached walls, including continuation of wall eastwards along Fore Street frontage. Surmounted by a statue of a Bluecoat Boy in uniform fibre-glass replicas of the original cast-lead statues which were removed in 1986. The gateway is the axial entrance into the Christ's Hospital site, acquired in 1683. It is recorded that the statues were set up in 1689. The courtyard beyond was originally flanked by dormitory terraces at either side with the School Hall placed on the axial termination at the far end. The original dormitories were demolished circa 1900 and replaced by 8 dormitory houses in 1904-6.



Picture 265. A fine grouping of listed buildings, walls and other structures at Bluecoats.

5. 25. Fragments of the church of St Mary the Less, Old Cross. Drinking fountain. 1890, reconstructed from fragments of the former Hertford Church of St Mary the Less which were found on the site during the construction of the Library in 1880. The church was built before 1210 and destroyed before 1552. The structure is clunch stone, consisting of a base, with a small pointed arch with crude roll mouldings above a drainage recess. A tablet set in the base of the lancet opening records the history of the structure which was erected by public subscription.



Picture 276. Fragments of St Mary the Less discovered and subsequently erected in 1890.

5.26. No. 42 Fore Street - Grade II*. Circa 1825, with late 19th/20th century alterations. Stuccoed front, yellow-grey stock brick rear, with plastered second floor. 3 storeys late Georgian urban facade overlaid with modelled stucco decorative motifs, with a ground floor timber shop front of the same style. Tapered roll mouldings outline a full-height pylon across the elevation, with a bold cavetto cornice enriched with modelled scarabs. First and second floors have recessed 12-pane sash windows. Ground floor has original Egyptian style shop front, substantially unaltered save for the late 19th century substitution of large plate-glass sashes for the original small-paned display windows. The Egyptian Revival became fashionable at the time of the Egyptian campaigns in the Napoleonic Wars. The opening of William Bullock's Egyptian Hall in Piccadilly in 1812 sparked a series of Egyptian style buildings. Most of the urban buildings in the Egyptian style built over the next two decades, including this Hertford building, can be traced to The Egyptian Hall. A polychromatic colour scheme was installed during the 1980s following the example of The Egyptian House in Penzance (circa 1835).



Picture 287. No. 42 Fore Street, a building in the Egyptian Revival style fashionable at the time of the Egyptian campaigns in the Napoleonic Wars.

5.27. Scheduled Ancient Monuments Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure

containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Over 600 motte castles or motte-and-bailey castles are recorded nationally.

5.28. Hertford Castle is one of the best preserved motte and bailey castles in southern Britain. The bailey, which covers nearly one hectare, is defended on the east and south by a curtain wall (Grade II* Listed) which is largely intact. At the southern angle of the wall are the remains of a small octagonal turret with a pointed doorway, now blocked, which can be dated to the 14th century. On the west side of the bailey is a late 15th century gatehouse which is a Grade II* listed building. Beyond the curtain wall on the south side are the remains of a broad outer ditch now partly filled and covered by buildings and gardens which once encircled the whole castle. Hertford Castle was built in the 11th century in the southern burh of Hertford, founded by Edward the Elder in AD 912. The castle was bounded by a double ditch on three sides, the north-western part of the defences being formed by the River Lea, with an outer bailey on the south-western side. In 1170 the earliest documentary record of the castle shows that extensive building works were carried out by Henry II; in 1174 the castle was fully garrisoned. At the end of 1216 Hertford Castle was besieged by Louis of France and surrendered after a month. In 1360 John of Gaunt was granted the castle and bought large quantities of timber to fortify it. The castle reverted to the crown with the accession of Henry IV and remained in royal hands until 1630 when it was granted to the Earl of Salisbury. Edward IV carried out major renovations during the 1460's including the building of the gatehouse. Many of the buildings were pulled down in the reign of James I and by 1905 the ditches had all been infilled and levelled, with the exception of some on the southern side. *Source of information: abbreviated Historic England scheduling text.*

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5.29. Areas of Archaeological Significance. The whole of Area 1, with the exception of the western extremity is so designated.

5.30. Important buildings within the curtilages of Listed Building. One ~~has~~ has been specifically identified in Area 1 by this Appraisal and it is possible some may emerge through the detailed processing of future applications.

5.31. Pavilion in grounds of Hertford Castle. The Ashley Webb shelter was erected in the late 1930's to commemorate the Coronation of King George VI and Queen Elizabeth and is constructed of brick with tiled roof. Extending from the building are 2 no. structures, similar to pergolas, consisting of wooden joists supported by brick pillars, designed to give climbing plants a

structure on which to grow. The building is in a deteriorating condition and is in need of renovation. It is understood there are conflicting views concerning its future, with some favouring its removal whilst others consider its repair to be most appropriate. Whichever of these views may prevail it is unacceptable that the building remains in its current dilapidated condition. It has a certain charm and historical association and a case exists for its retention.



Picture 298. The commemorative pavilion in the grounds of Hertford Castle. It is unacceptable the building remain in its current condition in the public realm. A decision is needed now.

5.32. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These date from the 19th/early 20th centuries and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Any Important architectural features they possess and worthy of retention are identified.

5.33. Nos. 52-90 Hertingfordbury Road. Date from the early 20th century. Various of red brick yellow brick construction, generally with bay windows to both floors, principally slate roofs (Nos. 88-90 bay windows to ground floor only and tiled roof). Elsewhere later replacement tiled roof. Good quality features include prominent chimneys with pots, decorative ridge tiles and finial detailing, decorative wooden detailing and recessed entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 3029. Early 20th century houses on Hertingfordbury Road.

5.34. Sele Mill. Interpreted as former mill building of 19th century date. Various five and two storey. Flats in five storey; two storey being terrace of three (Nos. 39-41). Various of yellow brick with red brick detailing and yellow brick. Slate roof and good quality windows. The buildings are annotated as being a Corn Mill on the mapping from 1920-24. An Article 4 Direction to provide protection for selected features for Nos. 39-41 may be appropriate subject to further consideration and notification.

5.35. Nos. 14-36 Hertingfordbury Road. A terrace of small cottages of yellow brick construction of 19th century date. Slate roofs and prominent chimneys; rubbed brick lintel and arch windows. Mostly replacement windows. The fact that the frontage is hard up against the highway footpath has limited the potential of other householder permitted developments being implemented, such as porches. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.36. River Day Nursery North Road (North Crescent on 1874-94 mapping). Nicely proportioned building, two storeys and of red brick construction. Tiled roof with dormers; prominent chimneys. Good window detailing and central recessed entrance. Mid 20th century in appearance.

5.37. No. 6 North Road. 19th century property appears as an Inn on 1874-94 mapping. Two storeys of yellow brick construction and slate roof; rendered bay windows to both floors. Sympathetic vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.38. No. 3 Cowbridge. Two storey 19th century yellow brick building in commercial use with early/sympathetic vertical sliding sash windows and rubbed brick lintels. In commercial use and alterations within conservation area administered by normal development control.

5.39. Nos. 1-21 Dimsdale Street. A 19th century terrace of various types, predominately of yellow brick appearance, with slate roofs and prominent chimneys. Whilst there are many inappropriate window types the street with its general historic variety is, on balance, worthy of retention and additional protection, particularly in respect of the roofscape. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.40. No. 28 Castle Street. Interesting building group dating from the early 20th century. Two storeys above ground level and basement. Of red brick construction with flat roof, rubbed brick detailing to central entrance. Some original rainwater goods with decorative hopper detailing. Good quality

railings on dwarf wall to front. Early vertical sliding sash windows. In commercial use; alterations administered by normal development control.



Picture 340. Interesting flat roof building of early 20th century date, unusual and most worthy of retention. Does any reader have more information concerning its original use? A public building?

5.41. Frontage to Workingmens Unionist Club building. Red brick early 20th century façade. Of red brick construction with slate roof, stone window and door surrounds. Inscribed WORKINGMENS UNIONIST CLUB and date plaque 1902. Normal development control prevails.

5.42. The Woolpack PH, Mill Bridge. Two storey red brick building with tiled roof and chimneys. Some good quality windows with stone surround detailing. Normal development control administers alterations.



Picture 321. The Woolpack PH nicely proportioned and detailed commercial building.

5.43. Group of commercial properties Mill Bridge, includes No.4 and Frying Pan. Principally three storey with tiled roof and very prominent chimneys. Some vertical sliding sash windows and deep decorative eaves detailing. Commercial frontages to ground floor detract. Adds character and variety to street scene. Normal development control administers alterations.

5.44. Various shops Maidenhead Street; on north side Kings Group through to Well Pharmacy; on south side, Keech Care and Paul Martin. Decorative detailing includes decorative tile, eaves, chimney and sympathetic window detailing to upper floors. Former Woolworth shopfront to No. 18, Pound Stretcher, worthy of retention. Various heights and roof profiles add interest. Normal development control administers alterations.

5.45. It is noted that several shops are currently unoccupied. The pedestrianised surface of Maidenhead Street is beginning to deteriorate in places and its colour and material used are unremarkable. The presence of several vacant shops and discordant signage, results in a street scene that is less than satisfactory. It is considered Maidenhead Street has the potential for significant improvement that may be of interest to the local traders and other interested organisations.



Picture 332. Maidenhead Street. This pedestrianised street in the centre of the town has the potential for improvement. Strident and discordant signage could be much improved when shops change occupation and new fascia advertisements are needed. Repaving as advocated by the Urban Design Strategy would be most beneficial.

5.46. Elsewhere in the town centre there are other examples of poor sign and fascia design that detract. There are District Plan policies relating to shop fronts and advertisements. Whilst the views of the shopkeeper and the planner may

sometimes appear to differ this should not be the case as both parties have the same general objective of securing the viability of shopping centres which can be achieved in part by creating a high quality environment which attracts new businesses and shoppers. The Council has produced a number of Conservation Area guidance notes including a leaflet on shop fronts which is available on line. A number of Councils elsewhere in the country have produced similar guidance and it may be worthwhile contacting a selection and exploring this subject further.



Pictures 343-354. Compare the quality of fascia design in these two pictures.

5.47. Bull Plain. Prominent group of commercial properties, south west corner of Bull Plain. Late 19th/ early 20th century in appearance. Three storeys in

height with distinctive window detailing and surrounds and cast iron detailing to second floor. Slate roof. Largely unspoilt. Normal development control administers alterations.



Picture 365. Prominent and largely unspoilt group of commercial properties Bull Plain.

5.48. Pretty Gorgeous Cakes, No. 8 Parliament Square. Two storey distinctive building of red brick construction with good window detailing to first floor including stone window surrounds and decorative drapery swags above. Normal development control administers alterations.



Picture 376. Pretty Gorgeous Cakes building, an interesting building with good decorative detailing, most worthy of retention.

5.49. Lord Haig PH. The main building is two storey probably dating from the late 19th/early 20th century. Brickwork to ground floor with render and decorative wooden detailing to first floor. Tiled roof with chimneys; good quality early windows. Canopies on carved wooden supports to windows on ground floor. Normal development control administers alterations.



Picture 37. The decorative Lord Haig PH

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5.50. Hertford Flooring, The Creative Sanctuary and Simply Homes - south west corner site Fore Street and South Street. Late 19th early 20th century in appearance. ~~Two storey of~~ storey of red brick construction with slate roof and dormers. Corner turret. Stone lintels, some stone window surrounds. Normal development control administers alterations.

5.51. Toni & Guy and Clock Cards building corner of Market Street Railway Street. Three storey prominent corner building with render and painted brickwork to first and second floors. Horizontal frieze banding adds interest. Normal development control administers alterations.

5.52. Nationwide and HSBC buildings Fore Street. HSBC is tall red brick with decorative stone entrance detailing to ground floor. Canopy on decorative wooden supports to first floor. Vertical sliding sash windows and stone lintel detailing to third floor. Identified as a bank on early 20th century mapping. Nationwide three storey six window range to first and second floors. The two buildings add variety and interest on the south side of Fore Street which elsewhere is dominated by listed buildings. Normal development control administers alterations.

5.53. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.54. Dwarf wall and railings to most of 60- 90 Hertingfordbury Road (some short lengths missing/ presumed removed to provide vehicular access). Decorative metal railings atop dwarf wall with curved blue brick capping detail. Height varies and exceeds 1m. Piers decoratively capped with industrial clinker.



Picture 38. Good quality railings that extend along frontages of Nos. 60-90 Hertingfordbury Road.

- 5.55. Wall to front of Hertford County Hospital. Interesting construction of random brick and clinker. Minor repairs would be beneficial.**
- 5.56. Distinctive chimney in grounds of Sele Mill.**
- 5.57. Prominent wall on Cross Lane (A119 linking North Road and Hertingfordbury Road) - about 2m in height in part rebuilt/repared; prominent in street scene.**
- 5.58. Prominent aggregate and flint panel wall to front of North Road House and Cottage; about 2m in height.**
- 5.59. Various walls to front and side of River View Day Nursery- heights vary.**
- 5.60. Listed wall to frontage of St Andrew's Church. Low wall of flint with stone capping and pier detailing. -Also listed railings to western boundary of churchyard and part 5.48 brick wall (non listed) adjacent footpath.**
- 5.61. Listed War Memorial in St Andrew's churchyard. Tall tapered shaft surmounted by cross on stepped base with inscribed names.**
- 5.62. Walls to front of Moat Garden, Castle Street. Of red brick construction with capping; exceed 2m.**
- 5.63. Mid19th century railings with spear uprights, bay supports with urn finials to front of William H. Brown building, Castle Street (forms part of listing).**
- 5.64. Listed gates to front of Hertford Theatre. Gates, piers, and flanking balustrades. 1912. Architect James Farley. Commemorative plaques record that the gates were presented by Osmond Henry McMullen, Mayor of Hertford.**

5.65. Two lengths of yellow brick wall, Railway Street, South Street, prominent in street scene, ~~exceed~~exceed 2m in height.

5.66. Good quality stone bridge with baluster detailing to both sides of Mill Bridge.



Picture 39. Nicely proportioned bridge and baluster detailing near Hertford Theatre.

5.67. *Important Open Spaces* Church of St. Andrew churchyard. A small but important open space with a number of chest tombs and a War Memorial.

5.68. The Castle grounds. A very important and well kept open space crossed by river features and containing several listed structures including the Grade I building and surrounded in part by tall walls dating from the 12th century (see pictures above). However some problems of litter noted.

5.69. The Moat Garden. This small open space is located to the south of the main Castle garden area to which it provided access from Castle Street. The space essentially consists of four grass quadrants and a fine sensory garden against the Castle wall. There are other elements which are less satisfactory. These include a modern brick wall (graffiti prone) on the western boundary, a circular planted bed, large number of seats, six in total and four litter bins most of which are concentrated near to a late 18th century listed Ice House. Whilst the need for seating is appreciated the numbers are perhaps excessive. It is considered at minimal effort and expense simple rearrangements could achieve visual improvements. It is suggested landscape proposals be drawn up and implemented.



Picture 40. The Moat Garden, production of a simple landscape plan could secure real improvements to this small but important open space. The fieldworker has been advised this seating arrangement was part of an effort to restrict skateboarding on the mound but is there not a visually more satisfactory solution?

5.70. Small but important area of open space adjacent to theatre, Mill Bridge. The focal point is a good quality sculpture of Samuel Stone (17th century Puritan minister born in the town and associated with establishing Hartford Connecticut USA) fronting a grassed area with seats, litter box and various planted areas, including high maintenance planting around statue. The grass surface is rather worn. One double litter bin broken. The area adjoins the river and visible to pedestrians viewing the adjacent water features and accessing nearby car park. It is suggested detailed landscaping proposals be prepared to enhance this important and centrally located urban space. Its current condition is a poor advertisement for visitors to the town.





Pictures 41-42. Various detracting aspects of Millennium Sculpture area. Badly worn surfaces and shattered litter bin. This area is in real need of improvement, a view independently shared with the Hertford Urban Design Strategy.

5.71. **Locally Important Historic Parks and Gardens.** There are three locally important gardens so identified in the 2007 Supplementary Planning document 'Historic parks & Gardens' in Area 1.

5.72. Hertford Castle Grounds. The above document notes the grounds were laid out as formal gardens in 1766. From 1805-1809 it was home to the East India Company College. Laid out in the early 1900's as municipal flower beds.

5.73. North Road House. Described in the above document as an 1870 formal lawn, kitchen garden, bridge over River Beane, including tree storey Grotto.

5.74. Sele House. Described in above document as now being part of 20th century housing with woodland still remaining?

5.75. **Wildlife sites.** There are none shown on the emerging District Plan.

5.76. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans.

5.77. **Important views.** A selection as shown on accompanying plans.

5.78. **Elements out of character with the Conservation Area.** Former Emmaus Superstore site and adjacent redundant petrol filling station. This site is located between North Road and Hertingfordbury Road. ~~It is boarded up and its appearance seriously detracts from this part of the conservation area.~~ Planning permission has been granted for its redevelopment which has now commenced.



Picture 43. A most unattractive site where improvements should occur when the planning permission is implemented.

5.79. Noble car parking site corner of ~~Neil~~ Neal Court and North Road. An untidy site with unattractive signage. Planning permission has been granted for development.

5.80. Untidy area of car parking and unused buildings, Dimsdale Street. The notice to the parking area advises this is HCC land. The car parking area is uneven with dilapidated metal fence and tree stumps and detracts. The unused buildings appear on late 19th century mapping as having once been a British School for Boys and Girls. The building group is identified as being at Risk on the Council's Heritage at Risk Register. The fieldworker was advised by a local resident that the buildings had been unoccupied for a number of years and that the buildings were insecure and 'supported by props' internally. The same resident also advised ownership of the site might be complex. Dimsdale Street itself is narrow and one way. On the one hand the former school buildings and surrounding metal fence on dwarf wall have architectural and historic interest that warrant retention but on the other hand appropriate partial redevelopment of the area that also provided benefits (traffic circulation and resident parking) would be beneficial. Further investigation particularly in respect of the condition of the buildings is needed before any conclusion can be reached.



Picture 44. Part of a larger site at Dimsdale Street that is cause of concern and in need of further investigation before concluding its future.

5.81. Small untidy area to south side of Castle Street (opposite the Moat Garden, providing subway access). A small untidy area with signage advertisement signs and salt bin. Looks unattractive and uncared for. Proposals for its improvement are needed.



Picture 45. Small untidy area to south of Castle Street that would benefit from improvements.

5.82. Small untidy corner site to William H Brown building, Castle Street. Uneven surface, broken circular brick structure; general quality poor, particularly in context of adjoining grade II* building.

5.83. No. 8 The Wash a listed building in need of renovation/redecoration. The upper floors detract from this part of the conservation area.



Picture 46. Upper floors to No. 8 The Wash in need of refurbishment.

5.84. Wooden fence to east boundary of Bluecoats on Mill Road. Bearing in mind the high quality and concentration of nearby listed buildings and structures, this fencing is visually inappropriate.



Picture 47. Inappropriate wooden fencing adjacent to concentration of listed buildings on Mill Road.

5.85. Listed Gates/piers in need of refurbishment. Church Street. The gateway was formerly an entrance into All Saints Churchyard, but since 1964, this has been cut off by Gascoyne Way.



Picture 48. Listed gates etc end of Church Street in need of refurbishment.

5.86. Gascoyne Way car park. This long linear car park is extremely striking in the street scene whose unattractive visual prominence will be noticed by residents and visitors to the town alike. However it is well used and provides an essential parking provision, with a life expectancy of at least 20 years, following an expensive refurbishment in 2010/2011. In the short to medium term, it is here to stay. Can its rather unattractive appearance be reduced? In this respect a key unattractive feature is its linear nature which if broken up might result in improvements. One solution might be planting 'green walls' on selected vertical elements of the structure; another might be repainting using different colours to provide some vertical emphasis. Substantial tracery tree planting in the narrow strip between the car park and carriageway is worthy of exploration but might well be impractical because of the existence of essential services. Resolving the problem will not be easy and it is considered high quality urban design advice will be necessary. Attaining the latter is proposed.



Picture 49. Attaining external professional advice to reduce the visual impact of Gascoyne Way car park is recommended.

5.87. Opportunities to secure improvements. Improvements to various shop front facias in the main central commercial areas. Consider implementing minor repair works to frontage wall of random brick and clinker construction to front of hospital site. Significant improvements will materialise through the planning process for the former Emmaus superstore site and the Noble car parking site. Prepare landscape enhancement plan to improve the Moat Garden on Castle Street. Secure improvements to subway access approach south side of Castle Street. Improve environmental quality of area adjacent to William H Brown building. Improve open space adjacent to theatre containing the Hertford Millennium sculpture. Refurbishment of No. 8 The Wash, a listed

building in need of refurbishment. Seek to replace/ landscape poor quality fencing to Bluecoats complex Mill Road. Seek repairs to listed wrought iron gates end of Church Street. Obtain high quality advice in respect of reducing the visual impact of Gascoyne Way car park.

5.88. Potential area of redevelopment. Bircherley Green. This area generally consists of unimaginative modern development where currently redevelopment is being explored. To achieve an exciting vibrant redevelopment would be most beneficial to the town.

5.89. Suggested boundary changes. None are proposed in Area 1.

AREA 2. THE NORTH WEST QUADRANT.

5.90. General overview. Positive attributes. A large area that includes the floodplain of the River Beane to the west. There is a scatter of listed buildings including the church of the Holy Trinity on New ~~Street~~ Road. Trees contribute to a significant degree in some locations. There are significant areas of 19th/ early 20th century unlisted terraced housing that is identified by this appraisal to be retained and possibly protected by additional controls subject to further consideration.

5.91. Negative attributes. There are several untidy sites including seeking a solution to the length of untidy railway land in the south of the site.

5.92. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.93. Warren Park, Bengo Street - Grade II*. Small country house, 1880 or earlier with alterations and subdivision. Red brick Flemish bond, with stucco dressings, Welsh slated roofs. 3 storeyed turrets. East elevation has gables with elaborate barge boards left and right. First floor French windows with iron balconies and stucco architraves. Ground floor has projecting mullioned and transomed bay windows. Numerous red brick chimneys with oversailing brick caps, some with semicircular stone flue baffles in lieu of pots. Interior - elaborate eclectic late Victorian house, Warren Park incorporates the former Library from The Chelsea house of the Bishops of Winchester, close to Oakley Street, demolished 1828. Staircase, reputedly brought from Sanctuary House, Ireland.



Picture 50. The important grade II* Listed Building, Warren Park.

5.94. Church of Holy Trinity, New Road, Bengeo, also Lych Gate separately listed - both Grade II. 1855, architect Benjamin Ferrey, chancel refurbished 1884, architect EB Ferrey. Kentish Ragstone, coursed squared rubble, with ashlar dressings, yellow sandstone windows, buttresses with flint panels, old tile roofs. In style of Early English Gothic Revival. In plan form: west tower, spire, nave, aisles and chancel. *Early pews*. Holy Trinity Church was built when Bengeo developed as a residential suburb of Hertford, and superseded St Leonard's as the Parish Church. The Architect Benjamin Ferrey (1810-80) was a pupil of Augustus Charles Pugin father of Augustus Welby Northmore Pugin) and designed a number of Gothic Revival churches.

5.95. Lych gate. Circa 1895. Ashlar, oak framing, wood shingled hipped roof with gablet, erected in memory of Robert Smith of Goldings, died October 1894.



Picture 51. Church of the Holy Trinity, New Street Road. A typical Victorian church from the mid 19th century set in extensive grounds with prominent boundary wall.

5.96. The Old Pest House corner of Fanshawe/ Byde Street. Grade II. Built as Isolation Hospital. Mid 18th century, altered and embellished late 19th century. Red brick, Flemish bond, old tiled roof with brick parapeted ends, and half Dutch gables at rear. Elaborate brick chimneystacks left and right with moulded bands and oversailing caps. Central raised tile hung flat-roofed rear extension above lower slope of low swept-slip roof. The Old Pest House was built in 1763 as an isolation hospital against smallpox by Thomas Dimsdale (1712-1800) who lived at Port Hill House.



Picture 52. The Old Pest House, a former isolation hospital built by Thomas Dimsdale. A grade II listed building of pleasing design.

5.97. **Scheduled Ancient Monuments.** There are none in Area 2.

5.98. **Areas of Archaeological Significance.** Most of Area 2 is not so designated apart from a small area in the south, south of the former railway line at Port Vale and the allotment site in the far north of the conservation area.

5.99. **Important buildings within the curtilages of Listed Building.** Whilst none have been specifically identified in this area by this appraisal it is possible some may emerge through the detailed processing of future applications.

5.100. **Other non listed buildings that make an important architectural or historic contribution.** This Appraisal identifies large numbers of other buildings of high quality that are not listed but that should be retained. These principally date from the late 19th/early 20th centuries and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Many are terraces. Any important architectural features they possess and worthy of retention are identified.

5.101. Garden House, Warren Park Road. Large detached residence dating from the early 20th century principally of brick construction with tiled roof. Good quality chimney stacks and decorative woodwork detailing. A fine property set in treed garden. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.102. Warren Hoe, Warren Park Road. Large detached house of brick construction, appears on late 19th century mapping as single detached property opposite cricket pitch which existed the other side of Warren park road at that time. Good quality chimneys decorative barge boarding and other woodwork decoration. Bay window to ground floor with balcony above. Distinctive entrance. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 53. Warren Hoe, Warren Park Road - good quality detail worthy of retention. A late 19th century detached property, during which period it was located opposite a cricket pitch which existed at that time.

5.103. High Mead, Warren Park Road. Large detached 19th century residence. Two storey of brick construction with slate roof and chimneys. Decorative finials and barge board detailing. Bay windows with slate roofs to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.104. Bengeo Grange and Tunley, Warren Park Road. Large residential building set back from road. Red brick with slate roof and chimneys. Deep eaves with decorative detailing. 2 No. distinctive bay windows with balconies above. Very decorative barge boarding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.105. Nos. 22-28 Trinity Grove. Group of two storey late 19th/early 20th century dwellings of yellow brick construction with slate roofs, prominent chimneys with pots. Decorative red brick, ridge tile, recessed doors, stone and finial detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 54. Late 19th/early 20th century housing at Trinity Grove which retains much of its original character.

5.106. Nos. 13-19 Trinity Grove. Late 19th century grouping of brick and render slate roof chimneys with pots, some early sympathetic vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.107. Nos. 22-40 Bengoe Street. Group of five pairs, late 19th century, gable ends to street. Red brick construction with unusual yellow brick detailing. Each with tiled roof and pair of chimneys with pots. Replacement windows. Central plaque to Nos.26-28 reads ALEXANDRA PLACE 1863. Unusual Rat Trap bonding that should not be painted or rendered. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 55. Rat trap brick bonding to Nos. 22-40 Bengoe Street that is most unusual and which should not be rendered or painted over. This bonding of bricks laid on edge provided a stable and cheaper form of construction sometimes used in the 19th century.

5.108. Nos. 8-18 Bengoe Street. A 19th century terrace of yellow brick construction with slate roofs and chimneys with pots. Modern windows and porch detract from historic detailing. Nevertheless the overall mass contributes positively to the Conservation area. Central plaque WATERLOO TERRACE PORT HILL 1851 adds to historical relevance. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.109. Nos. 4-6 Bengoe Street. Tall 19th century pair with slate roof and chimneys. Rendered. Ridge tile and finial detailing. Distinctive bay windows to ground and first floors. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.110. Bengoe Mews. A tall prominent red brick building with tiled roof of early 20th century appearance and principally dating from this time. Many good quality early/original/ sympathetic detailing including rubbed brick lintels, windows, rainwater goods and other detailing. Formerly the site of Bengoe Cottage which burnt down in 1907 with the new house being built shortly after. In 1939 this became a residential nursery for the then Borough of Tottenham.

The arch through to development at the rear was created in 1984. Now divided into flats, features are protected by normal development control legislation.



Picture 56. Bengoe House early 20th century. Picture provided by Cllr. Peter Ruffles.



Picture 57. Bengoe Mews as it is today. Arch provided in later 20th century to provide access to rear.

5.111. Nos. 154-158 Bengoe Street. Group of late 19th century cottages of yellow brick construction with slate roof and chimneys (one a replacement). Modern replacement windows but similarity of design reduces impact. Distinctive lintel detailing. On balance the mass of this group makes a positive contribution to the street scene. Central window to first floor bricked up. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.112. The Greyhound PH, appears as such on late 19th century mapping and is of historic interest. Rendered with slate roof and two prominent chimneys. Some early windows. Being in commercial use existing planning controls apply.

5.113. Nos. 3-8 Grove Walk. Three two storey pairs of 19th century cottages of yellow and red brick construction along narrow path, chimneys with pots. Early/sympathetic window detailing and common door types indicative of single ownership. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 58. Nos. 3-8 Grove Walk - an attractive 19th century grouping largely unspoilt.

5.114. No 120 Bengeo Street. Large rendered house, probably of late 19th century date, set back from road. Slate roof, two prominent chimneys, modern replacement windows. The roofscape is important to the street scene and should be protected by Article 4 Direction subject to further consideration and notification.

5.115. Nos. 7- 9 and 13-15 Bengeo Street. Two pairs of large 10th century properties constructed of yellow/red brick/ with red/yellow brick decoration respectively. Slate and tiled roofs. Good quality detailing includes bargeboarding, finials, entrance and bay window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 59. Good quality detailing that should be retained.

5.116. Property to the north and adjacent to No. 13 Bengoe Street. Large imposing detached property of yellow brick with recessed entrance, slate roof and chimneys. 2 No. bay windows to ground floor. Property under renovation associated with new development to rear at time of survey. Unless flat development, an Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.117. No. 17 Bengoe Street. Large detached mid/late 20th century dwelling. Render with tiled pyramidal roof and chimney stacks. Central entrance. Largely unaltered and representative of its era. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 60. No. 17 Bengoe Street. Some mid/late 20th century properties representative of their age add interest and diversity to the street scene.

5.118. Nos. 39-53 Bengoe Street. Of 19th century date and of yellow brick construction with slate roofs and prominent alignment of chimneys with pots. Some early canopies worthy of preserving. Unfortunately some later porches

and window detailing which detract. On balance the contribution the mass of the block makes to the conservation area is considered to outweigh the impact of the later and less satisfactory alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.119. Nos. 69-73 Bengo Street. Large prominent block in street scene dating from early/mid 20th century. No. 73 was formerly a shop with window appropriate to that use remaining. Tiled roof and chimneys with pots. Brick with significant area of render and decorative wooden detailing to part first floor. Recessed entrances, one unfortunately enclosed. Dormers to roof detract. On balance the contribution the mass of the block makes to the conservation area is considered to outweigh the impact of the later and less satisfactory alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 61. Nos. 69-73 Bengo ~~Street~~ Road. An example in the fieldworker's opinion where the positive contribution of the overall mass of this group outweigh some of the less satisfactory later alterations.

5.120. Nos. 75- 81 Bengo Street. 19th century group of yellow brick with red brick detailing. Later tiled roof, prominent chimney stacks with pots. Some good quality barge boarding and 3 No. bay windows to ground floor. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.121. No. 121, The Yews, Bengo Street. Tall prominent detached yellow brick house probably of 19th century date, pyramidal slate roof with chimneys. Fine window detailing with central recessed entrance. An Article 4 Direction to

provide protection for selected features may be appropriate subject to further consideration and notification. Fine tree of Wellingtonia species to front.



Picture 62. The Yews - a tall prominent property on Bengoe Street.

5.122. No. 123 Bengoe Street. Detached house of 19th century origin, render with slate roof and central chimney; early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.123. Nos. 135-139 Bengoe Street. Three detached houses of yellow brick construction with some decorative detailing. Some early features but also some more recent replacements. Nevertheless this grouping is a strong feature in the local street scene and worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.124. Nos. 1-3 Duncombe Road. Tall distinctive late 19th century pair of red brick with yellow brick detailing, and slate roof and tall chimney stacks. Rubbed brick lintels, recessed entrances, 2 No. bay windows to ground floor and early/original windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 63. Nos. 1-3 Duncombe Road an important and prominent 19th century building that retains many of its original features most worthy of retention and protection.

5.125. Nos. 5-11 Duncombe Road. Group of early 20th century dwellings; slate/tiled roofs with prominent chimneys with pots. Some brick some render. Generally modern window replacements. Some vertical tile detailing. One plaque inscribed with date 1927 noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 64. Despite modern window replacements these earlier 20th century properties make a positive contribution to the street scene.

5.126. Nos. 19-59 Duncombe Road. A variety of early 20th century houses with predominately slate roofs and prominent chimneys with pots. Many with bay windows principally to ground floor. Many original features including

decorative wood detailing, finials, bargeboarding, recessed entrances and original/early windows. Some later alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.127. Nos. 2-12 Tower Street. Terrace of 4 and pair. Slate roofs with prominent chimneys with pots. Render finish painted with different colours. Mainly replacement windows/doors. Notwithstanding this the mass of the group makes a positive contribution to the street scene and is worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.128. Bengoe Parish Church Hall, Duncombe Road. Dates from the early 20th century. Of red brick construction with some decorative brick detailing. Some early windows. An interesting building with early 20th century historical association.

5.129. Nos. 87-111 Duncombe Road. A wide variety of early 20th century properties principally of brick and slate construction with prominent chimneys with pots. Many decorative features of ~~quality including~~ quality include bay windows, decorative canopies, scalloped slate and wood detailing. Some original windows but many replacements. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.130. No. 1 The Drive and Nos. 64-126 and Westfield House, Duncombe Road. Principally of early 20th century, mainly slate roofs with prominent chimneys with pots. Some good quality detailing such as recessed entrances decorative barge boarding and ridge tiles. A combination of traditional and less acceptable window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.131. Lynwood and Le Jardin? 60 Duncombe Road. Dating from early 20th century, of yellow brick construction with slate roof and chimney with pots. Decorative vertical hung tile detailing, deep eaves detail and bay windows to both floors at southern end. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.132. Wisteria Place, corner Duncombe Road Church Road. Large early 20th century detached pebble dashed residence with steeply sloping tiled roof and tall chimney stacks. Original/early/sympathetic windows. Distinctive and unusual. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 65. Wisteria Place, a large 20th century detached residence of quality and distinctive unusual design.

5.133. Nos. 6-32 Church Road. A variety of early/mid 20th century detached and semi detached dwellings. A combination of slate and tiled roofs with prominent chimneys and pots. Brick render and pebbledash. A considerable number of high quality original/early features including window detailing, vertically hung tiles, decorative wooden detailing, finials and recessed entrances. A high quality environment which is largely unspoilt. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 66. Good quality early/mid 20th century detailing to typical semi detached property on Church Road.

5.134. No. 4 Fanshawe Street. Tall yellow brick with slate roof and chimney stack with pots. Bay windows to ground floor. Recessed door approached by flight of seven steps. Original/early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.135. Nos. 1-9 Church Road. A group of three, two being of late 19th century, the other mid 20th. Tiled and slate roofs; all with prominent chimneys. Brick render and painted brickwork. Some decorative wooden detailing. Modern replacement windows. Overall mass and roofscape particularly makes an important contribution to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.136. Nos. 1-25 Elton Road. Of late 19th and early 20th century date. Two storey terraces semi detached and detached dwellings with slate roofs and prominent chimneys with pots. Many good architectural features including decorative ridge detailing, recessed entrances, bay windows with scalloped slate detailing over. Fine box shaped bay windows and many early/original windows of traditional design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 67. Nos. 15-21 Elton Road, part of a street that has retained many early features of quality.

5.137. Nos.2-4 and 1-23 Eleanor Road. Various types principally yellow brick with red brick detailing, slate roofs and chimneys with pots. Some modern unsympathetic detailing to some properties but the long terrace with its strong red brick banding and other red brick detailing presents a strong feature

worthy of retention and preservation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.138. Yew Villa and Nos.4-36 and 1-37 Parkhurst Road. A late 19th/early 20th century street characterised principally by long terraces of two storey yellow brick cottages with slate roofs and prominent chimneys with pots. A number of bay windows provide strong features in some locations. Some inappropriate detailing but much of street remains intact. Early street sign attached to No.36. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 68. View along Parkhurst Road, a pleasant historic street with strong architectural rhythm provided by roofscape and repetitive bay windows.

5.139. Nos. 1-7 Ives Road. Of early 20th century date. Various types. Nos. 3-6 is terrace of four of red brick with yellow brick detailing. Slate roofs with strong chimney features. Bay windows, decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.140. Nos. 10-26 and 30-46 Fanshawe Street, north side. A variety of housing types from the late 19th/early 20th century. Some slate roofs; others tiled. Good quality detailing includes prominent chimneys, recessed entrances with house names inscribed in stone arches above; bay windows to both floors with barge board and finial detailing. Some replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 69. Good quality bay window detailing and recessed entrances, Fanshawe Street.

5.141. Nos. 1-37 Fanshawe Street. Late 19th/early 20th century housing, detached, semi detached and terraced. Slate roof with chimneys and pots. Variety of window types including bay windows to both ground and both floors. Particularly fine window detailing to No.33. Nos. 7-17 strong feature in street scene with canopies and detailing to upper windows. Some replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.142. Nos. 29-31 Byde Street. Pair of yellow brick with slate roof and central chimney. Good quality arched entrance and window surrounds. Modern window type to one property detracts to a degree. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.143. Nos. 45-57 Wellington Street. Late 19th/early 20th century date two storey yellow brick with slate roof and chimneys with pots. Decorative bay windows to ground floor, recessed entrances; a mixture of traditional and replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 70. Interesting decorative feature above keystone.

5.144. No. 29 Woodside Cottage, Wellington Street. Late 19th century two storey property with slate roof and single chimney. Yellow painted brickwork. Bay window to ground floor. Sympathetic window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.145. Nos. 9-19 Wellington Street. Late 19th century two story terrace with slate roof and 2 No. prominent chimneys with pots. Of yellow brick construction with pleasant contrasting rubbed brick lintel detailing. Principally replacement windows but overall mass and particularly the roofscape makes a positive contribution to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.146. No. 3 Wellington Street. An early 20th century two storey detached house with pyramidal slate roof; of yellow brick construction with red brick detailing. 2 No. bay windows to ground floor with tiled roofs above with scalloped detailing. Recessed entrance with decorative wooden canopy. Sympathetic window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.147. Nos. 26-44 Wellington Street. A late 19th century two storey grouping with slate roofs and prominent chimneys. Various types. Yellow brick predominately, prominent chimneystacks with pots. Good features include some decorative bay windows and arched entrances. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.148. Nos. 68-74 Wellington Street. Terrace of late 19th/early 20th century date. Of two storey dwellings constructed of yellow brick with red brick detailing; slate roof and prominent chimneys with pots. Rubbed red brick detailing. Early windows and probably early doors. Largely unspoilt. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.149. Nos. 2-26 Molewood Road. Late 19th/early 20th century mixture of two storey dwelling types, principally of yellow brick with slate roofs and prominent chimneys. Many have bay windows to ground floor, some with scalloped slate roof detailing above. As usually is the case some replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.150. Nos. 7-31 and 23-39 (excluding Nos.21A-21B) Molewood Road. Early 20th century high quality long two storey terraces with slate roofs and prominent chimneys. Of yellow brick construction with strong horizontal

banding; rubbed lintels; regrettably some modern inappropriate replacements but many early/sympathetic remain. Arched entrance points to rear. A strong and attractive streetscape. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 71. Molewood Road most attractive terraces of early 20th century date to the south side.

5.151. Nos. 2-18 Nelson Street. Grouping of early 20th century two storey dwellings of brick construction with slate roofs and prominent chimneys. Some other good quality detailing worthy of retention including bay windows, rubbed brick lintels and red brick detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.152. Nos. 23-29 Nelson Street. A group of early 20th century two storey properties of red brick construction with slate roof and prominent central chimney; finial and ridge tile detailing. Original and decorative window detailing. Central stone plaque reads Coronation Terrace 1902. Early street sign affixed to wall. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.153. Nos. 1-21 Nelson Street and No. 8 Wellington Street. Variety of types of late 19th/early 20th century date. Two storey with slate roofs and prominent chimney stacks. Some bay windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.154. Beninghoe, corner of Byde Street and ~~Farquar~~ Farquhar Street. Multi storey late 19th century detached house in large treed grounds. Of red brick construction with tiled roof and very prominent tall decorative chimney stacks. Some vertically hung tiles. Reference on gate reads 1898 which is consistent

with historic mapping. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.155. Nos.10-12 off ~~Farquar~~ Farquhar Street. A tall 20th century building that appears in this location on the 1920-24 mapping. Very tall building of render with areas of decorative wooden detailing. Steeply sloping roof with chimneys. A visually interesting building.



Picture 72. Nos.10-12 off ~~Farquar~~ Farquhar Street an interesting building probably dating from the 1920's.

5.156. Nos. 31-37 ~~Farquar~~ Farquhar Street. Group of two storey early 20th century dwellings of yellow brick construction with some red brick detailing. Some painted brick. Slate roofs with chimneys; variety of window types including some replacements. An early street sign affixed. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.157. Grafton Towers Bengeo Street. Tall 2/3 storey 19th century yellow brick building with slate roof and some decorative bargeboarding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.158. Nos. 3-5 Bengeo Street. Of 19th century date, two storey render and painted brickwork; slate roof and central chimney. Bay windows to both floors, distinctive porch details. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.159. South west corner ~~Cross Street~~ Road /Duncombe Road. Tall 2/3 storey red brick house with multitude of chimneys with pots, decorative finials and ridge tiles. Prominent in street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.160. Nos. 6-34 Balfour Street. Continuous two storey yellow brick 19th century terrace with slate roofs, prominent chimneys with pots. Some early porch detailing. Some early/sympathetic windows, other altered. Despite this the overall mass of the group outweighs individual unsympathetic alterations. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 73. Balfour Street a typical 19th century street with some early porch detailing still remaining. Wouldn't it be nice to carefully replicate this detail above other entrances?

5.161. Nos. 1-5 ~~Farquar~~ Farquhar Street. 19th century group of yellow brick dwellings with hipped slate roofs and chimneys with pots. Bay windows to ground floor. Decorative metal porch may be contemporary with age of building. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.162. Nos. 65-89 Port Vale. Yellow brick and subsequently rendered late 19th century two storey terrace with slate roofs and prominent chimneys with pots. A mix of sympathetic and inappropriate window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.163. Nos. 37-43 and 45-57 Port Vale. Two terraces of late 19th century two storeys in height with slate roofs and prominent chimneys with pots. Nos. 37-43 have decorative bay window and some recessed entrance detail and sympathetic/ early windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 74. Distinctive window detailing to Nos. 37-43 Port Vale most worthy of retention.

5.164. No. 35 Port Vale. Tall two storey corner building dating from early 20th century. Of red brick construction with slate roof and chimneys. Recessed entrance and stone detailing. Ornate decorative entwined plaque reads AD 1904. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.165. Mill Mead School (early element at eastern end of site). Dating from the early 20th century constructed of red brick with slate roof and prominent chimneys. Tall original windows worthy of retention in original form and possibly subject to an Article 4 Direction subject to notification and further consideration. The remainder of the school site is not visually pleasing (see below).



Picture 75. Early 20th century historic element of Mill Mead School.

5.166. Nos. 11-19 Port Vale. Two story terrace dating from 19th century, painted brickwork with slate roofs and prominent chimneys. Mix of sympathetic and inappropriate windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.167. Nos. 6-28 Port Vale and Russell Court Mews. 19th century terraces of yellow brick construction and principally slate roofs (some tile replacement). Prominent chimneys; one prominent shop window; a number of original steps.

An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 76. A well worn slate step to Port Vale terraced house.

5.168. Nos. 6-24 and Nos. 5-29 George Street. Terraces of 19th century date of yellow brick construction with slate roofs and prominent chimneys with pots. A variety of window types, some sympathetic, others not historically sensitive. Solar panels to one roof detract. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.169. The Two Brewers PH corner of George Street - No.48 Port Vale. 19th century two storey terrace of yellow brick with slate roofs, prominent chimneys with pots. Rubbed brick lintel detailing. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.170. Nos. 8-20 Russell Street. Two storey 19th century terrace of yellow brick cottages with slate roofs and prominent chimneys with pots. Mix of sympathetic and historically insensitive window replacements. General mass adds significantly to quality of street scene. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.171. ~~The Millstream PH~~ - No. 56 Port Vale - ~~The Millstream PH~~ - Various various typed including two 19th century terraces. Of yellow brick construction with slate roofs and prominent chimneys with pots. A mix of traditional and less satisfactory window replacements. Some porch additions but quality of overall mass and its contribution to street scene still worthwhile and worthy of retention and additional protection. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.172. Nos. 100-112 Port Vale. 19th century yellow brick terrace with slate roof and prominent chimneys with pots. Solar panels on roof to one property. Some porch additions detract from originals historic quality. Bricked up window detailing to first floor. Overall mass contributes to street scene. An

Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.173. Nos. 29-31 Port Hill. Imposing three storey pair probably dating from late 19th/early20th century with later sympathetic extensions. Prominent building in the local street scene of yellow brick construction with slate roof and large central chimney. Early/ sympathetic windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 77. Nos. 29-31 Port Hill a prominent pair with sympathetic window detailing.

5.174. Nos. 47-55 and 59-69 Port Hill. Two narrow terrace groups that 'climb' up this steep hill. Probably of 19th century date with shallow pitched slate roofs with chimneys. Rendered/painted brickwork and a prominent feature in the street scene. Various window types, some historically inappropriate. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.175. No. 57A Port Hill. Treetops, a large yellow brick house in an elevated location overlooking Port Hill. Probably of early 20th century date. Red brick detailing and decorative deep eaves with painted bargeboarding. Decorative cill detailing and early/sympathetic vertical sliding sash windows to first floor. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.176. No. 57B Port Hill. A large residence of contemporary design occupying a prominent elevated position. See photo earlier in document.

5.177. Whitacre Lodge. Top end of Port Hill adjacent public footpath link. Probably dates from the late 19th/early 20th century with later alterations/additions. Two storey red brick construction with tiled roof and later windows. Nevertheless a pleasant dwelling in a key location with presumed historic associations with main listed property. An Article 4

Direction to provide protection for selected features may be appropriate subject to further consideration and notification if this property is deemed not to be in the curtilage of a listed building.

5.178. Nos. 15-17 Cowbridge. Two storey yellow brick pair with tiled roof and 2 No. chimneys with pots. Of late 19th century date. Roofscape important in the local street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.179. Nos. 27-41 Cowbridge. A group of properties principally in commercial use to ground floor in a strategic location. One property advertises the fact that a Captain Johns who was author and creator of Biggles lived here. The commercial properties would benefit from refurbishment and regeneration. There is some good quality window detailing and on balance it is considered the group warrants retention.



Picture 78. Plaque advising that Captain Johns, creator of Biggles lived here.

5.180. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.181. Boundary brick and flint wall to Holy Trinity Church Bengoe. About 1m in height. Would benefit from small areas of ivy being removed.

5.182. Boundary wall east side of Wadesmill Road, north of Bengoe Mews. Yellow brick wall about 2m in height and prominent feature that contributes to the local street scene.

5.183. Wall to front of Bengoe Parish Church Hall, Duncombe Road. Of single skin construction with buttresses to rear. 2 No. substantial entrance piers. Less than 1m in height and thus unprotected from demolition. Adds to character and variety of street scene. An Article 4 Direction to provide protection may be appropriate subject to further consideration and notification.



Picture 79. Brick wall to front of Bengoe Parish Hall which on balance is considered worthy of retention and additional protection subject to further consideration and notification.

5.184. Wall to front of No. 121 Bengoe Street (The Yews). A yellow brick wall of about 2m in height and prominent in the street scene.

5.185. Brick wall to front of No. 139 Bengoe Street. Approx 2m in height.

5.186. Brick wall to Duncombe Road frontage and return to No. 2 Church Road (Wisteria Place). Brick piers, pebble dash panels, unusual.



Picture 80. Unusual 20th century wall detailing to Wisteria Place.

5.187. Railway Bridge. Typical brick arched construction across footpath track. Shows on mapping dating from 1920-1924 as being part of the Enfield and Stevenage Loop Line.



Picture 81. Bridge forming part of Enfield and Stevenage Loop Line.

5.188. Metal plaque near No. 4 Fanshawe Street whose lettering is interpreted as reading Hertford Municipal Borough Boundary the alignment of which appears in this location on the 1874-1894 mapping.



Picture 82. Interpreted as being a 19th century boundary marker for Hertford Municipal Borough.

5.189. Long uninterrupted run of yellow brick wall west side of Byde Street. About 2m in height and a highly important visual feature in the street scene.



Picture 83. Long uninterrupted run of 19th century brick wall which makes a significant visual contribution to the quality of Byde Street.

5.190. Edward VII pillar letter box, corner of Elton Road/ Church Road.

5.191. Traditional railings on wall dating from early 20th century to front of Nos. 45-51 Wellington Street.



Picture 84. Very good quality early 20th century railings that are protected and which should be retained.

5.192. Brick walls various locations opposite Byde Street (including public footpath 85 to Bengoe Street). Various heights. Add interest particularly to footpath access.



Picture 85. Walls enclosing public footpath 85.

5.193. Wall to curtilage of No.29 ~~Farquar~~ Farquhar Street (The Hythe). Rendered about 2m in height.

5.194. Wall to Pillteway Walk. Assumed to be in school ownership; approaching 2m in height, of yellow brick construction with piers. In need of repair.

5.195. Flint and brick wall to front of Port Vale car park, about 2m in height.

5.196. Railway bridge south end of Bengoe Street. Used as covered residents parking area. Graffiti needs removing.

5.197. Red brick wall from corner of Russell street west, prominent in street scene approaching 2m in height.

5.198. Walls of varying heights enclosing small well treed open space, south end of Port Hill, some with flat triangular capping detail; other similar but half rounded detail. This site appears on the late 19th century mapping as a Friends Burial Ground. This site is somewhat overgrown with a number of mature trees. It is understood that the land is in private ownership and that the grave markers have been removed to the Friends Meeting House in the 1970's.

5.199. Two long lengths of brick walls of varying height about 1.5m. -In part capped with clinker/industrial waste. Many bricks seem to have industrial residue attached and may be 'seconds'. It is believed this process resulted to those brick surfaces exposed to excessive heat in the manufacturing process.



Picture 86. Interesting wall detailing on west side of Port Hill. Some bricks appear to be malformed with clinker residue attached.

5.200. Length of low wall of random construction corner of Bengo Street and Warren Park Road.



Picture 87. Interesting wall of random construction.

5.201. Tall red brick wall approx 3m in curtilage of Beane River View Elderly Persons Home.

5.202. Important Open Spaces Churchyard to Holy Trinity Bengo. An important open space well maintained with tradition churchyard trees and gravestones dating from the 19th century.



Picture 88. Holy Trinity churchyard - an important open space in a dense built up urban area that is well maintained containing traditional churchyard trees and gravestones dating from the 19th century.

5.203. Large tract of open space to east of Railway line, north of Beane Road and west of Molewood Road. An important open space through which runs the River Beane. The area represents a significant environment and visually attractive feature surrounded by urban development. Mature willow trees scattered through out. The land appears to be in private ownership and the fieldworker wonders if this is the case Is there any community interest in seeking to achieve public accessibility? Identified on the District Plan as one of the Hertford Green Fingers. Part also identified as a Wildlife site (see below).





Pictures 89-90. Attractive open space between railway and Molewood Road crossed by the River Beane. Is there any interest in considering public accessibility?

5.204. Large tract of open space to the south west of Millmead Way and playing field to east. This extensive area is more formal in character to the above but nevertheless can be considered as an important area of open space which together with the river forms part of the special character of the town. During survey work the fieldworker received a local representation regarding the detrimental effect of ivy on many of the trees in this much used open space. The Millmead Way development itself is modern but of a coordinated design which reflects the characteristics of the nearby late 19th/early 20th century developments. In itself it is of generally pleasing design for its period ~~and whilst~~ but cannot be considered of special architectural or historic interest. It is located in a key location adjacent to a well used open space network. Its removal from the conservation area could not be achieved without very odd boundary consequences. On balance therefore no changes to the boundary in this location are proposed.





Pictures 91-92. Very well used open space to the west of Millmead way. Top picture shows the river and its western bank which forms the conservation area boundary in this location. The lower picture shows trees with ivy cover that needs removing.

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5.205. Wildlife Sites. Part of the 'Green Finger' is Beane Marsh Wildlife Site. It is described as containing a complex of habitats on the floodplain of the River Beane, dominated by species rich neutral to acidic wet grassland with some tall swamp vegetation. Many species recorded, scattered hawthorn and small groves of Willow.

5.206. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plans.

5.207. Important views. A selection as shown on accompanying plans very diagrammatically, occur through out the area.

5.208. Elements out of character with the Conservation Area. Bengeo Car Centre and store. This is a prominent site in the street scene and linear part of the Conservation Area. No doubt it performs an important commercial and community function but its appearance does detract. Practically any meaningful improvements could only be secured by redevelopment. Historically the site would appear to have been developed in the late 19th century, assumed as houses. Opportunities to achieve improvements to the existing site are limited but could include reducing the impact of the prominent red paintwork by a more restrained colour choice.



Picture 93. The Bengeo Car Centre site detracts from this part of the Conservation Area. Opportunities for improvements are worthy of pursuing with the owner.

5.209. Overgrown and untidy open space being part of former railway line to the south east of Nelson Street. This site is untidy and overgrown. What is its future? It is no exaggeration to observe that some of the nearby streets are overwhelmed by traffic and parked cars. Could the site assist in this regard for example? It is suggested proper research be undertaken exploring all options. Leaving it in its current condition is not an option however.



Picture 94. Former railway line now abandoned overgrown and untidy. What views does the community have regarding its future?

5. 210. Millmead school Port Vale. In part an unattractive site and boundary detailing that detracts from the quality of the conservation area in this location. Would benefit from comprehensive improvements.



Picture 95. Part of Millmead school site detracts from quality of the conservation area and would benefit from comprehensive improvements.

5.211. **Opportunities to secure improvements.** Remove ivy from Holy Trinity boundary wall whilst task remains minor. Consider future of Bengo Car Centre site. Consider future of former railway line south east of Nelson Street which is overgrown and untidy. Following site survey representation, remove ivy as necessary from selected trees on open space land to the south west of Mill-mead Way. Repair yellow brick wall of late 19th/early 20th century date, adjacent to ~~Pilleway~~ Pitteway Walk (assumed to be in ownership of Millmead School). Seek to achieve comprehensive visual improvements to selected parts of Millmead school site. Remove graffiti on railway bridge supports, south end of Bengo Street.



Picture 96. Wall at ~~Pilleway~~ Pitteway Walk in need of repair.

5.212. **Suggested boundary changes.** These details are shown on accompanying plans. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.213. It is proposed to exclude: Nos. 9-12 Grove Walk. Currently these Housing Association single storey residential properties lie on the back edge of the boundary. There is another similar block adjacent but outside the conservation area boundary. The properties are mid/late 20th century and have no architectural or historic interest and with justification should be removed from the conservation area.



Picture 97. Nos. 9-12 Grove Walk proposed to be removed from the Conservation Area.

5.214. Explanation of Boundary retention. An area of mid 20th century housing on the north side of New Road and extending north along ~~Bengeo Road~~ Street has been retained within the conservation area. Although this housing is unremarkable its repetitive nature of materials design and roofs with central chimneys is not unpleasant. It is in close proximity to a listed church and important open space and also links the northern part of the conservation area with the main body of it. On balance it remains within.

5.215. Other actions. ~~Explore correct extent of Archaeological designation on the Development Plan.~~ Amend EHDC records in respect of building on Port Hill to immediate north of The Oak Veterinary Service (formerly listed as The reindeer PH) – it is not individually listed, to be regarded as curtilage listed.

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AREA 3 THE NORTH EAST QUADRANT

5.216. General overview. Positive attributes. There is scattering of listed buildings including the important grade I St. Leonards Church, also McMullens brewery illustrated on this documents front cover. Hartham Common, a 'Green Finger' extends deeply into the conservation area and is a most important visual and community asset. A number of non listed heritage assets have been identified to be retained including the delightful grouping known as The Folly.

5.217. Negative attributes. Several untidy sites have been identified.

5.218. *Individually Listed Buildings.* A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.219. Church of St Leonard Grade 4⁺. 12th century origin. Alterations 13th to 15th centuries. 18th century porch, late 19th and early 20th century restoration. Flint rubble with ashlar, clunch and Barnack stone long and short quoins and red brick stitching, traceried stone windows. Chancel windows, 13th century. Nave with 19th century collared roof, west end with arch bracing. 12th century chancel arch. Paintings on wall of chancel arch discovered 1938. The church was held by the de Tany family in the 12th century and was given to the Priory of Bermondsey, remaining their property until the Dissolution. The church passed to the Byde and Fanshawe families and in 1846 the Abel Smiths of Woodhall purchased the rectorial tithes and turned the living into a rectory.



Picture 98. Church of St Leonard an ancient church dating from the 12th century with later alterations.

5.220. The Vineyard, Bengoe - Grade II. Cottage. Early 19th century altered and extended later. Stuccoed brickwork, flint with yellow brick quoins, thatched reed roof with block patterned ridge, and slate roofs with lead roll hips. Picturesque style. Ridge in need of repair; may be eligible for grant assistance.



Picture 99. The Vineyard - thatched ridge appears in need of repair which may be eligible for EHDC grant assistance.

5.221. Hertford Baptist Church, church hall and attached railings, Cowbridge - Grade II. Non-conformist church, and attached hall. 1905-6. Red engineering brick, laid to Flemish bond with black pointing, with stone bands, dressings, windows and cupolas, beneath Welsh slated roof, with steep-profile red clay ridge tile in Perpendicular Gothic revival style with Arts and Crafts overtones. Cast-iron railings, with curved braced supports at intervals, and arches over spearheads and scroll and spade ties, run around western boundary of site where Cowbridge turns into Port Hill.



Picture 100. A finely detailed early 20th century listed building - the Hertford Baptist Church, Cowbridge.

5.222. McMullens Brewery, Hartham Lane - Grade II. 1891 with 20th century alterations. Red brick, laid to English bond, with blue engineering brick plinths. Welsh slated and tiled roofs, hipped over main building with lantern, slated upper roof and wrought-iron arched cupola and flagpole. Cast-iron cupola with

ogee lead roll roof, on lower building incorporates a clock of 1829 by Moore & Son. Single storey, 2-storey and 5 storey buildings. Cast-iron screen along frontage with spearhead railings with conical heads, gate posts of 4 clustered shafts. McMullens Brewery was founded in 1827 by the son of a Scottish nurseryman in Back (now Railway) Street. The firm moved to Hartham Lane in 1891, and built new premises. The move to Hartham adjoining the old Great Northern Station reflected the increasing use of rail for delivery of raw materials and distribution of finished products. *See picture on front cover.*

5.223. Great Northern Works, Hartham Lane - Grade II. Former furniture showroom circa 1905. Brick covered by stucco and artificial stone, Welsh slated and flat roofs behind parapet. Centre has arcade with stucco Tuscan columns forming loggia. Built as commercial premises on the approach to the former Cowbridge Station (demolished circa 1980), the building takes its name from the Great Northern Railway which served Hertford from 1858. It became the headquarters of a local building contractor, Ekins & Co shortly after its construction.



Picture 101. A fine early 20th century listed building on Hartham Lane.

5.224. Church of Our Lady and St Joseph, St. John's Street. Recipient of Hertford Civic Society Award - for work done principally to the Sanctuary.



Picture 102. The new (1994) scheme of decoration of the sanctuary St Joseph's church. The original was recorded and sealed (source Church guide).

5.225. Scheduled Ancient Monuments There are none in Area 3.

5.226. Areas of Archaeological Significance. There are two such areas: firstly an area at the north eastern extremity based on St. Leonards church and secondly an area in the south centred around The Folly.

5. 227. Important buildings within the curtilages of Listed Building. The process of determining whether or not a building is curtilage listed is notoriously difficult. The Presbytery and Church Hall are two buildings directly associated with St. Josephs Church St John Street have been so identified on a preliminary basis. If this is challenged in the future and an alternative status is assigned to them, they remain important heritage assets. The 19th century church hall is constructed of flint and brick with numerous buttresses, tiled roof. Good early window detailing that makes a valuable contribution to the street scene.

5.228. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19th/early 20th century and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.229. Nos. 28-30 St. Leonard's Road. Two storey cottage pair probably of 19th century date. Red brick with old tiled roof and large central chimney. Although modern window and door detailing this property represents an historic property whose quality is made more important virtue of being flanked by mid 20th century development of neutral quality. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.230. Nos. 9-19 Warren Terrace. Terrace of late 19th century two storey properties which are dominant in the street scene. Red brick with decorative brick detailing, pebble dash; chimney stacks with pots; decorative barge boarding and central decorative porch with steeply sloping roof and intricate wooden detailing. Some modern windows detract. Nevertheless overall mass and selected detail contributes to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 103. Nos. 9-18 Warren Terrace - a prominent grouping that provides visual and historic interest to this late 19th century street.

5.231. Nos. 33-51 Warren Terrace. Late 19th century terraces of brick construction with slate roofs (some brickwork painted, some roofs with later replacement tiles), chimneys and pots. Some modern windows detract. Interesting early canopies supported by metal brackets which add to the group's character and architectural diversity. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 104. Early canopies on metal bracket supports which add to the interest of the street scene and which are worthy of retention.

5.232. Nos. 10-16 Warren Terrace. Two storey later 19th terrace of brick construction with slate roofs and chimneys with pots. (Some later render application and replacement tiles to No.10. Some modern window detailing.

5.233. Nos. 6- 8 Warren Terrace. No. 8 is a tall and prominent building in the street scene; No. 6 is subservient in scale. Of yellow brick construction with slate roofs and chimneys with pots. Central entrance to No.8 approached by steps. Modern windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.234. Nos. 18- 20 ~~Ware Park~~ New Road. Late 19th century building now divided into flats. Tall and very prominent in street scene. Some original windows, some replacements. Ashlar finish with decorative concrete detailing simulating wood to first floor. Slate roof, chimneys with pots, barge board detailing and porch detailing to both side elevations. An unusual and good quality building most worthy of retention; features protected by existing legislation, virtue of being flats.



Picture 105. Nos. 18-20 ~~Ware Park Road~~New Road. An unusual building of quality in this part of the Conservation Area.

5.235. Nos. 22 - 24 ~~Ware Park~~New Road. Two storey late 19th century pair of yellow brick construction with pyramidal slate roof; central chimney with pots. Stone quoin and other stone detailing including window surrounds and scrolled hood moulds. Entrances set back to both sides. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.236. Daneshill Cottage (No.6), south side Warren Park Road. A single storey yellow brick building probably of late 19th century date with decorative tiled roof and chimney. Replacement windows detract. The decorative tiled roof is a feature worthy of consideration for protection by an Article 4 Direction.

5.237. Duncombe School south side of Warren Park Road. Is identified as Danehill on contemporary late 19th century mapping. A tall yellow brick building, now used as school, with slate roof chimneys and a 'tower' feature at western end. Later additions but generally sympathetically executed.

5.238. Nos. 38-40 Port Hill. Two ornate buildings probably of 19th century date. Two storey variously with slate and tiled roofs, chimneys; both with ornate detailing including barge boarding and finials. No. 40 has decorative hung tiles to first floor. No. 38 also known as Warren Lodge appears on late 19th century mapping as *Lodge*. Two delightful buildings and prominent in the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 106. Ornate porch detailing to Warren Lodge.

5.239. Nos. 13-27 Chambers Street. Simple terrace dating from the early 20th century. Brick/painted brick/render with slate roofs, chimneys with pots. Common lintel detailing. Mix of traditional sympathetic/ historically inappropriate window types. A simply designed terrace of overall pleasing appearance despite some modern window replacements. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.240. Nos. 12-22 Chambers Street. Simple 19th century terrace. Of brick/painted brick and render originally all with tiled roofs and chimneys. Very tall chimney to No.12. Some replacement tiled roof material. Mix of appropriate and inappropriate window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.241. Nos. 1 Conrads Yard east to and including No.4 Cowbridge. A fine group of large town houses principally of 19th century date. Of yellow brick construction with slate roofs and chimneys with pots. Good door surround and window detailing. A very fine group and most worthy of retention. An Article 4 Direction to provide protection in relation to residential properties

(excluding flats) for selected features may be appropriate subject to further consideration and notification.



Picture 107. Fine town houses on Cowbridge whose visual contribution to the street scene is considerable, both in terms of mass and detail.

5.242. Hertford Town Church, south west corner of Hartham Lane. Dating from the late 19th century this pleasantly proportioned building is of yellow brick construction with distinctive double door entrance. Slate roof and chimney. Modern windows detract.

5.243. Group of three buildings south of the McMullens principal listed building, south east corner Hartham Lane. Two are typical 19th century industrial buildings of good quality yellow brick construction, some early windows; some red brick detailing. The third building principally fronting onto Cowbridge has an exceedingly handsome façade probably of late 19th century date in classic revival style with pilasters with Ionic capping detail. Rustication and other fine decorative detailing. Of very significant value to the street scene that must be protected.



Picture 108. Part of the McMullen complex. Although not individually listed this building is one of the finest such buildings in Hertford and one most worthy of retention.

5.244. Folly Island. Principally of late 19th century date (some modern replacements). Consists of The Folly, Thornton Street, Old Hall Street and Frampton Street. Most streets are tree lined and some terraces front onto the river. Two storey and of yellow brick construction with slate roofs and prominent chimneys. A mixture of traditional and historically inappropriate window detailing together with some porches and roof lights noted. Overall a most delightful area and one worthy of careful protection. Parking on streets detracts. In this respect would there be support for making some addition such provision on the adjoining allotment land? An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 109. The delightful late 19th century area of Folly Island.

5.245. Nos. 8-20 St. John's Street. Late 19th century two storey terrace of yellow brick construction with red brick banding; slate roofs with prominent chimneys. Occasional porch detail detracts. All good quality early/sympathetic window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.246. St Johns Court, St John's Street. Tall early 20th century yellow brick and render with box shaped windows to two floors. Slate roof, decorative barge boarding. As flats protected by existing planning controls.

5.247. Powell Funeral Service (No.83, corner Railway Street/ St. John's Street). 19th century corner building nicely proportioned with good upper window and corner entrance detailing and horizontal banding. Worthy of retention in an area of ongoing redevelopment.

5.248. Supporting Herts. Project office and Hertford Optometry and Contact Lens Practice corner Railway Street/ Priory Street. Handsome yellow brick building of 19th/early 20th century date with good window detailing. Most worthy of retention and details administered by normal planning control.



Picture 110. Handsome building corner Railway/Priory Street; most worthy of retention.

5.249. Nos. 4-10 Priory Street. Two storey late 19th century terrace of yellow brick construction with slate roofs, chimney. Good quality vertical sliding sash windows. Situated in an area of ongoing redevelopment and as thus most worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5. 250. The Old Barge PH. The Folly. Of 19th century date and appears as Inn on 19th century mapping. Of red brick construction with 2 No. bay windows to ground floor, good window detailing elsewhere and central entrance to The Folly.

5.251. Historic building of 19th/early 20th century date opposite The Old Barge PH successfully incorporated into Coopers Court.

5.252. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.253. Brick wall St. Leonard's Road. Prominent and important wall in the street scene height approximately 2m.



Picture 111. Prominent brick wall fronting a Listed building that is an important element in the street scene.

5.254. Brick and flint and brick wall to Revels Hall. Height varies.



Picture 112. Attractive curved brick wall to Revels Hall. Adds to the quality of the street scene near St. Leonard's church.

5.255. Railings surrounding St. Leonard's churchyard. Iron railings on dwarf wall probably of mid 20th century date. Attractive and most worthy of retention.



Picture 113. Attractive railings probably of mid 20th century date but which make a very positive contribution to the street scene in this location.

5.256. Edward VII Pillar Letter Box, south side Warren Park Road. Pillar letter box from the brief reign of Edward VII with decorative royal cipher inscription below crown. Note broken element on top which may have been housing for a telephone directional sign.



Picture 114. A fine example of an Edward VII pillar letter box that may once had a telephone directional sign on top.

5.257. Prominent wall to south side of Warren Park Road. Of yellow brick construction with piers and dentil detailing. Height varies, approx. 2m. Important in the street scene.



Picture 115. Prominent brick wall important to the quality of Warren Park Road.

5.258. Gates to Hartham Common, Port Hill. Ornate metal gates and descriptive metal plaque at entrance to Hartham Common. Plaque reads *The Warren Meadows Lodge & these gates were presented to the town of Hertford by Philip Raynsford Longmore 1928-35*. Gates need cleaning and adjacent surface could be improved.



Picture 116. Decorative metal gates assumed to date from the earlier part of the 20th century are imposing and a strong feature in the street scene. Minor remedial works required.

5.259. Early street lamp outside No.12 Chambers Street. In need of repainting and refurbishment. Should be retained.



Picture 117. Detail of base of early street lamp on Chambers Street in need of refurbishment. Several of these have been noted.



Picture 118. Throughout the conservation area, principally on 19th century terrace developments early/original street names can be found. They are part of the rich tapestry of the town that should be retained.

5.260. Wall forming west boundary of Hertford Town Church site. Red brick boundary wall. If height less than 2m an Article 4 Direction may be appropriate.

5.261. Important Open Spaces. St. Leonard's Garden managed by Hertford Town Council. A small but important open space where some additional and appropriate boundary planting might be worthy of consideration to screen and limit impact of adjoining modern development. An entry available on line written by the Hertford Civic Society briefly sets out the genesis of its creation and purpose part of which was to preserve and enhance the setting of the nearby ancient church. Additional planting as suggested might also be relevant in this respect.



Picture 119. St Leonard's Garden - a small but important open space where additional planting to reduce the impact of modern development is worthy of consideration.

5.262. St. Leonard's churchyard. A well kept churchyard with some mature trees and many tombstones, some chest and one such chest tomb in urgent need of repair. Iron railings to front (see above).



Picture 120. Important and well kept churchyard with many interesting tombstones.

5.263. Hartfordham Common. Hartham Common is a 'Green Finger' and an extensive area of open space of high quality which provides recreational and accessible open space some of which is of great environmental, wildlife and ecological importance. It is crossed by the River Beane and the River Lea and its woodlands, open areas and playing fields are accessed by an extensive network of footpaths actively used by pedestrians, joggers, cyclists, sportspersons and fishermen. There is a large Leisure Centre and car parking

area in the southern part of the site. It is of significant importance to the well being of the town for the wide variety of reasons briefly referred to above.



Picture 121. Hartham Common, an accessible recreational area of great environmental and communal interest to the town. Its retention is most important.

5.264. ~~Bengeo Trinity Football Club~~ Bengeo Sports Association ground New Road. A gently sloping recreational open space bounded by hedges on north and west sides and which is completely surrounded by mid 20th century properties. Despite its enclosed nature the site with its hedges and trees makes a positive contribution in an otherwise neutral part of the Conservation Area.

5.265. The churchyard of Our Lady and St. Joseph, St. John's Street. A small open space in a dense urban area with gravestones. Site of former Benedictine Priory. Traditional churchyard trees.



Picture 122. St Joseph's churchyard, St John's Street, a delightful small space in a densely built up area.



Picture 123. Hertford Basin - visually most attractive.

5.266. **Wildlife sites.** One such site is shown being the River Beane.

5.267. The River Beane is described as a system of watercourses including strips of riverside vegetation, some large willow pollards and riverside Alder.

5.268. It is also highlighted that Otter, Water Vole and a range of bird and bat species have been recorded.

5.269. Historic Parks and Gardens. Bengoe Old Hall/Vicarage/Revels Hall. Description in Supplementary Planning document 'Historic Parks & Gardens' reads 18th century, old Yew hedges, walled kitchen garden, 1920 ha ha.

5.270. **Particularly important trees and hedgerows.** Those trees that are most important are shown very diagrammatically on the accompanying plans. Trees make a particularly important contribution in some locations, for example in the densely built up area of The Folly.

5.271. **Important views.** A selection as shown on accompanying plans.

5.272. **Elements out of character with the Conservation Area.** Walton Motors site Cowbridge. A single storey car showroom and open car storage land to the rear adjacent to Chambers Street with a miscellany of boundary types. Site occupies a strategic location and may be a potential candidate for appropriate redevelopment.

5.273. Small play area relating to Hertford Town Church corner of Cowbridge and Hartham Lane. Would benefit from general improvement; repairs to boundary fence necessary.

5.274. Large untidy site opposite The Hertford Brewery listed building, one of Hertford's iconic landmarks. This site seriously detracts from one of the town's iconic landmarks and adjoins another, namely the Ekins & Co. listed building. The site is bounded by untidy fencing supported by concrete posts parked vehicles and signage. Permission has been granted and appropriate redevelopment of this site is highly desirable.



Picture 124. Untidy site opposite The Hertford Brewery, an iconic Hertford landmark. This site is in urgent need of appropriate redevelopment. Planning permission has been granted.

5.275. Opportunities to secure improvements. Consider addition planting at St. Leonards Garden to reduce impact of adjoining modern development. Consider repairs to damaged chest tomb at St. Leonard's churchyard and in this respect and without prejudice to outcome, grant assistance may be available. Similarly consider grant assistance to thatched roof The Vineyard. Consider minor refurbishment to ornate entrance gates to Harham Common. Port Hill. Refurbish early street lamp Chambers Street. Repair boundary fence to Hertford Town Church play area. Redevelop untidy site opposite The Hertford Brewery.



Picture 125. Damaged chest tomb at St. Leonard's churchyard in urgent need of repair which may be eligible for grant assistance from EHDC.

5.276. Suggested boundary changes. None are proposed in Area 3.

AREA 4 THE SOUTH EAST QUADRANT

5.277. General overview. Positive Attributes. The south side of Area 4 is dominated by the grade II* All Saints Church set in an extensive churchyard with many high quality tombstones. There are concentrations of quality non listed buildings worthy of retention notably on Queens Road, Highfields Road and Morgans Road. An important 'Green Finger' is of considerable visual and strategic interest in the role it fulfils in separating groups of housing. Trees are important throughout.

5.278. Negative attributes. The large gateway site to Hertford corner of Gascoyne Way and London Road consists in part of a large undistinguished 20th century building, open land parking areas and other low key buildings.

5.279. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.280. Wallfields - Grade II. Circa 1810 with late 19th century alterations and extended in 1965. Built for Thomas Nicholson. Wallfields served as the offices of the former Hertford RDC before being taken over by East Hertfordshire District Council in 1974. Large extensions to west not of special interest.

5.281. Church of All Saints with St John - Grade II* (*All Saints*). Parish church. 1893-95, replacing earlier building destroyed by fire in 1891, west tower added 1905, Memorial Chapel completed 1934. Architects Paley, Austin and Paley of Lancaster. Of pink Runcorn sandstone with plain clay tiled and lead roll roofs in Northern Gothic Revival perpendicular style. All Saints Parish dates from prior to the 10th century and in the 11th century was joined with the Liberty of Brickendon which was held by Waltham Abbey under a charter from Edward the Confessor. The 'old' All Saints church had been rebuilt in the 15th century but caught fire in December 1891 and was completely gutted. The tower was completed in 1905, as the Victoria Tower in memory of Queen Victoria. The Memorial Chapel was dedicated in 1934.



Picture 126. Beautiful external sandstone detailing of All Saints.

5.282. Two gravestones 8 metres west of north porch of church of All Saints - Grade II. 18th century and fashioned from used millstones, with incised inscriptions: the first, 'Robert Fincher of this town, Millwright, died the third of March 1777 in the 86 year of his age; the second, 'Elizabeth, Wife of Robert Fincher Millwright died the 18th July 1764 aged 60 years'.



Picture 127. Most unusual gravestone markers fashioned from millstones.

5.283. Chest tomb north of vestry door of church of All Saints - Grade: II. 1774. White Portland stone with black marble slab. Elaborate chest tomb in mid 18th century style. Panel on north side records that stone to be maintained in perpetuity by Trustees of Green Coat School. *In need of repair.*



Picture 128. 18th century Benson tomb in need of repair. ~~Potential candidate for entry~~ Now included - on the Council's Heritage at Risk Register.

5.284. Harrison Almshouses - Grade II. Almshouses, originally a block of 6 but now refurbished as 3. Dated 1854, with 20th century alterations. Red brick, Flemish bond, with cream brick dressings, Welsh slated roof with single and double diagonally shafted chimneystacks with band and oversailing cap.



Picture 129. Typical almshouses with attractive chimney detail.

5.285. Scheduled Ancient Monuments. There are none in Area 4.

5.286. **Areas of Archaeological Significance.** The principal area unsurprisingly is around the All Saints church and the lower part of Queens Road in the south. There is a further area at the southern end of Mangrove Road.

5.287. **Important buildings within the curtilages of Listed Building.** The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage. Detailed information submitted through the planning process may change assumptions made in this document. It is possible others could materialise through the processing of future applications.

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5.288. Building in The Rivers Education Support Centre site. The extension to the frontage listed building dates from the early 20th century and is of single storey red brick construction with steeply sloping tiled roof with narrow decorative spire supporting weather vane. Good quality window and window surround decoration.

5.289. **Other non listed buildings that make an important architectural or historic contribution.** This Appraisal identifies other buildings of high quality that are not listed but that should be retained. A number date from the 20th century and are an important element in the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. In the fieldworkers opinion it is time to recognise many such 20th century buildings. Any Important architectural features they possess and worthy of retention are identified.

5.290. Nos. 8, 12 Morgans Road (set back some distance from road and accessed by cul de sac), 14, Foxrock, 16 (Nortonbury set back from road with private access), 18A, and 22 Morgans Road. Large detached houses of 20th century date, some from the earlier part of the century of various constructions (brick, render, pebbledash); with hipped tiled roofs and frequently prominent chimneys with pots. Other architectural features of note including decorative brick and entrance detailing. The whole group make a valuable contribution to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 130. Quality 20th century housing on Morgans Road, note impressive chimney detail.

5.291. No. 2 Morgans Road. Probably dates from the mid 20th century. Single storey with huge steeply pitched roof chimneys. Imposing building and representative of its type and period. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 131. A single storey building with imposing roof probably dating from the mid 20th century constructed of good materials and playing its role in painting a picture of the towns more recent history.

5.292. Queens Hill House, Morgans Road. Of late 19th century date. Large detached tall house constructed in red brick with darker brick pattern. Tiled roof and chimneys; barge boarding and highly decorative wood and render detailing. Interesting decorative iron work structure to front which may be contemporary with original house? Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.293. No. 66 Bullocks Lane. Probably of mid 20th century date. Large detached house with tiled roof and chimneys. Early/sympathetic windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.294. Highfield Road. North side- Highfield Court, Nos. 4-18 (omit 18A) and No. 20. South side - Nos. 1, 3A and 5. A variety of housing types, mostly large two storey detached; some date from earlier 20th century, others later 20th century. Of render/red brick construction with tiled roofs and chimneys. Many quality details include turrets, decorative tile detailing, finials barge boarding, balconies, recessed entrances, bay windows some good window detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 132. Good quality 20th century housing at Highfield Road, north side, displaying many interesting features typical of the period.

5.295. Nos. 69- 103 Queens Road. Of mid 20th century date. Not as imposing as others in Highfield Road for example but nevertheless typical of their type and price range for the period. Principally two storey but not exclusively so. A variety of types of brick and render with tiled roofs and chimneys with pots. Many replacement windows but not withstanding this, their overall mass contributes to the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5. 296. Property at far southern extremity of Morgans Road/ Queens Road to south west of No.121. Late 19th century date and appears as Hertford Lodge on mapping of same period. Two storey red brick to ground floor and plaster with vertical decorative detailing to first floor. ~~Currently appears unoccupied.~~ Tiled roof with large central chimney stack. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.297. Mangrove Hall. Imposing tall property identified as same on mapping from 1874-1894. Notwithstanding impact of modern surrounding development, this is a building of high quality that makes a significant contribution to the street scene. Of yellow brick construction with slate roof and chimneys. Some good window detailing. An Article 4 Direction to provide protection for

selected features may be appropriate subject to further consideration and notification.

5.298. Mango-Mangrove Lodge. Of 19th century date and appears as Lodge building to Mangrove Hall on 1874-94 mapping. A small yellow brick building with slate roof and central chimney with porch to side. Early/sympathetic vertical sliding sash windows and heraldic device (not inscribed?) to front. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.299. No.20 Mangrove Road. Appears as Mango-Mangrove Cottage on late 19th century mapping. Of contemporary date to this period. Tall yellow brick house with tiled roof and prominent chimney. Fine decorative barge boarding to front. Rubbed lintel detailing and prominent in street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.300. Springfield Lodge, Mangrove Road/ Hagsdell Road. Dating from the 19th century this tall 3/4 storey yellow brick building with decorative tiled roof and chimneys dominates the local street scene. Many decorative features including barge boarding. Unusual feature with metal detailing protrudes above roof and overlooks the town which may have been an observation tower. Now divided into flats and thus protected by normal development control.



Picture 133. Springfield Lodge. Is the curious 'tower' for purposes of observation and overlooking the town? Is there any local knowledge?

5.301. Nos. 3-33 Queens Road (formerly Bayley Hall Road). A variety of building types and heights dating from the late 19th century onwards. Mixture

of roof materials and chimneys. Good quality detailing throughout includes prominent bay windows, date plaques, recessed entrances and some original glass detail. Various of yellow brick with red brick banding; red brick, some render with decorative wooded detailing. Window detailing is generally sympathetic. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 134. Recessed entrance detailing to properties east side of Queen's Road.

5.302. Scott House, Hagsdell Road. Of 19th century date and shows as Elmsfield on mapping from this period. Larger yellow brick structure with slate roof and chimneys. Decorative entrance and window detailing to front entrance. Used by Home Start which is a local charity that supports parents facing challenging times.

5.303. Holly Lodge (corner of Queens Road/Hagsdell Road) and also Elmsfield Cottage to east. Of 19th century date, brick to ground floor pebble dash and decorative wooden detailing. Tiled roof chimney; prominent barge boarding, some stone window surround detailing. -An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.304. Nos. 16 - 46 Queens Road. Distinctive range of residential properties principally dating from the late 19th century. Various constructed of red or yellow brick with slate or tiled roofs. Good quality detailing includes recessed entrances, decorative woodwork, bay windows and porch and canopy detailing. Windows generally sympathetic. An Article 4 Direction to provide

protection for selected features may be appropriate subject to further consideration and notification.



Picture 135. Highly decorative late 19th century detailing to properties west side of Queens Road.

5.305. No. 52 Queens Road. Dates from the late 19th century. Of red brick construction with render and decorative wooded detailing to first floor. Tiled roof and chimney; bargeboards, decorative porch detailing and some stone window surrounds. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.306. Abel Smith primary school building (shows as *Smith Memorial School (Girls)* on mapping 1874-1894. Red brick with yellow brick door and window detailing; slate roof.

5.307. Glebe House (entrance from Hagsdell Road). Shows as Vicarage on mapping from 1897. Large late 19th century house of brick with tiled roof and many prominent chimneys. Good window detailing with some stone window surrounds. Dark brick banding. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.308. Old Stable, North West corner Hagsdell Road and Mangrove Road. A single storey building of yellow brick construction with sympathetic windows, scalloped tiled roof and ridge tile detailing. Dating from the early 20th century. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.309. The Dell, Hagsdell Road. Large detached house probably dating from the first half of the 20th century. Render with tiled roof, tall chimneys with pots. Good window detailing. Typical of type and period. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 136. The Dell, Hagsdell Road - probably from first half of 20th century, nice proportions.

5.310. *Other distinctive features that make an important architectural or historic contribution.* Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.311. Red brick wall with triangular slate capping detail. South side of Highfield Road returning round Morgans Road. Height varies, prominent in street scene.

5.312. Letter Box corner of Highfield Road/ Morgans Road. Dating from mid 20th century, an iconic piece of British identity. Crown and POST OFFICE to top; GR to bottom. GR denotes George V but may have been used in George VI's reign when these earlier post boxes were 'used up' before the new ornate design for George VI was introduced.



Picture 137. GR wall mounted letter box, an iconic item of British identity.

5.313. George VI letter box, Hagsdell Road. A more decorative intertwined lettering design when compared with earlier models.



Picture 138. A George VI letter box, note more decorative lettering detail.

5.314. High quality metal gates supported by robust metal posts with ball finials atop. Access to unoccupied Hertford Lodge (? see above).



Picture 139. Access gates to Hertford Lodge (?)

5.315. Walls lining public footpath 82 which links Mangrove Road and Hagsdell Road. A well used high quality enclosed urban space bounded by walls of varying heights and construction. Some taller elements of wall constructed of brick capped with industrial clinker waste. 2 No. bollards defining entrance points probably of 19th century date.



Pictures 140-141. Good quality bollard probably dating from the 19th century and brick wall capped with industrial clinker waste defining public footpath 82. An important and well used component of the urban scene.

5.316. Wall north east corner of All Saints churchyard, of red brick construction about 2m in height.

5.317. Railings and entrance point, South west boundary All Saints churchyard and nearby bollard. Probably of 19th century date. Constructed of 2 No. horizontal railings supported by metal posts about 2m centres.



Picture 142. Boundary railing detail and entrance point to All Saints churchyard, south western corner.

5.318. Similar to above, south eastern boundary of churchyard. 3 No. horizontal bars. Selectively modified in places to allow access to nearby houses.

5.319. Wall to front of Scott House, Hagsdell Road. About 1.5 m in height of yellow brick construction with piers. Prominent in the street scene.

5.320. Wall to rear of St John's Hall. About 2m. In height and of red brick construction with buttresses.

5.321. Dwarf wall with entrance piers, Greencoates returning north along side footpath.

5.322. Tall wall to playing field of Abel Smith School adjacent to footpath. Graffiti needs removing.



Picture 143. Wall forming boundary to Abel Smith playing field and adjacent to footpath need graffiti removing.

5.323. Important Open Spaces. Tract of grassland and treed areas between Queens Road and Mangrove Road and to the south of a well used metalled footpath connecting the above two roads. This land consists of grass fields and heavily treed areas which include visually important specimens including a number of Scots Pine. The land acts as a buffer between several principal blocks of development. It is distinct from the open countryside beyond both to the south and north. Its function and visual importance are reasons for it properly remaining within the conservation area. It is one of Hertford's 'Green Fingers'.



Picture 144. Open and treed land of considerable visual importance and which separates blocks of residential development from each other.

5.324. Southern end of Queens Road. Accessible to the public This tree lined street adds great visual quality to this part of the street scene that would otherwise be neutral.



Picture 145. The high environment quality of the southern end of Queens Road is almost entirely due to the tree lined street.

5.325. All Saints churchyard. All Saints churchyard is a most important open space in the heart of the urban area and well used by pedestrians. It contains many trees of typical churchyard species and is generally well maintained. There are many tombstones and chest tombs of various types representing a wealth of local historic information. A number of tombstones are individually listed. However there are a number which are covered in ivy that completely obscure them and whose condition is unknown. Several other headstones have collapsed and others are in need of repair. It is suggested that a comprehensive restoration plan be drafted and potential sources of funding explored. There may be opportunities to source grant assistance.



Pictures 146-147. Upper picture shows tombs, All Saints churchyard, completely covered by ivy (condition and type unknown); lower picture shows chest tomb in need of repair and in earlier stages of being enveloped with ivy.

5.326. Green finger of trees at north east side of Mangrove Road. This treed area is visually most important and in part is an environmental island within a heavily trafficked area and a very well used pedestrian route, particularly for school children.

5.327. Wildlife sites. There are two such sites in Area 4.

5.328. All Saints churchyard. Briefly described as containing rough neutral grassland with one very large False Acacia tree. A number of plant species are supported including Rue-leaved Saxifrage, an uncommon species in Hertfordshire.

5.329. Valley Close area The Wildlife Inventory for East Herts. 2013 simply notes the area has building and environs important for Protected Species.

5. 330. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plans.

Selected trees on the development site to the north of Mangrove Drive and at Ashbourne Gardens are acknowledged to be important.

5.331. Important views. A selection as shown on accompanying plans. Trees are an important visual element of Area 4.

5.332. Opportunities to secure improvements. Consider preparing a comprehensive improvement plan for ~~St. John's~~ All Saints churchyard. Remove graffiti from wall forming boundary to Abel Smith playing field and adjacent to well used footpath.

5.333. Suggested boundary changes. These details are shown on accompanying plans. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.334. It is proposed to remove ~~two~~the areas which ~~are~~ is described below.

~~(a) Open land to the north of Mangrove Drive; also Ashbourne Gardens and properties between the latter and footpath 78 (Nos. 30A-36 Mangrove Road). The open land is identified in the emerging District Plan as a housing site. Ashbourne Gardens and the other properties proposed for exclusion are principally modern with limited historic or architectural qualities.~~

(b) Large Gateway site to Hertford corner of Gascoyne Way and London Road. This site has potential for long term redevelopment opportunities at least in part. It currently consists of a large undistinguished 20th century building open land parking areas and other low key buildings. There is also a residential element called Gwynns Walk consisting of modern terraces.



Picture 148. View across undistinguished site corner of Gascoigne Way and London Road. The commercial element may have some potential for long term redevelopment so as to improve this gateway site.

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AREA 5 THE SOUTH WEST QUADRANT

5.335. ***General overview.*** Positive attributes. In terms of the built environment the area is dominated by listed buildings including the prominent and large scale County Hall complexes and, on a more domestic scale, listed properties at the eastern end of West Street. Several groupings of non listed buildings have been identified to be retained. Open space and wooded areas in and around County Hall is very important as is the 'Green Finger' which extends from the railway viaduct right through to the town centre at Gascoigne Way.

5.336. Negative attributes. There are areas of outdoor storage and areas that appear to have been fly tipped around the Hertford Football ground in the vicinities of a well used public access, Cole Green Way.

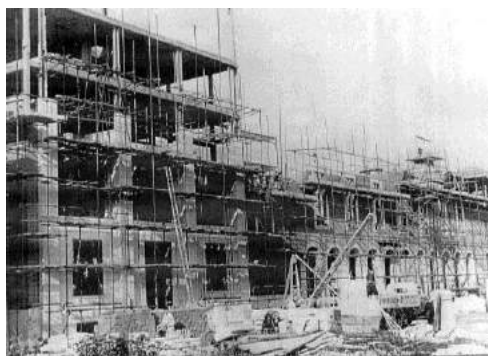
5.337. ***Individually Listed Buildings.*** A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.338. County Hall including terraces and fountain - GV II*. County Council Offices, Council Chamber and Committee Rooms. 1935-39. Architects James and Bywaters and Rowland Pierce. Design influenced by Swedish Romantic and Neo-classical architecture of the earlier 20th century and the work of Sir John Soane. In centre of courtyard is a fountain with a raised scalloped centre, 12 sided outwards curving basin, with recessed plinth, on a raised circular step; raised stone curbs to lawns at either side. County Hall resulted from the decision of the County Council to seek a unified headquarters. The Clerk to the Council, a Hertford solicitor Sir Charles Longmore purchased Bailey Hall in 1930 to supplement the inadequate Shire Hall in Fore Street, and in 1934 Leahoe

House with its extensive grounds was purchased. The following year an architectural competition under the assessor Robert Atkinson was organised, and produced 62 entries. The winners, James and Bywaters and Rowland Pierce were also successful in the competitions for Norwich City Hall and Slough Town Hall. The Hertford competition was one of the most important of the 1930s, and the result, slightly modified from the competition plans represented a skilful blend of progressive classicism with Swedish accent. A separate block for the Motor Tax department and County Library was also designed by the same architects and built at the same time. Construction began in ~~Spring~~ Spring 1937 by C Miskin & Son of St Albans. Work accelerated in the summer of 1939 to ensure completion before the outbreak of the Second World War, and the building was opened without ceremony.



Picture 149. County Hall Architects James and Bywaters and Rowland Pierce. Design influenced by Swedish Romantic and Neo-classical architecture of the earlier 20th century and the work of Sir John Soane.



Picture 150. County Hall under construction in 1938. (Reproduced courtesy of Hertfordshire Archives and Records).

5.339. Forecourt to County Hall including bas relief drum, lamp posts and boundary marker - Grade II. External sculpture, lamp posts, gate piers and boundary curb. 1938-9. Architects as above. Bas relief cast-iron drum, with figure of Diana the Huntress, harts and hounds stands on York stone paving adjoining the Members' car park outside the main entrance portico of County Hall: Lamp posts purpose designed with bronze lanterns with conical copper tops. The gateways are flanked by dwarf Portland stone octagonal piers with moulded caps; Portland stone moulded boundary curb with steles at intervals. Several of the listed lamp posts have lantern missing which should be replaced.



Picture 151. Bas relief drum to front of County Hall.

5.340. Record office - Grade II. Former Motor Tax Office and County Library Headquarters. 1936-39. Architects as above. 2 storeys. First floor; 12 bays with squat 12-pane sash windows recessed beneath brick rubbed flat arches. Ground floor with tall 20-pane sashes. The Motor Tax block, with the County Library was a modification to the 1935 competition winning design for County Hall itself. The revisions formed part of the overall tender of March 1937, and the buildings were completed in the summer of 1939 with the main County Hall block.

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5.341. Bridgeman House, West Street - Grade II*. 1649 with 18th century extensions, 19th century alterations and extensions. 2 storeys and attics over basement. 7-bay front, arcaded, with tall, slender pilasters. Central projecting square plan wooden porch supported by 4 Tuscan columns on tall plinths which form balustraded sides. Bridgeman House lay on the outskirts of

Hertford and its site lay for many years within the Brickendon Liberty. Its name is taken from Charles Bridgeman, organist of All Saints Church from 1791 to 1872, who died circa 1874, aged 96.

5. 342. Scheduled Ancient Monuments There are none in Area 5.

5.343. Areas of Archaeological Significance. The area to the eastern end of West Street is so identified.

5.344. Important buildings within the curtilages of Listed Building. Interpretation of the law relating to 'curtilage listing' is notoriously difficult and no buildings have been so far identified. However some may emerge through submission of applications associated through the planning process.

5.345. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These date from both the 19th and 20th centuries make a contribution to its built form and historical evolution. Any important architectural features they possess and worthy of retention are identified.

5.346. Nos. 39 - 47 West Street and 57-99 West Street. 19th century grouping principally being a long red brick terrace with slate roof and chimneys, many with pots missing. Set back higher than the road, access to the rear is provided by enclosed alleyways. Many early/sympathetic vertical sliding sash windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.347. Leahoe House. An imposing 19th century property most worthy of retention. Of red brick construction with impressive stone entrance detailing and stone horizontal banding. Early original vertical sliding sash windows, some in deteriorating condition. Decorative slate roof detailing with semi circular topped dormers. Many distinctive chimneys and tower feature. A fine building in deteriorating condition. Some windows boarded up. Advertised as HCC Staff Social Club but now appears to be unused.



Picture 152. Leahoe House within the County Hall complex. A fine 19th century building in declining condition whose retention is important and whose future needs ascertaining.

5.348. Original Richard Hale School. Interpretation of mapping indicates the original school building was erected about mid 20th century. A tall red brick prominent building with tiled roof. Elaborate main entrance detailing approached by steps with pediment containing ornately carved heraldic detail with cupola above.



Picture 153. Imposing entrance to Richard Hale School, interpreted as being of mid 20th century date.

5.349. Nos. 171-201 Hornsmill Road. Various of brick, render and painted brickwork with slate roofs and prominent chimneys with pots. Many early/sympathetic vertical sliding sash windows; decorative lintel and cill detailing. One local shop. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.350. Nos. 2 (?) - 48 Bullocks Lane. A variety of types principally of buff or red brick construction; some with painted brickwork or pebbledash. Slate roofs with prominent chimneys. Nos. 14-18 has bay windows to both floors and recessed entrances with names painted/inscribed above. Other bay window detailing. Some decorative wooden detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.351. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.352. Memorial to front of Richard Hale School. Simple four sided tapered commemorative stone.

5.353. Decorative railings on wall to front of Nos. 16-18 Bullocks Lane. Atop yellow brick wall with red brick piers. Removal of ivy would be beneficial.

5.354. Decorative railings atop brick wall with triangular slate capping to fronts of Nos. 39-47 West Street.

5.355. Yellow brick wall with buttress pier supports forming boundary to former Maltings building east end, north side of West Street.

5.356. Important Open Spaces. The Bowling Club site to south of EHDC offices. A small exceptionally well kept Bowling Green which is important to the setting of the listed council offices.

5.357. Playing fields to south of Richard Hale School. In addition to serving as an essential sports facility this open space, although shielded by boundary hedge when viewed from Pegs Lane, the site makes a positive contribution to this part of the Conservation Area, particularly in respect of the adjoining historic properties at Highfield Road.

5.358. Area of open land to the west of County Hall and south of Leahoe House. This open space provides an important setting for both of these buildings of historic and architectural quality and is also used as playing field.

The adjacent woodland area and its mature trees extending to Hornsmill Road and Bullocks Lane is a visually important area, part of which is a Wildlife Site.

5.359. The extensive area of open land to the east of the railway line extending south to Hornsmill Road, surrounding Hertford football club and extending as far east to Gascoyne Way. The area is traversed east to west by the well used footpath, Cole Green Way. Also includes allotment land. Most of this site is designated as a Hertford Green Finger. It is traversed by the River Lea and consists in the main of grassland and trees.



Picture 154. Part of the extensive area of highly attractive open land to the east of the railway and west of Tanners Crescent housing area, a significant environmental asset to the town and conservation area.

5.360. Wildlife sites. There are three such sites.

5.361. Meadow and River Lea by Leahoe Viaduct. The Wildlife Inventory describes this as being an area of unimproved acid/neutral grassland supporting a good diversity of flora. Near to the River Mimram there is marshy grassland supporting other species. The stretches of river are important for Otter and Water Vole and it is noted Grass Snakes have also been recorded.

5.362. Lea Hoe Meadow, County Hall grounds. Described as unimproved neutral to calcareous meadow which supports a good range of identified grasses and herbs.

5.363. Riversmeet, northern boundary of conservation area. Described simply as building and environs important for protected species.

5.364. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plans.

5.365. Important views. A selection as shown on accompanying plans.

5.366. Elements out of character with the Conservation Area. Selected rear garden sheds/fencing etc to some properties on West Street, particularly adjacent to public footpath running between the latter and County Hall.



Picture 155. A mixture of fencing and dilapidated garden sheds in some locations adjacent to this public footpath detract.

5.367. Area around Hertford Town FC. This area is located within the Hertford Green Finger and adjacent to the well used Cole Green Way well used by walkers, cyclists and horse riders. The football club itself is bounded by a variety of fencing types including corrugated iron, breeze block and prefabricated horizontal concrete slabs supported by posts. Nearby are miscellaneous stabling and other poor quality buildings together with areas of outdoor storage or material that has either been dumped or fly tipped. The whole is in much need of improvement. Such improvements could take place at several levels, ~~with the minimal being removal of tipped material.~~



Pictures 156-158. Areas adjacent to Cole Green Way in and around Hertford FC where modest action could achieve significant improvements.

5.368. **Opportunities to secure improvements.** Seek selected owners' cooperation in improving selected rear garden environments - adjacent footpath between West Street and County Hall. Removal of ivy to expose historic railings of quality to front of 16-18 Bullocks Lane. Seek improvements to area around Hertford Football Club. Discuss with HCC prospect of replacing missing lantern to listed lamp posts at County Hall.

5.369. **Suggested boundary changes.** These details are shown an **accompanying plans.** Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.370. It is proposed to exclude the following area:

(a) Buildings and land at Hillside Terrace. This is an area accessed by a narrow road and track and in the main consists of single storey bungalows generally of no historic interest or architectural value. The area to be excluded consists of: Preview, Watersmeet, Orchard Cottage and Nos.1-7 Hillside Terrace and adjacent land to west of No. 7.



Picture 159. Examples of properties at Hillside Terrace proposed to be excluded from the Conservation Area.

AREA 6. WARE ROAD

5.371. **General overview.** Positive attributes. The scatter of listed buildings includes the late 19th century East Station and the 1935 former Addis factory. Most importantly there are significant numbers of late 19th and early 20th century houses, many of them terraces.

5.372. Negative attributes. The south west corner and western edge of Area 4 consists of modern commercial and retail developments and car parking which detract in varying degrees. Similar comments apply to a car servicing facility on the south side of Ware Road.

5.373. Individually Listed Buildings. A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

5.374. Signal Box east of Hertford East Station - Grade II. 1888. The building lies just beyond the conservation area and is on the Council's Heritage at Risk Register. Timber-framed and weatherboarded with gabled Welsh slated roof with brick chimney on north-east corner. Built by the Great Eastern Railway, a typical example of their standard design introduced in the 1880s. The Great Eastern line was run into Hertford East in 1888 from its 1843 Eastern Counties Railway terminal on Railway Street. Permission has previously been granted for its removal in 2008. ~~The building lies just beyond the conservation area and is on the Council's Heritage at Risk Register.~~ Discussions regarding its future should be initiated. Ideally it needs repair. If it cannot usefully remain in its current location it could perhaps be moved to a railway associated location elsewhere in the town. Could it be converted to a meaningful and appropriate alternative use?

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Picture 160. Signal box from late 19th century, lies just beyond the conservation area and is on the Council's Heritage at Risk Register. Could it be suitably moved to an alternative location in the town and provided with an appropriate alternative use?

5.375. Hertford East Station - Grade II. Railway station with terminal booking hall, concourse, 1888, with 20th century alterations. Built for the Great Eastern Railway. Architect W. N. Ashbee. Orange-red brick with stone windows, bands, dressings and cornices. Hertford East replaced the earlier Eastern Counties Railway Station further east along Railway Street, but this survived as a goods terminal until 1964.



Picture 161. Hertford East railway station built in 1888, listed grade II.

5.376. The Saracen's Head Public House, Ware Road - Grade II. Mid 19th century, extended late 19th century. Yellow stock brick, Flemish bond, ground floor orange-red glazed brick, Flemish bond. Hipped Welsh slated roof. The 'Saracen's Head' was probably built as a house.



Picture 162. The Saracen's Head PH, a colourful listed building adding character to the street scene.

5.377. The former Addis Factory, western range - Grade II. Office range, formerly part of factory (workshops now demolished). 1935 with late 20th century alterations. By Douglas Hamilton for the Addis Company. Red brick with profiled concrete detailing, continuous steel framed glazing and a flat concrete roof. Main body of office building to the west, with curved north-west corner. Full-length expanse of steel framed glazing. An increasingly rare example of a streamlined 'moderne' design of the 1930s, as applied to industrial architecture.



Picture 163. Former Addis factory, an increasingly rare example of modern architecture from the 1930's.

5.378. Scheduled Ancient Monuments There are none in Area 6.

5.379. Areas of Archaeological Significance. Most of Area 6 is so identified.

5. 380. Important buildings within the curtilages of Listed Building. Whilst none have been specifically identified in this area by this Appraisal it is possible some may emerge through the detailed processing of future applications.

5.381. Other non listed buildings that make an important architectural or historic contribution. This Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the late 19th/early 20th centuries and add significantly to the high environmental quality of the conservation area and make a contribution to its built form and historical evolution. Any Important architectural features they possess and worthy of retention are identified. From a more recent historical perspective a representation advises serious damage to some properties, principally on Tamworth Road, occurred during 1940 when a land mine was dropped in the locality of Ware Road and Tamworth Road.

5.382. Nos. 98-104 Railway Street. Early 20th century pebble dash with slate roofs and distinctive chimneys with pots. Bay windows and recessed entrances with brick decoration. Modern replacement windows prevail but nevertheless the general mass is pleasing. Mostly common and perhaps original door detailing. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.383. Nos. 106-118 Railway Street. 19th century group. Both red and yellow brick with pebble dash. Slate roofs and prominent chimneys. Recessed entrances, mainly sympathetic windows. Some bay windows. Early street name plaque. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.384. Nos. 3-37 Villiers Street west side. Very attractive 19th century group with variety of types of yellow brick construction with slate roofs and chimneys with pots. Heights vary including one prominent three storey building. Bay windows. Good canopy, window surrounds and recessed entrance details noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 164. West side of Villiers Street, an attractive grouping with a wide range of good quality detailing most worthy of retention and preservation.

5.385. Nos. 4- 36 Villiers Street east side. 19th century group principally of yellow brick construction with slate roofs and chimneys mostly with pots, some missing. Various heights. Many early/ sympathetic windows and arched entrance detail. Two storeys in height above ground - a number with basement accommodation below street level. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.386. Nos. 3-33 and 35/35A Townshend Street west side. Two storey 19th century group of various types, principally of yellow brick with some render and pebbledash. Slate roofs with prominent chimneys. A mix of window types and several other elements visually disruptive including dormers and solar panels. Quality features include distinctive entrances to some properties. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.387. Nos. 4-48 Townshend Street - east side and property corner of Townshend Street/Railway Street. Various dates from late 19th/early 20th century. Mixture of types and materials include red brick, yellow brick, render and pebble dash. Also mix of roofing materials, including some inappropriate

modern tile. Both traditional and visually inappropriate modern window replacements; bay window detailing, some with original slate roofs above. Some decorative lintel detailing. Metal plaque inscribed Coronation Villas 1902 noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.388. Former Maltings building Railway Place. Appears as a Brewery on mapping from 1874-1894. Assumed to be in commercial use, which being the case, details are protected by normal planning control.

5.389. Hide House 2B Railway Place. A modern 'eco' solution. The owner advises this house is super insulated with solar panels, air source heat pump system, heat recovery system and controlled lighting (additional information and picture elsewhere [earlier](#) in [this appraisal](#) document).

5.390. Nos. 3-27A - Railway Place. Long 19th century two storey terrace. Principally of yellow brick; some render. Principally slate roofs and chimneys with pots. Various window types, many modern replacements. Several bricked up windows (presumed window tax, repealed 1851) noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.391. Nos. 6-14 Railway Place. Late 19th century two storey group of yellow brick construction, slate roofs and prominent chimneys with pots. Recessed entrances, bay windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.392. Nos. 1-5 and Nos. 9-29 Talbot Street. A variety of types and of varying heights of late 19th century date. Principally of yellow brick with slate roofs and chimneys with pots. Some bay windows and recessed windows. Mix of window types. Stone plaque Talbot Cottages 1895 noted. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.393. Nos. 4-22 and 28-54 Currie Street. Terraces of 19th century date principally of yellow brick slate roofs and prominent chimneys with pots. Limited replacement roofs. Some recessed entrances. A mix of traditional and replacement windows. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.394. No.3 Currie Street, dating from the 19th century of yellow brick with red brick decoration; slate roof and chimney. Replacement windows.

5.395. Nos. 25-39 Currie Street. Dating from the 19th century. Of yellow brick construction. No. 25 has traditional tiled roof, the remainder slate roofs with chimneys and pots. High quality window and recessed door detailing (one

regrettably enclosed). A most attractive grouping most worthy of retention and preservation. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 165. Nos. 25-39 Currie Street, an imposing 19th century terrace that makes a significant contribution to the street scene.

5.396. No. 27 and Nos. 29-35 Raynham Street. The latter of early 20th century date and of yellow brick construction with red brick detailing. Slate roof chimneys with pots, decorative ridge tiles. Stone plaque reads East View Terrace. E.R.K. No. 27 of late 19th century date with gable end to road. Also three No. boundary walls below 2m at right angles to road; worthy of retention. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.397. Nos. 11-21 and 12-24 Raynham Street. Date from the late 19th century. Slate roofs with prominent chimneys and pots. Bay windows to ground floor; recessed entrances (some enclosed at later date); red brick banding detail. Window types vary but despite this the mass and overall appearance contributes to the quality of the street scene. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.398. Nos. 77-93 Ware Road. Group dating from late 19th and early 20th centuries. A variety of types of red brick construction principally with slate roofs, some tiled. Chimney, finial and ridge tile, turret and decorative wooden detailing and one date plaque 1903 noted. Good quality wall detail at right angles to road, height varies unprotected less than 2m. No. 77 is in commercial use. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.

5.399. Nos. 73-75 Ware Road. Of late 19th century date. Red brick with tiled roof and chimneys. Recessed entrances, bay windows to both floors, barge boards, decorative vertical hung tile detailing. Fine carving dated 1897

interpreted as being portrait of Queen Victoria commemorating her Diamond Jubilee. One property is a Dental Clinic. An Article 4 Direction to provide protection for selected features on residential properties may be appropriate subject to further consideration and notification.



Picture 166. Bust interpreted to be of Queen Victoria dated and commemorating her Diamond Jubilee.

5.400. Nos. 65A-71 Ware Road. Tall three storey 19th century group. Yellow brick with slate roof (one tiled replacement) and prominent chimneys. Bay windows to ground floor. Good window surround detail. Variety of window types but overall mass and appearance pleasing and generally harmonious. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.401. Nos. 47-63A Ware Road (includes The Old School, set back from road). A 19th century group of yellow brick with slate roofs, prominent chimneys with pots. Some recessed entrances, some bay windows. Also 2 No. walls at right angles to road, height varies under 2m. Nos. 51-53 have highly decorative

detailing. Mix of window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 167. Decorative detailing to Nos. 51-53 Ware Road. Note boundary wall worthy of retention.

5.402. Nos. 23-39 Ware Road. A mixed 19th century group of yellow brick construction with slate roofs and prominent chimneys. Height varies. Window types vary. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.403. Nos. 19/19A Ware Road and No. 2 Townshend Street . A tall three storey yellow brick building probably dating from the late 19th century. Slate roof and chimneys. High quality window detailing, imposing entrances and deep eaves detailing. A very fine building which if not flats, should be protected by Article 4 Direction subject to further consideration and notification.



Picture 168. Very fine unspoilt building corner of Ware Road and Townshend Street that makes a most imposing presence in this part of the conservation area.

5.404. West corner of Ware Road/ Townshend Street. Three storey 19th century yellow brick commercial building worthy of retention, details of which are administered by normal planning controls.

5.405. Ware Road - Pioneer Hall and adjoining building, east corner of Villiers Street. Pioneer Hall is red brick building 19th century building with steep slate roof, ornate protruding entrance, good window detailing and horizontal banding. The adjacent corner building of similar date is of yellow brick construction with red brick window surround detailing and in commercial use. Bay windows to ground floor. The group is strategically located and worthy of retention.

5.406. Nos. 4-6 Ware Road. Two storey with slate roofs and dormers; chimneys. Decorative entrance detail, bay windows extend to both floors. If in conventional residential use should be protected by Article 4 Direction subject to further consideration and notification.

5.407. Flats, south side of Ware Road - part of Newland Gardens complex? Red brick and tiled roof with chimneys; two storeys dating from the early 20th century. Turret, rubbed brick lintels and panel detailing; inscribed Beechleigh. If flats administered by normal development control.

5.408. Nos. 98-100 Ware Road. Tall two storey red brick building dating from the early 20th century. Slate roof and chimneys. Box shaped windows to both floors with bargeboarding and decorative wooden detailing above. Good quality window surround detailing; pair of recessed entrances, centrally located. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

Within proposed extension to Conservation Area.

5.409. Nos. 6-12 Tamworth Road. Two storey late 19th century group of yellow brick construction with red brick banding. Slate roofs and prominent chimneys. Recessed entrances (some regrettably enclosed). Decorative bay and box windows to ground floor. Mix of window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.410. Nos. 80-102 Tamworth Road. Two storey group probably of early 20th century date of yellow brick construction with red brick banding. Slate roofs and prominent chimneys; unusually entrances are to sides. Mix of window types but many of traditional vertical sliding sash design. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 169. Nos. 80-102 Tamworth Road. Simple cottages of pleasing whose entrances are to the sides.

5.411. Nos. 111-159 Ware Road (excluding Nos. 127-129 necessary correction to be consistent with mapping): ~~Large~~ **large 20th century properties of various types and designs. Tiled roofs and slate roofs with chimneys. Various brick, render and pebbledash. Some box shaped windows to both floors. Barge board, finial, decorative eaves detailing and date plaque 1907 noted. Some three storey with decorative detailing, balconies. Nos.111-115 have fine boundary walls. Some properties are flats. An Article 4 Direction to provide protection for selected features on conventional residential properties may be appropriate subject to further consideration and notification.**



Picture 170. The eastern extent of the proposed extension to the conservation area on Ware Road comprising of mixed 20th century housing of pleasing design with trees to the frontages combine to create a quality environment.



Picture 171. Good quality three storey early 20th century housing, Ware Road, within the eastern end of the extended conservation area.

5.412. Nos.30- 46A Tamworth Road. Principally dDate from the early 20th century principally with slate roofs. During consultation advice was received that Nos. 30-32 were built in 1947 following the area being bombed in WW II. This being the case the pair has been rebuilt in similar style to those adjacent, although perhaps not quite as elegantly. Recessed entrances, names of properties inscribed /painted; bay windows to both floors, mixed window types. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.413. Nos. 66-74 and 76-78 Tamworth Road. Of early 20th century date with slate roofs and chimneys with pots. Bay windows to both floors; others to ground floor. Recessed entrances some with names inscribed above. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.

5.414. Nos. 9-11 Fairfax Road. An unusual early 20th century grouping of pebble dash finish with slate roof and chimneys. A decorative range of brick features above window and door range to ground floor, each with keystone feature. Two oriel windows. Date plaque 1914 with initials E.R.K. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 172. An unusual and attractive early 20th century group being Nos. 9-11 Fairfax Road.

5.415. Other distinctive features that make an important architectural or historic contribution. Walls and railings so identified are protected to varying degrees virtue of exceeding specified height relevant to the conservation area legislation or by being within the curtilage of a Listed Building unless otherwise noted.

5.416. High quality boundary wall/railing detail to Nos. 5.9, 15-31 and 33 Villiers Street. Some original gates and piers.

5.417. Historic and later railings to frontages of Nos. 4-16 Villiers Street and frontage and return to No.36. The former define and enclose accommodations below ground whilst the latter are more recent but interpreted as being erected on earlier dwarf wall capped with engineering bricks.



Picture 173. High quality railings to front of Nos. 14 -16 Villiers Street. Note basement accommodation below ground level.

5.418. Ornate railings to front of 108-110 Railway Street.

5.419. Wall to front of No. 35 Townshend Street. Relatively short length but nevertheless worthy of retention. Of yellow brick construction about 1.5 m in height with triangular capping detail.

5.420. High quality railings surrounding property corner Townshend Street/ Ware Road.

5.421. Tall yellow/red brick wall; red brick banding and buttresses - corner of Tamworth Road/ Raynham Street.

5.422. Dark brick wall with triangular capping detailing - corner Currie Street/ Talbot Street. Properly retained to enclose later development.



Picture 174. Dark brick wall with triangular capping detailing.

5.423. Wall to Ware Road frontage of Tesco car park. Substantial railings on dwarf brick wall supported by piers surmounted by stone capping detail. Prominent and important in local street scene.



Picture 175. Prominent historic railings are important features surrounding what is now Tesco's car park.

Within proposed extension to Conservation Area.

5.424. Wall to frontages of Nos. 84-100 Tamworth Road. Less than 1m and thus unprotected. Of unusual clinker construction. Also boundary walls of similar construction forming boundaries at right angles to road. An Article 4 Direction to provide protection for selected features may be appropriate subject to further consideration and notification.



Picture 176. Unusual clinker wall construction to front of properties on Tamworth Road, worthy of retention and additional protection.

5.425. Metal box, probably that of a utility company corner of Ware Road/ Rowley's Road.



Picture 177. Unusual unidentified item corner of Ware Road/ Rowley's Road, possibly that of a utility company. Does the reader have any information?

5.426. Good quality boundary walls to front and forming right angle boundary divisions to Nos. 111-115 Ware Road. Worthy of retention and where appropriate an Article 4 Direction subject to further consideration and notification.



Picture 178. Good quality boundary and division walls to Nos. 111-115 Ware Road within the proposed extended conservation area.

5.427. Wall to No. 135 Ware Road, returning into Fairfax Road. Height varies mostly over 1m but some being unprotected under 1m. Of clinker construction with coarse concrete/ aggregate capping detail.



Picture 179. Unusual clinker wall of historic interest that adds variety to the local street scene and worthy of retention. Wall of similar construction on Tamworth Road.

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5.428. Important open spaces. None have been identified in Area 6.

5.429. Wildlife sites. None have been identified in Area 6.

5.430. Particularly important trees and hedgerows. Those trees that are most important are shown very diagrammatically on the accompanying plans.

5.431. Important views. A selection as shown on accompanying plans.

5.432. Elements out of character with the Conservation Area. Garage complex to west side of Davies Street. A combination of this garaging complex and very narrow street with parked vehicles degrade this part of the conservation area. Even if only limited visual improvements could be made this would represent a worthwhile achievement.

5.433. Opportunities to secure improvements. Discuss further the potential of improving the visual appearance of garaging at Davies Street. Seek to secure repairs to the signal box located just beyond the conservation area near Railway Street (see picture above).



Picture 180. Garaging Davies Street. Is there any interest in negotiating some improvements here?

5.434. Formula 1 Autocentres, Ware Road. This large flat roof building does little to improve the street scene where the potential of appropriate redevelopment might be an option to consider as a catalyst for achieving improvements.



Picture 181. The potential of appropriate redevelopment of this site might be worthy of consideration to improve this part of the conservation area.

5.435. Although proposed for exclusion from the conservation area it is suggested additional landscaping could benefit the EHDC car park corner of Ware Road and London Road. Trees of appropriate species to provide height and additional screening could make improvements in the longer term.



Picture 182. One of several potential areas within the car park where tree planting could provide additional height and replace low shrubs whose visually contribution is limited.

5.436. Suggested boundary changes. These details are shown on accompanying plans. Councils have a responsibility to ensure such areas justify conservation area status and are not devalued through the designation of areas that lack special interest.

5.437. It is proposed to make the following amendments:

(a) Include ~~E~~extensive area to east of existing conservation area to include Nos. 6-102 Tamworth Road, Fairfax Road and Nos. 97-159 Ware Road. This area contains a mixture of interesting early 20th housing types varying from smaller properties on Tamworth ~~Road~~ and Fairfax Roads to large properties on the Ware Road. Selected properties contain a wealth of good quality detailing worthy of preservation and a number of other features, including interesting walls that significantly add to historical and architectural interest (see previous pictures).

(b) Exclude Nos. 1-8 Albion Close and adjoining garage block north west corner of Currie Street and properties Nos. 16-24 Railway Place. These properties date from the 20th century and have little architectural and historic qualities.



Picture 183. Mid/late 20th century properties proposed for exclusion from the conservation area.

(c) Exclude small area to south side of Ware Road to better reflect existing geography (previous alignment bisected the Nuffield Health building).

(d) Exclude area corner of Ware Road and London Road which includes Yeomans Court, The Rotunda, Stag House, WVRS building and EHDC car park. This area occupies a strategic entrance to the town and is occupied by a number of modern buildings in commercial and other uses. Their qualities, styles and heights vary but none can lay claim to be of architectural or historic interest. For the most part the buildings are large scale and tall. The later ones are better designed. Centrally located is an EHDC car park, the landscaping of which could be improved (see above).





~~Pictures 184~~Pictures 184-185. The WVRS building and Stag House part of the complex proposed for exclusion from the conservation area.

6. OVERALL SUMMARY.

6.1. Hertford conservation area is of high quality and considered worthy of its status as a Conservation Area subject to making a number of modifications to its boundary involving a significant extension along Ware Road and elsewhere a number of reductions. It is assuredly considered to be *'special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'*.

6.2. In relation to the requirement relating to conserving its character there are large numbers of listed buildings of the highest quality principally concentrated in the historic core. Whilst many of Hertford's early buildings have been altered over the centuries and have later facades, their variety and the contribution they make to the townscape and narrow streets is very considerable. Unusually there are a number of very high quality 20th century listed buildings that need particular care and attention so their architectural qualities are preserved for future generations to appreciate.

6.3. The special relationship the Conservation area enjoys with the 'Green Fingers' is visually and communally most important. These spaces must not be eroded or compromised by development pressures.

6.4. Most importantly this Appraisal has identified very large numbers of late 19th/early 20th century non listed buildings that add considerably to the town's heritage and which are most worthy protection from demolition. Their retention through the planning process is essential. Many are terraces dating from the late 19th century; others are larger villas of a later date. Their locations are spread throughout the whole conservation area.

6.5. Many of the above buildings still have early and original architectural detailing and features worthy of protection and preservation. However in some cases the exercise of Householder Permitted Development Rights have eroded such qualities by the insertion of inappropriate modern windows, doors, erection of porches and changes of roofing materials, sometimes to a significant degree.

6.6. There is no doubt this process will continue unless checked and a key proposal of this Appraisal is that additional controls would be appropriate and well justified, subject to Members detailed further consideration.

6.7. Such controls are known as Article 4 Directions, commonly used elsewhere, which could be applied selectively and sparingly and could, inter alia, protect windows, chimneys and other selected architectural detailing and materials following notification of owners and further consideration.

6.8. There are also a considerable number of other features of importance that should be retained. These include railings and walls that add to the quality and diversity of the Conservation Area. Some walls constructed of or incorporating industrial clinker are particularly interesting and unusual.

6.9. Open spaces that are important to retain have been identified and set out in summary form in the Management section below. Their numbers are considerable and it is important they are protected. The high importance of the Green Fingers is worth reiterating. Some smaller spaces in key locations are in need of improvement where good quality urban design and landscaping advice should be obtained.

6.10. Throughout the conservation area trees play a particularly important role in visually enhancing the townscape.

6.11. In relation to the requirement to enhance many such improvements have been identified which are set out in summary tabular form in the Management section below. It is considered particular attention should be paid to improving Maidenhead Street and examining whether the visual dominance of the Gascoyne Way car park can be reduced.

6.12. The suggested improvements, both large and small, will principally be implemented by the goodwill and with the co-operation of individual owners. However the Council may be able to offer advice and guidance and, subject to staff resources will be prepared to do so, as and when appropriate. Some improvements are very minor indeed but each single visual improvement will be worthwhile.

6.13. The quality of shop fronts and associated fascia signage varies considerably and there are some areas where it detracts to a significant degree. In other areas greater consideration has produced much better results.

6.14. New development. The design solutions of new development in the Conservation Area vary considerably. As demonstrated earlier some are tradition whilst others are more contemporary. Some conversions using contemporary materials have been most successful.

6.15. Several alterations to the Conservation Area boundary have been proposed and these are identified below.

PART C - MANAGEMENT PROPOSALS.

7. MANAGEMENT PROPOSALS.

7.1. *Revised Conservation Area Boundary.* The revised boundary is shown on accompanying Management Plan to which the reader is referred and includes the following amendment/s.

(a) Extend to east of existing conservation area to include Nos. 6-102 Tamworth Road, Fairfax Road and Nos. 97-159 Ware Road (Identity area 6).

(b) Exclude Nos. 9-12 Grove Walk (Identity Area 2).

~~(c) Exclude open land to the north of Mangrove Drive and Ashbourne Gardens and properties between the latter and footpath 78 being Nos. 30A-36 Mangrove Road (Identity Area 4).~~

(dc) exclude site to south west corner of Gascoyne Way and London Road which includes Post Office building and residential element of Gwynns Walk. (Identity Area 4).

(ed) Exclude site to corner of Ware Road and London Road which includes Yeomans Court, The Rotunda, Stag House, WVRS building and EHDC car Park (Identity Area 6).

(fe) Exclude Preview, Watersmeet, Orchard Cottage and Nos.1-7 Hillside Terrance and adjacent land to west of No. 7 (Identity Area 5).

(gf) exclude Nos. 1-8 Albion Close and adjoining garage block north west corner of Currie Street and properties Nos. 16-24 Railway Place (Identity Area 6).

(hg) Exclude small area to south of Ware Road to better reflect existing geography; previous alignment bisected the Nuffield Health building (Identity Area 6).

7.2. 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 (NPP) that the District Council will process 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 be relevant.

7.3. Applicants considering submitting any 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. For general conservation advice ask for a Conservation Officer).

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

7.4. Applicants may also wish to refer to one of the several Guidance Notes previously referred to which will be updated as resources permit.

7.5. Planning Control - 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.

7.6. Listed Building Control and Good Practice. Those buildings that are individually listed are identified. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

7.7. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

7.8. Planning Control – Other Unlisted Buildings that make an Important Architectural or Historic Contribution. Within the existing Conservation Areas this Appraisal has identified large numbers of unlisted buildings/ groups of buildings that are considered to have sufficient qualities to be described thus. Any proposal involving the demolition of these buildings is unlikely to be approved.

7.9. These buildings are:

IDENTITY AREA 1. Nos. 52-90 Hertingfordbury Road; Sele Mill; Nos. 14-36 Hertingfordbury Road; River Day Nursery North Road; No. 6 North Road; No. 3 Cowbridge; Nos. 1-21 Dimsdale Street; ~~Pavilion in grounds of Hertford Castle;~~ No. 28 Castle Street; frontage to Workingmens Unionist Club building; The Woolpack PH, Mill Bridge; group of commercial properties Mill Bridge, includes No.4 and Frying Pan; various shops Maidenhead Street, on north side Kings Group through to Well Pharmacy; on south side, Keech Care and Paul Martin: Bull Plain, prominent group of commercial properties, south west corner of Bull Plain; Pretty Gorgeous Cakes, No. 8 Parliament Square; Lord Haig PH; Hertford Flooring, The Creative Sanctuary and Simply Homes; Toni & Guy and Clock Cards building corner of Market Street/ Railway Street; Nationwide and HSBC buildings Fore Street.

IDENTITY AREA 2. Garden House, Warren Park Road; Warren Hoe, Warren Park Road; High Mead, Warren Park Road: Bengo Grange and Tunley, Warren Park Road; Nos. 22-28 Trinity Grove; Nos. 13-19 Trinity Grove; Nos. 22-40 Bengo Street; Nos. 8-18 Bengo Street; Nos. 4-6 Bengo Street; Bengo Mews; Nos. 154-158 Bengo Street; The Greyhound PH; Nos. 3-8 Grove Walk; No. 120 Bengo Street; Nos.7-9 and Nos.13-15 Bengo Street; property to the north and adjacent to No. 13 Bengo Street; No. 17 Bengo Street; Nos. 39-53 Bengo Street; Nos. 69-73 Bengo Street; Nos. 75- 81 Bengo Street; No. 121, The Yews , Bengo Street; No. 123 Bengo Street; Nos. 135-139 Bengo Street; Nos. 1-3 Duncombe Road; Nos. 5-11 Duncombe Road; Nos. 19-59 Duncombe Road; Nos. 2-12 Tower Street; Bengo Parish Church Hall, Duncombe Road; Nos. 87-111 Duncombe Road; No. 1 The Drive and Nos. 64-126 and Westfield House, Duncombe Road; Lynwood and Le Jardin?, 60 Duncombe Road; Wisteria Place, corner Duncombe Road/Church Road; Nos. 6-32 Church Road; No. 4 Fanshawe Street; Nos. 1-9 Church Road; Nos. 1-25 Elton Road; Nos.2-4 and 1-23 Eleanor Road; Yew Villa and Nos.4-36 and 1-37 Parkhurst Road; Nos. 1-7 Ives Road; Nos. 10-26 and 30-46 Fanshawe Street, north side; Nos. 1-37 Fanshawe Street; Nos. 29-31 Byde Street; Nos. 45-57 Wellington Street; No. 29 Woodside Cottage, Wellington Street; Nos. 9-19 Wellington Street; No.3 Wellington Street; Nos. 26-44 Wellington Street; Nos. 68-74 Wellington Street; Nos. 2-26 Molewood Road; Nos. 7-31 and 23-39 (excluding Nos.21A-21B) Molewood Road; Nos. 2-18 Nelson Street; Nos. 23-29 Nelson Street ; Nos. 1-21 Nelson Street and No. 8 Wellington Street;

Beninghoe, corner of Byde Street and ~~Farquar~~ Farquhar Street; Nos.10-12 off ~~Farquar~~ Farquhar Street; Nos. 31-37 ~~Farquar~~ Farquhar Street; Grafton Towers, Bengoe Street; Nos. 3-5 Bengoe Street; house ~~S~~ S south west corner Cross ~~Street~~ Road/Duncombe Road; Nos. 6-34 Balfour Street; Nos. 1-5 ~~Farquar~~ Farquhar Street: Nos. 65-89 Port Vale; Nos. 37-43 and 45-57 Port Vale; No. 35 Port Vale; Mill Mead School (early element at eastern end of site); Nos. 11-19 Port Vale; Nos. 6-28 Port Vale and Russell Court Mews; Nos. 6-24 and Nos. 5-29 George Street; The Two Brewers PH corner of George Street through to No.48 Port Vale; Nos. 8-20 Russell Street; No. 56 Port Vale - The Millstream PH ~~The Millstream PH through to No. 56 Port Vale~~; Nos. 100-112 Port Vale; Nos. 29-31 Port Hill; Nos. 47-55 and 59-69 Port Hill; No. 57A Port Hill, Treetops; No. 57B Port Hill; Whitacre Lodge, Port Hill; Nos. 15-17 Cowbridge; Nos. 27-41 Cowbridge.

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IDENTITY AREA 3. Nos. 28-30 St. Leonard's Road; Nos. 9-19 Warren Terrace; Nos. 33-51 Warren Terrace; Nos. 10-16 Warren Terrace; Nos. 6- 8 Warren Terrace; Nos. 18- 20 Ware Park Road; Nos. 22 - 24 Ware Park Road; Daneshill Cottage(No.6), south side Warren Park Road; Duncombe School south side of Warren Park Road; Nos. 38-40 Port Hill; Nos. 13-27 Chambers Street; Nos. 12-22 Chambers Street; Nos. 1 Conrads Yard east to and including No.4 Cowbridge; Hertford Town Church, south west corner of Hartham Lane; group of three buildings south of the McMullens principal listed building, south east corner Hartham Lane; Folly island, consists of The Folly, Thornton Street, Old Hall Street and Frampton Street; Nos. 8-20 St. John's Street; St Johns Court, St John's Street; Powell Funeral Service (No.83, corner Railway Street/ St. John's Street); Supporting Herts Project office and Hertford Optometry and Contact Lens Practice corner Railway Street/ Priory Street; Nos. 4-10 Priory Street; The Old Barge PH, The Folly; historic building of 19th/early 20th century date opposite The Old Barge PH successfully incorporated into Coopers Court.

IDENTITY AREA 4. Nos. 8,-12 Morgans Road (set back some distance from road and accessed by cul de sac), 14, Foxrock, 16 (Nortonbury set back from road with private access), 18A, and 22 Morgans Road; No. 2 Morgans Road; Queens Hill House, Morgans Road; No. 66 Bullocks Lane; Highfield Road, north side - Highfield Court, Nos. 4-18 (omit 18A) and No. 20, south side - Nos. 1, 3A and 5; Nos. 69- 103 Queens Road; property at far southern extremity of Morgans Road/ Queens Road to south west of No.121; Mangrove Hall; ~~Mango~~ Mangrove Lodge; No.20 Mangrove Road; Springfield Lodge, Mangrove Road/ Hagsdell Road; Nos. 3-33 Queens Road; Scott House, Hagsdell Road; Holly Lodge (corner of Queens Road/Hagsdell Road) and also Elmsfield Cottage to east; Nos. 16 - 46 Queens Road; No. 52 Queens Road; Abel Smith primary school building; Glebe House (entrance from Hagsdell Road); Old Stable, north west corner Hagsdell Road and Mangrove Road; The Dell, Hagsdell Road.

IDENTITY AREA 5. Nos. 39 - 47 West Street and 57-99 West Street; Leahoe House; original Richard Hale School; Nos. 171-201 Hornsmill Road; Nos.2 (?) - 48 Bullocks Lane.

IDENTITY AREA 6. Nos. 98-104 Railway Street ; Nos. 106-118 Railway Street; Nos. 3-37 Villiers Street west side; Nos. 4- 36 Villiers Street east side; Nos. 3-33 and 35/35A Townshend Street west side. Nos. 4-48 Townshend Street - east side and property corner of Townshend Street/Railway Street; Former Maltings building Railway Place; Hide House 2B Railway Place; Nos. 3-27A - Railway Place; Nos. 6-14 Railway Place; Nos. 1-5 and Nos. 9-29 Talbot Street; Nos. 4-22 and 28-54 Currie Street; No.3 Currie Street; Nos. 25-39 Currie Street; No. 27 and Nos. 29-35 Raynham Street; Nos. 11-21 and 12-24 Raynham Street; Nos. 77-93 Ware Road; Nos. 73-75 Ware Road; Nos. 65A-71 Ware Road; Nos. 47-63A Ware Road (includes The Old School, set back from road). Nos. 23-39 Ware Road; Nos. 19/19A Ware Road and No. 2 Townshend Street ; building west corner of Ware Road/ Townshend Street; Pioneer Hall and adjoining building, Ware Road east corner of Villiers Street; Nos. 4-6 Ware Road; flats (?) part of Newland Gardens complex; Nos. 98-100 Ware Road.

IDENTITY AREA 6 - Within proposed extension to Conservation Area.

Nos. 6-12 Tamworth Road; Nos. 80-102 Tamworth Road; Nos. ~~11197~~-159 Ware Road (excluding Nos. 127-129); Nos.30- 46A Tamworth Road; Nos. 66-74 and 76-78 Tamworth Road; Nos. 9-11 Fairfax Road.

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7.10. 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 virtue of exceeding the specified heights relevant to conservation area legislation or by Listed Building legislation. Any proposal involving their demolition is unlikely to be approved. Removal of other PD rights involving alteration is also an available option. Other distinctive features that contribute to the quality of the environment are also identified. These should be protected within the parameters of existing legislation.

7.11. 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 selected 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. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notification

separately at a later date. This would be associated with further detailed consideration and possible refinement.

7.12. Planning control - Wildlife Sites. A number have been identified as set out in the main appraisal text. 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.

7.13. Planning Control – Important Historic Parks and gardens. EHDC Supplementary Planning Document ‘Historic Parks and Gardens’ has identified four such sites that are locally important. These are Hertford Castle Grounds, North Road House, Sele House (?) and Bengoe Old Hall/Vicarage/Revels Hall. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

7.14. Planning Control – Important open land, open spaces and gaps. This Appraisal has identified the following particularly important open spaces:

River courses throughout and Hertford Basin; churchyard, Church of St Andrew; Castle grounds; Moat Garden; Hertford Millennium Sculpture open space; Holy Trinity churchyard; open space north of Beane Road; open space west of Millmead Way; St Leonards Garden; St Leonards churchyard; ~~Hartford~~Hartham Common; ~~Bengeo Trinity football~~Bengeo Sports groundAssociation ground, New Road; churchyard of Our Lady and St. Joseph; open land between Queens Road/ ~~Mange~~Mangrove Road; All Saints churchyard; treed area, north east side of ~~Mange~~Mangrove Road; Bowling Green near EHDC offices; playing field south of Richard Hale School; open land to the west of County Hall; open land east of Railway line, centred on Hertford Town football ground. Tree lined street south end Queens Road. These open spaces will be protected.

7.15. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown very diagrammatically. 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.

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

7.17. Enhancement Proposals. The Appraisal has identified 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. Through the process of consultation the Town Council has very helpfully expressed interest in considering what role they might be able to assist.

Detracting element	Location	Proposed Action.
Selected commercial signs and shop front facias.	Principally concentrated in main commercial locations.	Consider means of securing improvements. Such options could include the investigation of best practice elsewhere and supplementing advice currently available. Increase awareness at local level by liaising with local shopkeepers and interested parties and through the determination of applications.
Diminishing quality of several 19th century terraces principally damaged by the exercise of Permitted Development Rights.	Various locations.	If through the consultation process there is support, consider an initiative whereby Council officers in association with residents draw up proposals to improve one such terrace. Such proposals to be implemented by residents on a voluntary basis.
Random brick and clinker wall.	To front of County Hospital site.	Discuss potential for modest repair works with owners.
Redundant site, unused and boarded up.	<u>Former</u> Emmaus Superstore site between North Road and Hertingfordbury Road.	An appropriate solution will be achieved when planning permission is implemented.

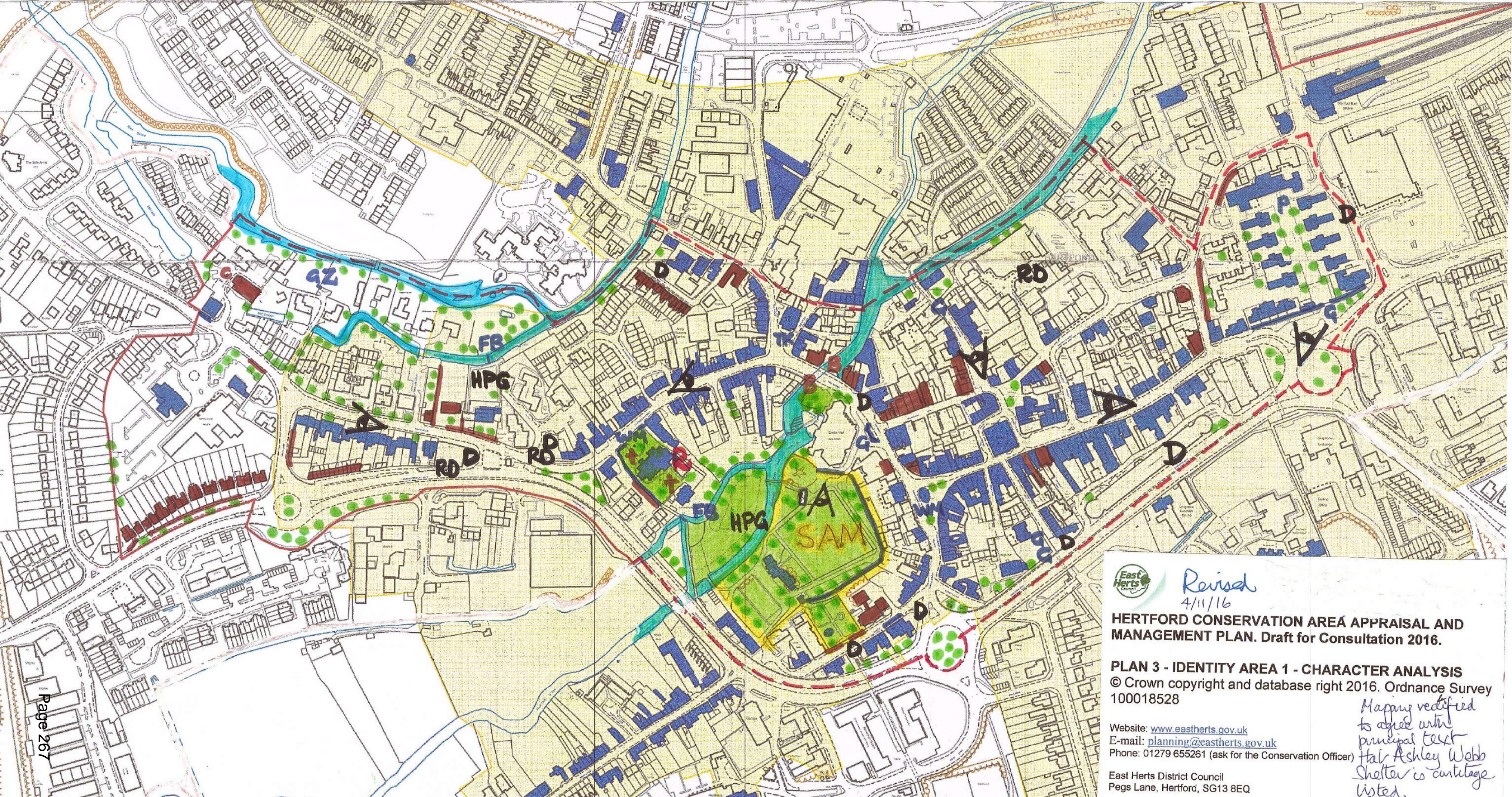
Low key underused site.	Noble cars, corner of Neil Neal Court North Road.	An appropriate solution will be achieved when planning permission is implemented.
Untidy car parking and area of unused buildings.	Dimsdale Street.	Further investigation needed; explore potential for appropriate re - use/condition of buildings; potential alternatives for the future of both sites.
Open space capable of enhancement.	Moat Garden, Castle Street.	It is suggested a landscape enhancement scheme be prepared, external urban design advice suggested.
Untidy area.	Subway access area, south side Castle Street.	Consider initiating improvements.
Untidy area.	Adjacent William H Brown building, Castle Street.	Discuss potential of improvements with owner
Area of open space capable of improvement.	Millennium Sculpture adjacent to the theatre.	Consider initiating landscape improvements, external urban design advice suggested.
Listed building façade in need of refurbishment.	No. 8 The Wash.	Discuss potential of improvements with owner.
Visually inappropriate fencing.	Boundary to Bluecoats complex, Mill Road.	Discuss potential of improvements with owner.
Listed gates in need of refurbishment.	End of Church Street.	Discuss potential of improvements with owner.
Visually unattractive car park.	Gascoyne Way.	Obtain external profession advice to reduce visual impact.
Damaged chest	St. Leonard's	Discuss potential of grant

tomb.	churchyard.	assistance with church authorities in first instance. <u>Town Council advise they are now pursuing.</u>
Thatched roof in need of repair.	The Vineyard, Bengo.	Discuss potential of grant assistance with owner.
Bengo Car Centre.	Bengo Street.	Discuss potential of improvements with owner.
Untidy and overgrown site.	Former railway line south east of Nelson Street.	Need to explore potential for securing improvements. Will be difficult to resolve satisfactorily. A proper study needs undertaking to explore all options. <u>Owner advised to pursue/develop options for consideration.</u>
Extensive ivy growth on selected trees.	Public open space to west of Millmead Way.	Discuss further with EHDC colleagues and seek resolution.
Wall in need of repair.	Pilleway <u>Pitteway</u> Walk.	Discuss potential of improvements with owner (possibly Millmead school).
Detracting site features and boundary detailing.	Millmead School site in part.	Discuss potential of improvements with owner.
Graffiti	Railway bridge structure, south end of Bengo Street.	Discuss potential of improvements with owner.
Minor remedial works to decorative entrance gates.	Entrance to Hartham Common, Port Hill.	Discuss potential of improvements with owner.
Early street lamp in	Chambers Street.	Approach Hertfordshire

need of repair.		County Council and seek to secure its appropriate refurbishment.
Mid 20 th century listed street lamps in need of repair/ lanterns missing.	County Hall.	Approach Hertfordshire County Council and seek replacement of several missing lanterns.
<u>Historic metal street name plaques.</u>	<u>Various.</u>	<u>Where appropriate consider protection by Article 4 Direction. Alternatively and or seek owners cooperation in their retention.</u>
Broken boundary fence.	Hertford Town Church, Cowbridge.	Discuss potential of improvements with owner.
Graffiti.	Adjacent to well used footpath near Abel Smith school site.	Discuss potential of removal with owner.
Dilapidated fencing and garden sheds etc.	Adjacent footpath between West Street and County Hall.	Discuss potential of improvements with owners.
Removal of ivy to expose historic railings.	To front of 14-16 Bullocks Lane.	Discuss potential of improvements with owners.
Untidy areas and outdoor storage/ dumped or fly tipped material.	In vicinity of Hertford <u>Football Club</u> .	Discuss potential for improvements with owners.
Modern garaging area.	Davies Street.	Discuss potential for improvements with owners.
Heritage at Risk, EHDC Register.	Signal box just beyond Conservation area,	Seek to secure retention and initiate repairs. Alternatively relocate

	near Railway Street.	locally and find meaningful use/ access.
Heritage at Risk, Historic England's Register.	St Andrew's church.	In first instance discuss issue with church and establish extent of problem (details now obtained – structural and roof, church seeking funding principally from Heritage Lottery Fund). Officers in discussion with church.
Other Actions.		
Explore the potential for improving the environmental qualities of Maidenhead Street, in addition to the general recommendation concerning signage and shop front facias.		
<u>Explore the potential of improving the visual appearance of Gascoyne Way car park and in this respect obtain external landscaping advice.</u>		
<u>Historic name plaques at various locations in the town. Some will be located on early non listed terraces identified to be retained and potentially subject to an Article 4 Direction. Should the latter be introduced the potential of protecting these early street signs can be explored. In the interim it may be appropriate to write to the owners.</u>		
Consider additional planting at St. Leonard's Garden to reduce impact of adjoining modern development.		
Consider removal of small amounts of ivy from boundary wall to Holy Trinity church Bengeo whilst task not too onerous.		
Large tract of open space to east of Railway line, north of Beane Road and west of Molewood Road. The area represents a significant environment and visually attractive feature surrounded by urban development. River meanders and mature willow trees scattered throughout. The land appears to be in private ownership. If there is community interest in seeking to achieve public accessibility, this may be worth considering further.		
Consider the potential of appropriate redevelopment for Walton Motors site, corner of Chambers Street/Cowbridge.		
Consider and encourage the potential of appropriate redevelopment for		

untidy site, opposite The Hertford Brewery.
Is there any support for provision of resident parking at Folly Island, using part of the adjoining allotment land?
Consider the preparation of a comprehensive improvement scheme for All Saints churchyard, particularly in respect of chest tomb restoration <u>including the Benson Tomb now included on the Council's Heritage at Risk Register.</u> Without prejudice, attention is drawn to the potential of grant assistance from selected sources. <u>The Town Council have advised they are seeking quotations for the repair of the Benson Tomb.</u>
Establish future of Leahoe House within HCC County Hall complex, a large impressive building that presently appears not to be in use. An important heritage asset <u>to be retained.</u>
Consider the potential of appropriate redevelopment of the Formula 1 Autocentres site on Ware Road.
Consider additional tree planting to provide height and to some extent screen buildings in the longer term- EHDC car park corner of Ware Road and London Road.
Resolve issue of extent of Archaeological designation on Development Plan, e.g. Port Vale area.
Amend EHDC records regarding building to north of The Oak Veterinary Practice (formerly the Reindeer PH), shown as being individually listed when in fact it is not.
Amend EHDC record regarding selected listed features at County Hall forecourt.



Revised
4/11/16

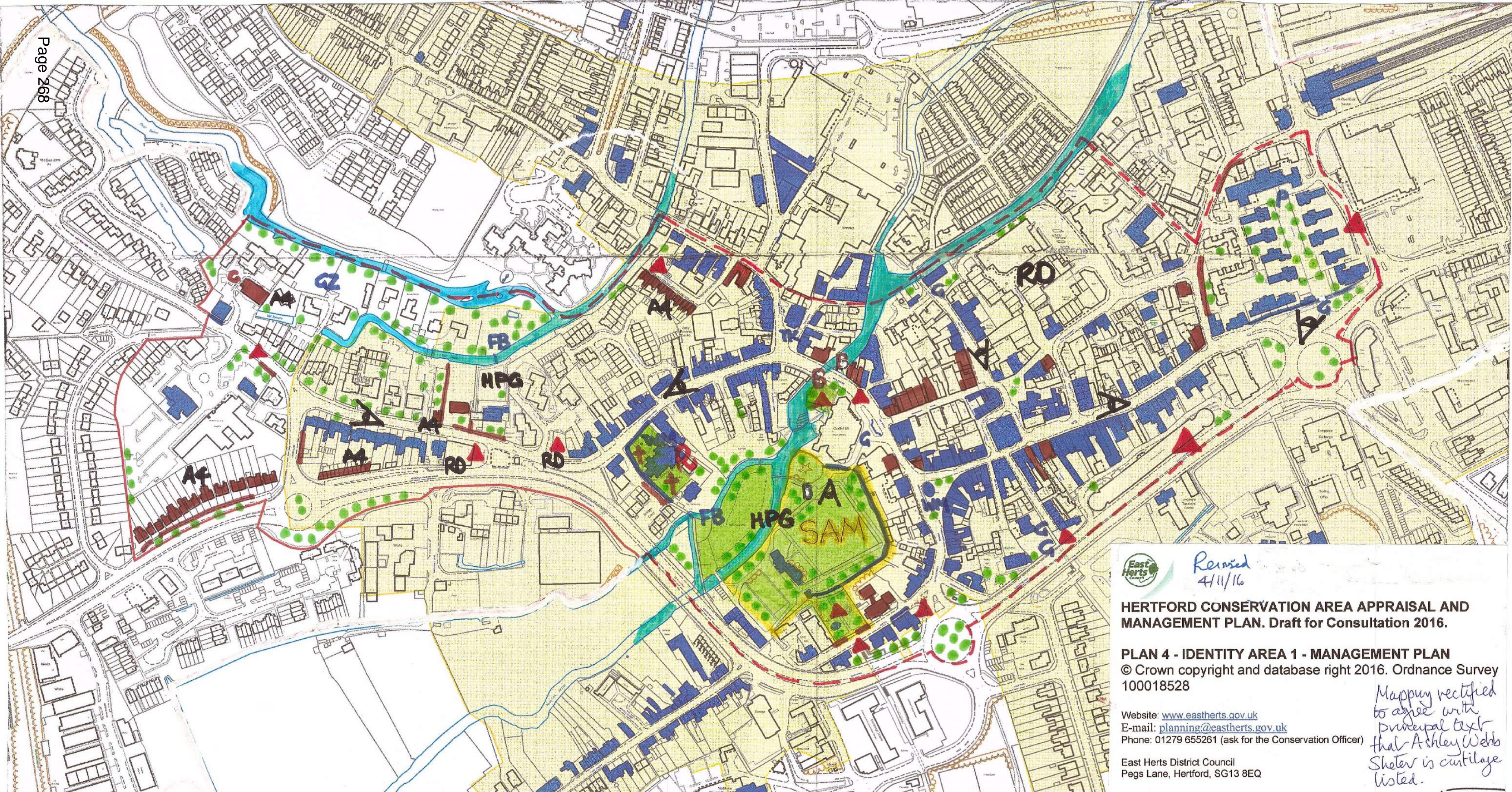
HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN. Draft for Consultation 2016.

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E-mail: planning@eastherts.gov.uk
Phone: 01279 655261 (ask for the Conservation Officer)

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

*Mapping verified to agree with principal text
Hal Ashley Webb
Shelter is cartilage listed.*



*Revised
4/11/16*

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Mapping rectified to agree with principal text that Ashley Webb Shelter is curtilage listed.

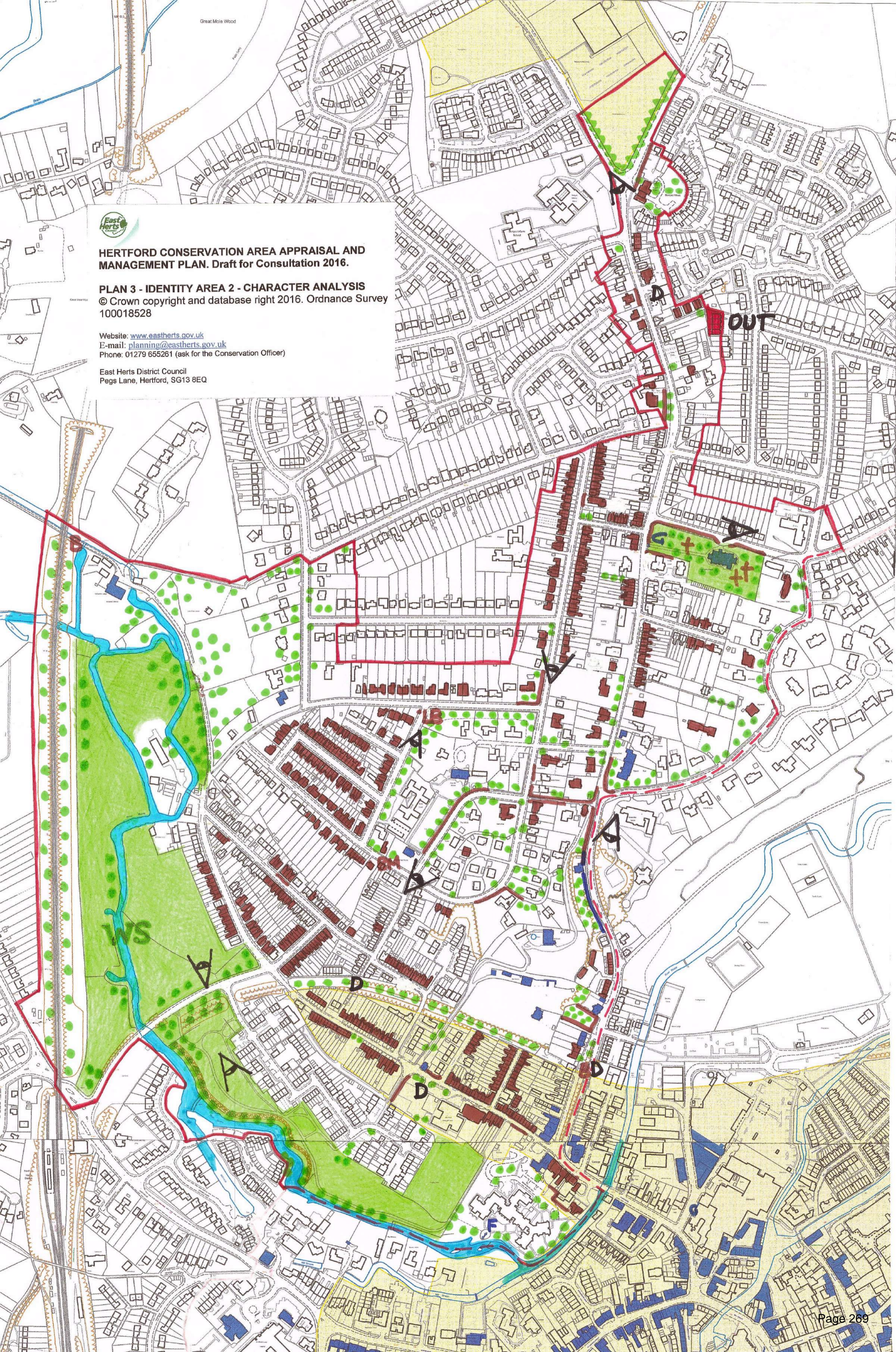


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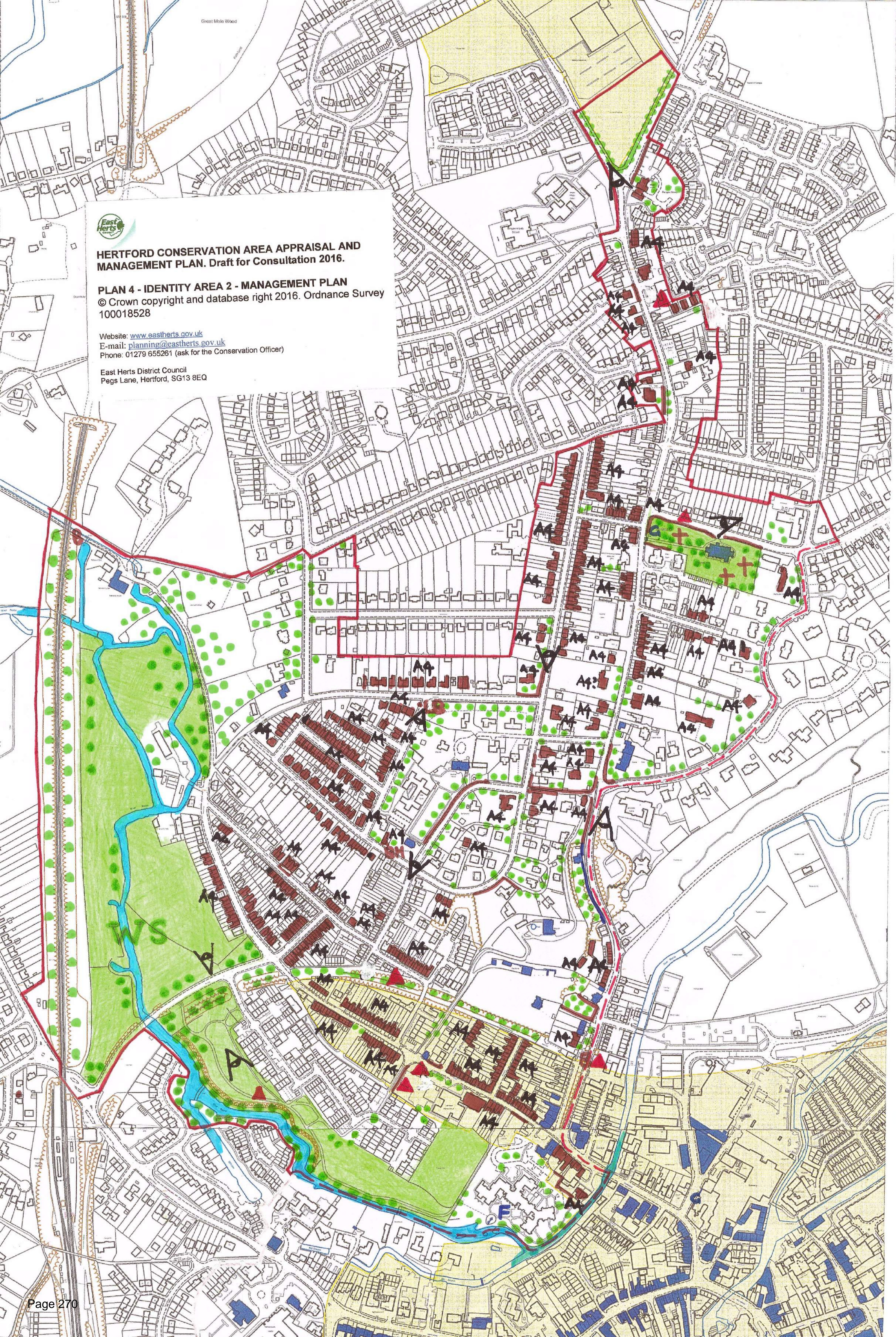


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Areas to remain within Conservation Area, following Consultation



Revised Follow up Consultation

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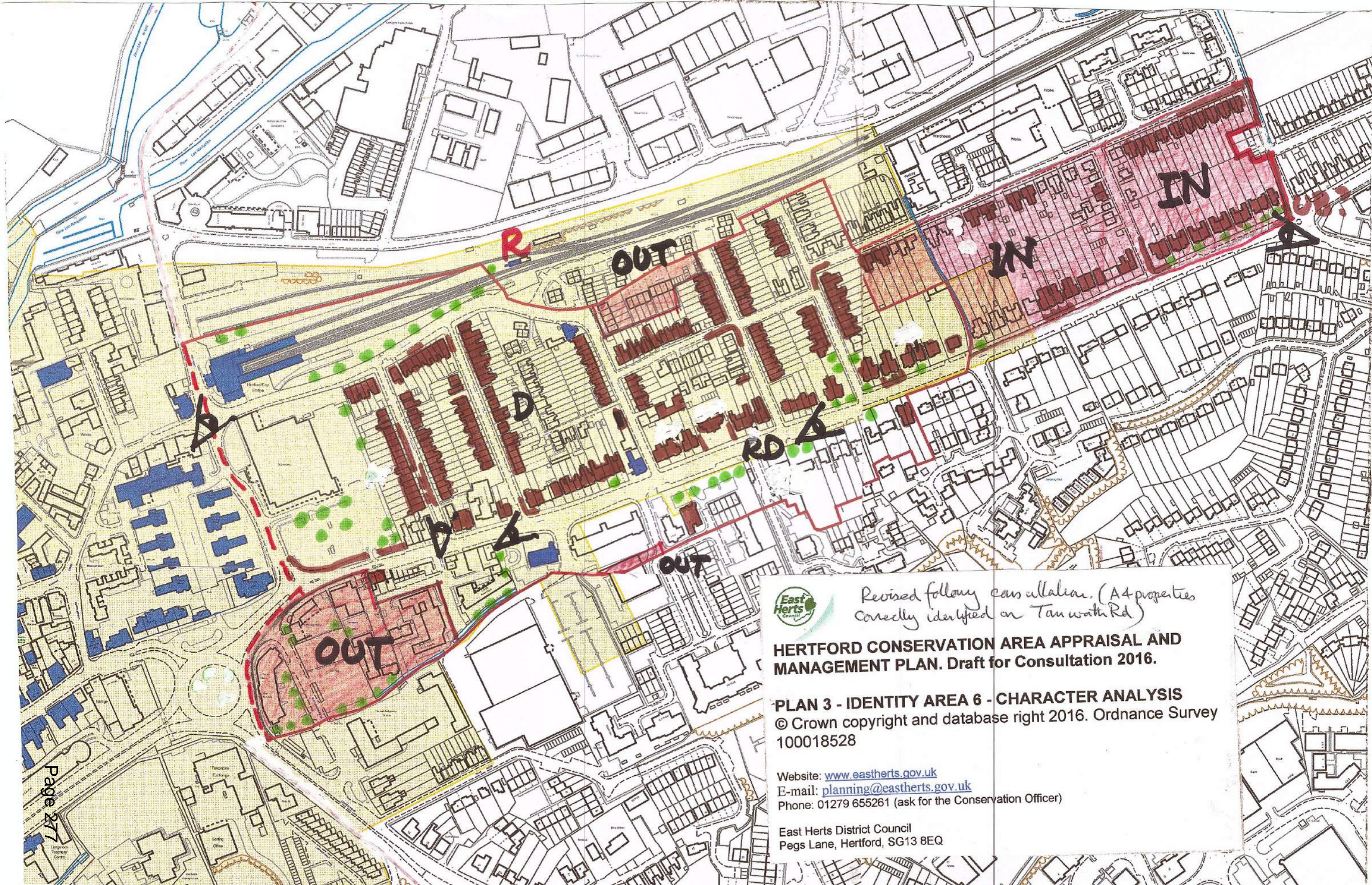


HERTFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN. Draft for Consultation 2016.

PLAN 4 - IDENTITY AREA 5 - MANAGEMENT PLAN
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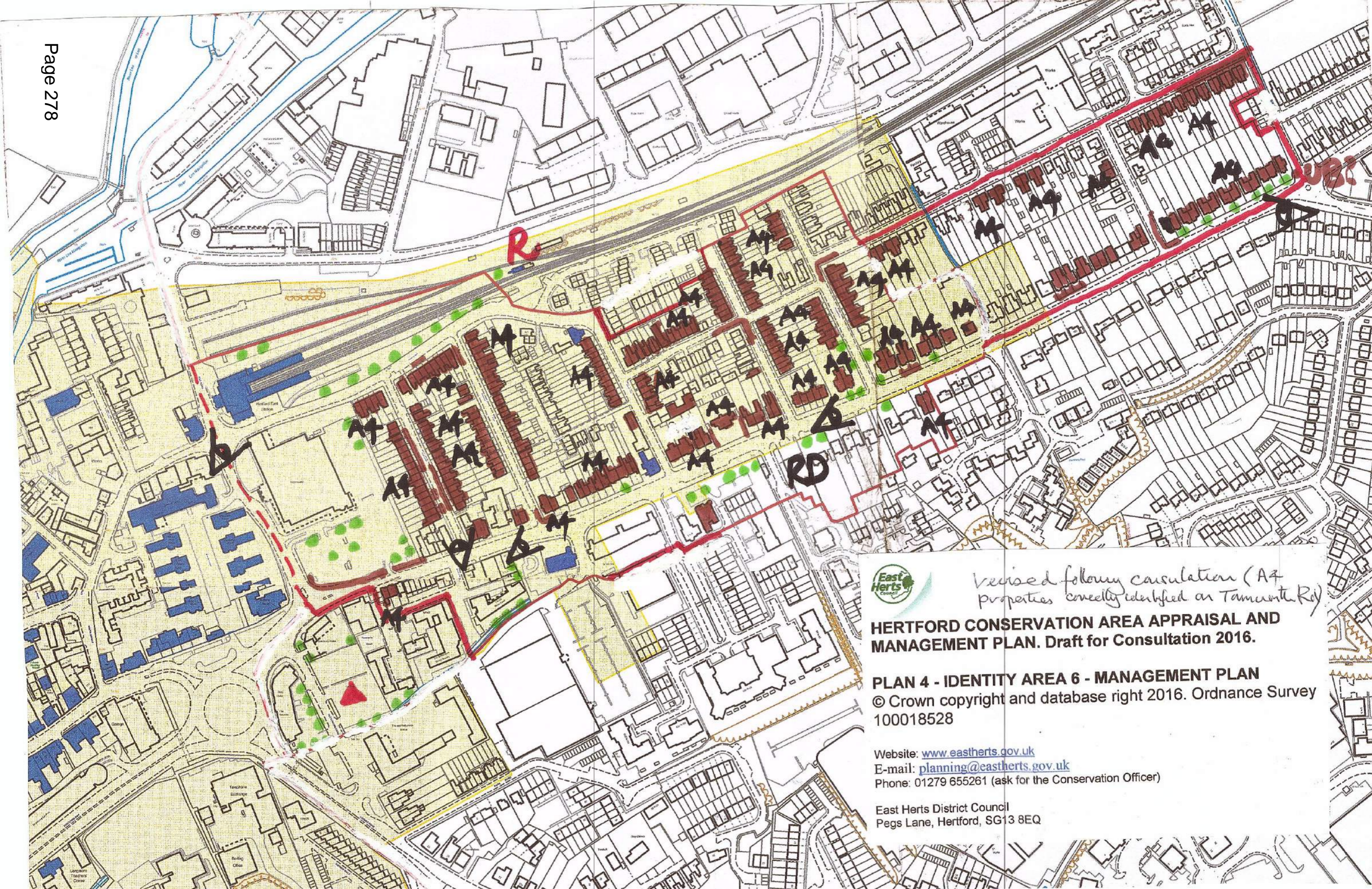
*Revised followup consultation. (A4 properties
correctly identified on Tanworth Rd)*

**HERTFORD CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN. Draft for Consultation 2016.**

PLAN 3 - IDENTITY AREA 6 - CHARACTER ANALYSIS
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Revised following calculation (A7 properties correctly identified as Tamworth Key)

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EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR DEVELOPMENT
MANAGEMENT AND COUNCIL SUPPORT

BRAUGHING CONSERVATION AREA CHARACTER
APPRAISAL AND MANAGEMENT PROPOSALS

WARD(S) AFFECTED: BRAUGHING

Purpose/Summary of Report

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

<u>RECOMMENDATIONS FOR COUNCIL:</u> That	
(A)	the responses to the public consultation be noted and the Officer responses and proposed changes to the Braughing Conservation Area Character Appraisal and Management Proposals be supported;
(B)	authority be delegated 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)	the Braughing Conservation Area Character Appraisal and Management Proposals be supported for adoption.

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 Braughing 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 Braughing Conservation Area Character Appraisal and Management Proposals.**

- 2.1 The Braughing Conservation Area was designated in 1968 and reviewed in 1995 when the previous Character Statement and Areas of Opportunity were published.
- 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 Braughing Conservation Area Character Appraisal and Management Proposals were drafted in mid-2016 and put to a public meeting in Braughing on the 6 September 2016. The meeting featured an exhibition showing the proposals and a Conservation Officer was there to answer any questions. The meeting was well attended with over 40 residents coming to view the proposals. There followed a period of public consultation from 6 September to 21 October 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. 54. 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 Forty one consultee responses were received during the consultation period. These have been carefully considered and are detailed in **Essential Reference Paper B**. The headline responses and officer comments are as follows:

1/ The document received strong support from many quarters being described as 'excellent', a 'great piece of work' and 'detailed and thoughtful',

Officers' comment: Strong support for the document noted.

2/ The Parish Council expressed its support for the document and 'looked forward to working with the Council on taking the Management Proposals forward' (no further management proposals were suggested by the PC),

Officers' comment: Noted. The Parish Council and Neighbourhood Plan team have provided invaluable support in the bringing forward of this document,

3/ The Parish Council and the Conservation and Environment Team for the emerging Neighbourhood Plan tabled very valuable factual corrections to the text, minor queries and suggested tightening-up of some of the language,

Officers' comment: Factual corrections made and text clarified where appropriate to answer minor queries. There were some concerns at the use of the word 'harmful' to describe poor development. 'Harmfulness' is the test within the National Planning Policy Framework that Local Planning Authorities are required to apply when considering development or applications within conservation areas,

4/ Questions were asked by some consultees about the annotation of a tree and certain hedges on the Character Analysis map,

Officers' comment: The tree and hedges have been reconsidered and the Character Analysis map has been appropriately amended,

5/ The Management Proposals did not generate much comment apart from some aspects of the proposed boundary changes. The Braughing Society and a number of residents expressed strong opposition to the removal of various outlying fields from the Conservation Area as they fear this will open-up these areas to large-scale housing development. The Parish Council and Neighbourhood Plan team had no objection to these boundary changes but recommended in their responses that further explanation and reassurance should be offered by the Council to allay the fears of these residents (see 3.2.5/ below),

Officers' comment: The document has been amended at 4.11 and 5.15 to more fully explain current government policy and the rationale for the proposed boundary changes. To summarise:-

The National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) including the current Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) are

consistently clear that areas of no architectural or historic interest should not be included within conservation areas. Paragraph 127 of the NPPF is explicit:-

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

The East Herts Local Plan and emerging District Plan both underline this position. The above policies require that the boundary should describe a clear change in character or appearance such that it is both logical and defensible in law.

Consequently, the Management Proposals include a number of boundary changes necessary to make the Conservation Area consistent with the above national and local policies.

Officers advise that the concerns of these consultees, that such changes will expose Braughing to 'greedy developers' and 'massive bolt-on housing estates and 60% growth', are disproportionate and, in planning policy terms, unjustified;-

- i/ the surrounding fields are and will continue to be designated as 'Rural Area Beyond the Green Belt' and are, consequently, appropriately protected by policies in the Local and emerging District Plans,
- ii/ the growth requirement for Braughing is 10% under the emerging District Plan. The Neighbourhood Plan team are working on accommodating this growth on identified opportunity sites within the confines of the village,

6/ By contrast, a number of consultees wrote in support of these same boundary changes as new residents will help to support local businesses and infrastructure. Two residents described them as 'fair and just about right',

Officers' comment: Support for the proposed boundary

changes are noted.

7/ Some residents were concerned that protection of archaeological interest in the omitted areas might be lost,

Officers' comment: The concerns are misplaced as these areas will still retain their designation and the associated policies within the Local and emerging District Plan as 'Areas of Archaeological Interest/Significance',

8/ The Braughing Society and a number of consultees have misinterpreted the Character Analysis map and opposed the removal of Gravelly Lane from the CA when this is not, in fact, being proposed; another asked that the Congregational Chapel burial ground be included as 'Important Open Space' on the Character Analysis map when it already is,

Officers' comment: Noted. We acknowledge that the Character Analysis map is difficult to read in places. Essential Reference Paper B clarifies that Gravelly Lane is not being removed from the CA. The Character Analysis map has been appropriately amended to make the new boundary clearer,

9/ Some consultees suggested that land between Fleece Lane and Malting Lane should be included on the Character Analysis map as 'Important Open Space',

Officers' comment: This land has been resurveyed. It is not visible from the public realm and makes, therefore, no particular contribution to the Conservation Area. No amendment necessary,

10/ The classification of two unlisted buildings was questioned by some residents,

Officers' comment: These buildings have been resurveyed and officers agree with hind-sight with the consultees. The Character Analysis map has been duly amended,

11/ There were no objections to the proposed Article 4 direction with one consultee offering support,

Officers' comment: Noted. This and other Management Proposals will be considered for action in due course.

4.0 **Adoption of the Braughing 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, the Braughing 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.

<http://democracy.eastherts.gov.uk/mglIssueHistoryHome.aspx?Ild=19472&PlanId=245>

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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 Braughing 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
General Points.	<p>The Parish Council (PC) describes the document as ‘an excellent’ draft’ and table various minor amendments to the text to tighten up the language and make certain points more explicit. (See points relating to the draft document at 1.3, 2.7, 3.9, 3.11, 5.1, 5.2, 5.5, 5.7, 5.13, 5.14, 6.5, 7.2, 8.4, 8.15 in Essential Reference Paper C).</p>	Noted. The text has been amended appropriately.
	<p>The comments of the PC were ‘fully endorsed or supported’ by two residents.</p>	Noted.
	<p>The PC is understandably anxious not to offend residents and is concerned at the use of the word ‘harmful’ to describe certain negative traits.</p>	<p>‘Harmfulness’ is the test within the National Planning Policy Framework that Local Planning Authorities are required to apply when considering developments or proposals within conservation areas. As a tool at appeals it is important that the document uses the correct NPPF language. No amendment proposed.</p>
	<p>The Conservation and Environment Team for the emerging Neighbourhood Plan tabled various minor amendments to the text to tighten up the language and make certain points more explicit.</p>	Noted. The text has been amended appropriately.
	<p>A number of residents complimented the EHDC Conservation Team on a ‘great piece of work’, ‘detailed and thoughtful’. One commented that ‘the balance of protection is just</p>	Noted.

	right' and commented on those minded to 'paint every field as protected land'.	
	One resident and business owner supported a small amount of development as increasing necessary custom. They commented that 'the Braughing Conservation document is excellent and just perfect for the needs of Braughing', 'it is 'well thought out and very fair to all' and offered ' a big pat on the back for the hard work of the EHDC and the Braughing Parish Council.	Noted
	Two residents asked that the village was not described as a commuter 'dormitory' as it had an active social life. One resident, on the contrary, noted that many new residents showed little interest in Braughing life.	Noted. Text amended to remove 'dormitory'.
Management Proposals - General	The PC 'looks forward to working with [the District] on taking forward the Management Proposals which need some further work to develop them into a detailed set of actions.	Noted. See comments on Article 4 direction below.
	The PC did not table any further Management Proposals for inclusion in the document.	Noted.
	One resident described the Management Proposals as 'fair and just about right'. He strongly supported the views of the Parish Council.	Noted
Character Analysis Map.- General	The PC found difficulty is differentiating between some colours on the map.	Noted. We acknowledge that the printed map, especially at A4 size, is difficult to read. It is easier to read when the map is viewed digitally and

		exploded to a large size. Colours have been altered to make them more distinct.
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Character Analysis Map. – Trees and open spaces.	The PC notes that the large tree in the grounds of The Gables is not indigenous.	Noted. Permission has previously been granted for substantial reduction or alternatively felling. As such, it has been removed from the map.
	The PC and five residents (one an archaeologist) expressed surprise the field behind the Post Office and houses up to Fleece Lane is not included as open space. One resident thought that the field should be included as open space but that some development might be allowed along Malting Lane.	This area is surrounded by tall hedging and banking and is not visible to any appreciable degree from the public realm. As such it has no visual amenity value, makes little contribution to the CA and is not considered 'important open space'. Archaeological potential is not a relevant criteria for the designation of CAs. No amendment required. The Area of Archaeological Interest in the existing and emerging District Plan includes this area, so there is no loss of relevant protection.
	The PC asks if there is a legal duty attached to listed buildings requiring owners to control the overgrowth of vegetation.	No, there is no duty to maintain in this regard.
	The PC ask if s.154 of the Highways Act 1980 (relating to overhanging trees etc.) could be better enforced.	This is a matter for the County Council as the Highways Authority.
	Two residents at the same address questioned the annotation of the hedge on the south side of Hull Lane as 'making a positive contribution'.	These comments are made in the context of proposed development along this side of Hull Lane which the protection of the hedge could inhibit. The site has been resurveyed and the original view with regard to its value is maintained. These issues can be resolved should a planning application be made. No amendment required.

Character Analysis Map – proposed new boundaries - General	The PC ‘has no specific objection to the proposed boundary changes’. It advises that some residents have concerns and that perhaps further explanation and reassurance may be required.	Noted. See other comments below. The document has been amended at 4.11 and 5.15 to add a full explanation of the NPPF and other policies that require the proposed changes. The Executive Report also explains the underlying requirement and logic behind the boundary changes.
	A resident commented that ‘the reduction in area will leave our beautiful village open to housing developers’. A small but vocal number of residents expressed similar views including some non-residents.	There is an understandable concern in this regard which the document seeks to address, as recommended by the PC. The proposed boundary changes will not, as feared, remove the appropriate controls on housing development in and around the village – these planning controls lie within the existing Local Plan, the emerging District Plan and the Neighbourhood Plan, not here.
	The Conservation and Environment Team for the emerging Neighbourhood Plan commented that ‘We have no specific objection to the proposed boundary changes, we are mindful that some residents have expressed concern.... Perhaps further reassurance is required’	Noted. The suggested reassurance has been added to the document at 4.11. and 5.15.

	<p>The Braughing Society do not agree with the proposed boundary changes and allege that the 'Management Proposals' are part of recent Government policy to remove protective legislation because of its constraint on development.' (A number of the objections made by the Society are also repeated by objectors in a personal capacity.</p>	<p>Noted. See comment above on the rationale for the proposed changes.</p> <p>There is no such Government policy. The conclusion drawn, that the changes are to enable significant housing development on these fields is not the case; such inappropriate development would be contrary to existing and emerging local policy.</p>
	<p>The Braughing Society and four residents object to the alleged removal of Gravelly Lane and the north hedgerow and the hazel hedgerow to the east of Gravelly Del....'This would allow for road widening, ugly street furniture to be installed, roadside curbing and footpaths to be introduced, together with unwanted street lighting'.</p>	<p>Due to the graphics used (the lines, in reality would be 1m thick), the consultation map is not clear in this regard. To clarify, the plan does not propose to remove Gravelly Lane from the CA, nor to remove the north hedgerow or the hazel hedgerow to the east of Gravelly Dell. In order to allay any fears, boundaries have been adjusted to make the retention of these areas clear.</p>
	<p>The Braughing Society object to the 'Planners making a clear distinction between inside and outside the conservation area'. It asks for further explanation as to why the changes are necessary'.</p>	<p>This is current Government policy and Historic England advice as described above.</p> <p>Further explanatory text has been added at 4.11 and 5.15 of the document.</p>
	<p>One resident provided a large response that covered Britain's housing crisis, the impact of immigration and post-Brexit farming.</p> <p>He alleged that the proposed boundary changes were to facilitate new Government legislation to allow 'rapid housing growth' and 'massive bolt on</p>	<p>This is largely irrelevant to the document.</p> <p>There is no basis in fact for this view.</p> <p>Other policies will remain in place through the emerging</p>

	<p>housing estates and 60% growth' on Braughing. The comments expressed on individual fields were very similar to those tabled by the Braughing Society and are included under that heading.</p> <p>He urges review of his 'Category Challenge Paper'</p> <p>His spouse supported the above views.</p>	<p>Neighbourhood and District Plans to protect Braughing from inappropriate housing development.</p> <p>See below.</p> <p>This relates to policies within the emerging District Plan – notably housing. Not relevant to this CA document.</p>
<p>Proposed exclusion from the Conservation Area- Stortford Lane and the area to the east of Ford Street Farm.</p>	<p>The Braughing Society describes the various merits of specific areas proposed to be removed (Ford Street Farm fields and Stortford Lane), noting their landscape beauty, trees and particular vistas. Six other consultees repeated this objection.</p>	<p>The qualities of these elements of the surrounding natural environment are not disputed. However, they fall outside the criteria to be used when designating a conservation area. Critically, the Society does not identify any 'special architectural or historic interest' in these fields which might justify their inclusion. There is an important difference between the conservation of the built environment (which is the purpose here) and the protection of the natural environment – a separate matter not covered under conservation area legislation.</p>
	<p>A local archaeologist was concerned that this exclusion would remove protection from this area.</p>	<p>The Area of Archaeological Interest in the existing Local Plan and emerging District Plan includes this area, so there is no loss of relevant protection. No amendment required.</p>
<p>Proposed exclusion from the Conservation Area- Glebe Field</p>	<p>The Braughing Society object to the removal of Glebe Field which it describes as a buffer zone'. It notes its ancient hedgerow and old pasture and significant and visible archaeology.' Again it is</p>	<p>Conservation Area legislation does not allow for buffer zones although the setting of a conservation area is a legitimate planning consideration. As above, the</p>

	<p>alleged that this will 'permit road widening, building, inappropriate street furnishings and urbanisation...'</p> <p>Four residents (one an archaeologist) expressed similar concerns.</p>	<p>landscape features and archaeology do not fall within the relevant criteria for designation. The Society does not identify any 'special architectural or historic interest' in this field which might justify its inclusion. The archaeology is already protected as an Area of Archaeological significance in the existing and emerging District Plan. No amendment required.</p>
<p>Proposed exclusion from the Conservation Area- Land to south west of the CA</p>	<p>The Braughing Society object to the removal of the beautiful Meads'.</p>	<p>Apart from a small sliver of the Meads behind the hedge on the west side of the B1368 they have never been part of the CA. Such landscape features fall outside the criteria for designation as a CA. No amendment required.</p>
<p>Proposed amendments to the Conservation Area boundary- Green End</p>	<p>The Braughing Society and one resident object to the removal of the hedgerow opposite Pound Close.</p>	<p>This area has been revisited. The hedge has been substantially thinned out by the owner since the original survey work. Replacement landscaping and hedging is included in the planning permission for residential development granted under 3/15/1691/OUT. Nevertheless the mature trees at the southern end of the hedgerow remain and the boundary has been amended to include them.</p>
<p>The use of Article 4 Directions.</p>	<p>This was supported by one correspondent. There were no objections.</p>	<p>Noted. This is a matter to be taken forward by the Council with assistance from the PC.</p>

Character Analysis Map – Unlisted buildings	The Conservation and Environment Team for the emerging Neighbourhood Plan and one resident commented that ‘the protection of the outbuildings to the rear of the butcher’s shop... may constitute a serious obstacle to future sympathetic redevelopment of the site’.	This site has been revisited. It is agreed on assessment that the category is misplaced and the buildings are only neutral. Text and Character Analysis map amended.
	One consultee questioned the categorisation of his outhouse near the Ford. He intends to change its appearance to ‘make it more appealing’.	The building has been resurveyed and it is agreed that it is ‘neutral’. Text and Character Analysis map amended.
Modern development	Two residents agreed with the critical analysis of some modern development. Two others were critical of development at 7 and 7a Green End.	Noted. Once adopted this document will help Planners negotiate better schemes.
Congregational Chapel burial ground.	One response asked that the burial ground be designated an ‘important space’.	The burial ground is already included in the area annotated on the Character Analysis map as an ‘important open space’. It is accepted that the OS base map does not include the fencing so the map is easily misread. No amendment required.

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BRAUGHING CONSERVATION AREA
CHARACTER APPRAISAL
AND MANAGEMENT PROPOSALS



Adopted (date) 2016

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

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BRAUGHING 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 Braughing 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 Braughing on the 6 September 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 6 September and 21 October 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 differ 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. Braughing, however, has limited public transport and residents are consequently, relatively car-dependent.

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 document has been produced in accordance with Historic England guidance, the most recent of which is Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016). The Character Appraisal recognises the importance of the factors listed above 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-workers observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Character 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 neutral 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 has been 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.

1.11 A previous Character Appraisal for Braughing Conservation Area was published in 1995. This included an 'Areas of Opportunity' section (known today as Management Proposals) that focussed on traditional building repair techniques, the replacement of erroneous modern materials such as cement render, block-cut ridges to thatched roofs and PVCu windows and rainwater goods together with tree and hedge reinstatements and 'soft edged' public realm improvements.

1.12 In 2004 various local community members and the Braughing Parish Council produced a 'Braughing Parish Design Statement'. This provided design guidance across the whole Parish (i.e. not just the Conservation Area) and was 'endorsed as Supplementary Planning Guidance by East Hertfordshire District Council'. This document can be viewed at: www.braughing.org.uk

1.13. Acknowledgement and thanks are recorded to Hertfordshire County Council whose Historic Environment Unit has been particularly helpful.

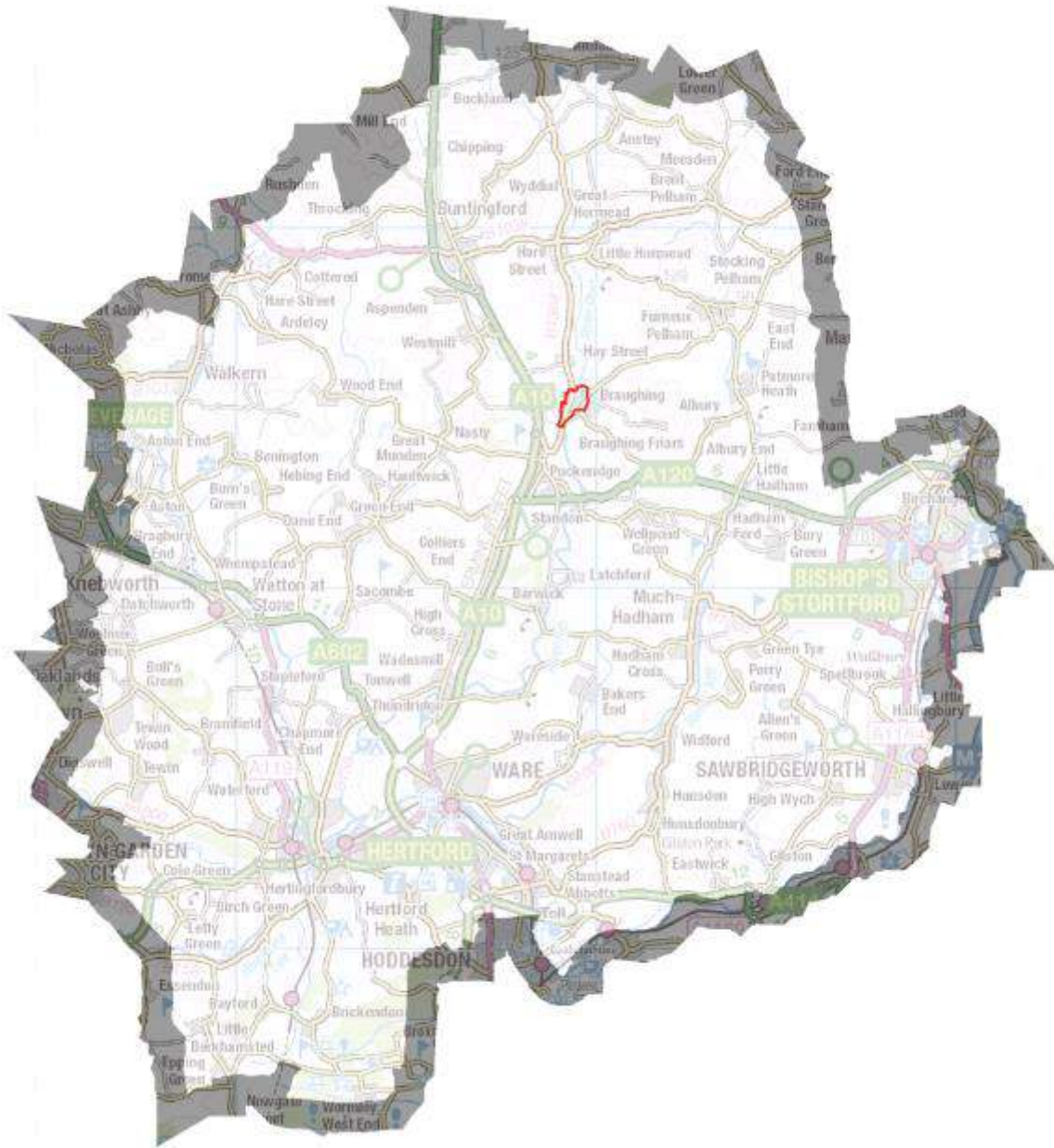
1.14. This document is written in three parts:

Part A - Legal and Policy Framework.

Part B – Character Appraisal;

Part C - Management Proposals.

1.15 Location of the Conservation Area within the East Herts District



Map 1. Location Plan



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 (now defined as 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 to 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 Character 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. There are currently 2 TPOs within the Conservation Area, both on the frontage to The Old Barn at Green End.

2.10. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely 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 is sustainable development. 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 homogenous architectural style – which is not the case with Braughing) 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 Herts' Environmental Initiatives and Local Plan Policies. East Herts Council 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 2016. This document is available on the Council's website. There are no such buildings within the Braughing Conservation Area although Ford Bridge over the River Rib to the south is included on the Register.

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 within a conservation area should, *inter alia*, conform with the content of the relevant Character Appraisal.

2.18. Braughing Conservation Area was first designated on 10 June 1968. It was reviewed in 1995 when the previous 'Character Statement' (known today as a Character Appraisal) and 'Areas of Opportunity' (the Management Proposals) were published. No changes were made to its boundary at that time.



*The Gables,
Green End
– 1937
Serving the
passing
motorist.*

Part B – CONSERVATION AREA CHARACTER APPRAISAL

3. Origins and Historical Development

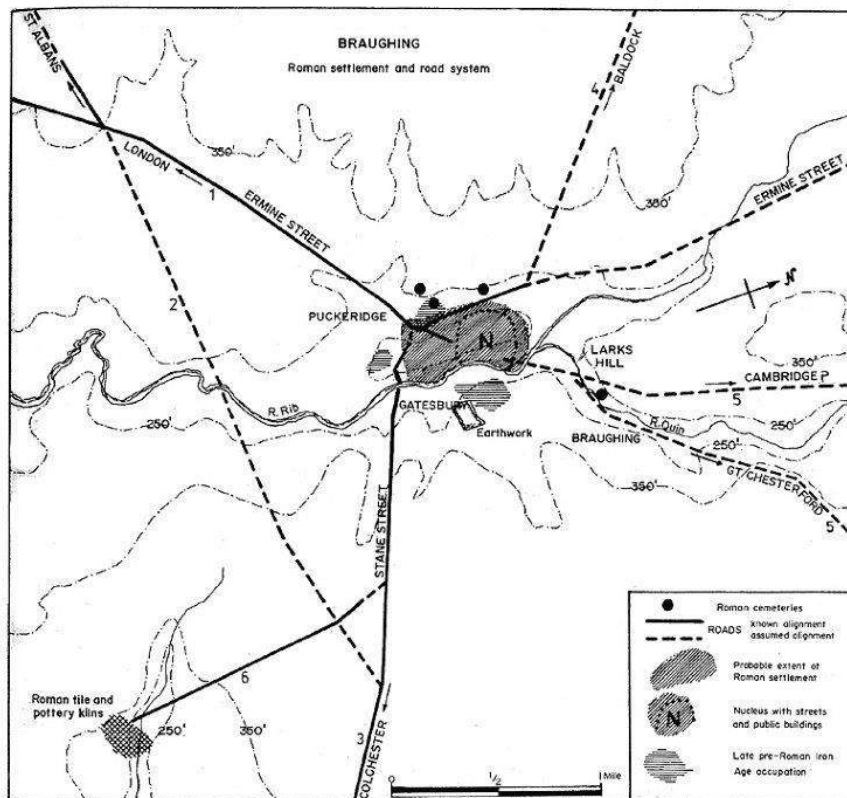
3.1. There are 50 records within the Braughing area held by the County Archaeologist. In addition, an 'Extensive Urban Survey Project Assessment Report' was produced in 2002 that contains much valuable information on the development of the area.

3.2 Prehistoric (before 600BC) and Iron Age (600BC - 43AD)

Archaeological finds show that human activity in the area goes back to the late Mesolithic period while the area has been settled since the Iron Age. The river was an important resource and vehicle for trade with goods coming from as far-away as Italy. A significant number of Iron Age coin moulds have been recorded in the area, and it is claimed that Iron Age Braughing is the largest known centre for the production of Iron Age coin flans in Europe.

3.3. Roman (AD43 - c450)

The Romans developed the Iron Age site from the 1st century onwards. The River Rib was navigable from London until comparatively recently and seven Roman roads converged at Braughing. The Roman settlement itself is at Gatesbury and Wickham Hill to the SSW of the Conservation Area near Ermine Street (the old A10) and Stane Street (now Stortford Lane) which ran from Braughing to Colchester – now the A120). The settlement was clearly of some significance as an *oppidum* (a centre of regional administration) within Roman Britain.



Plan of the settlement of Braughing, Hertfordshire in relation to the Roman road network.
(after Partridge 1975, fig.2)

Roman building material has also been found at Pentlows Farm and Ford Street while substantial quantities of Roman domestic wares have been discovered at the ford in Malting Lane. The Great Chesterford Roman road has been located in the grounds of the Old Vicarage and probably ran through the eastern part of the modern churchyard.

3.4. Saxon (c450 - 1066)

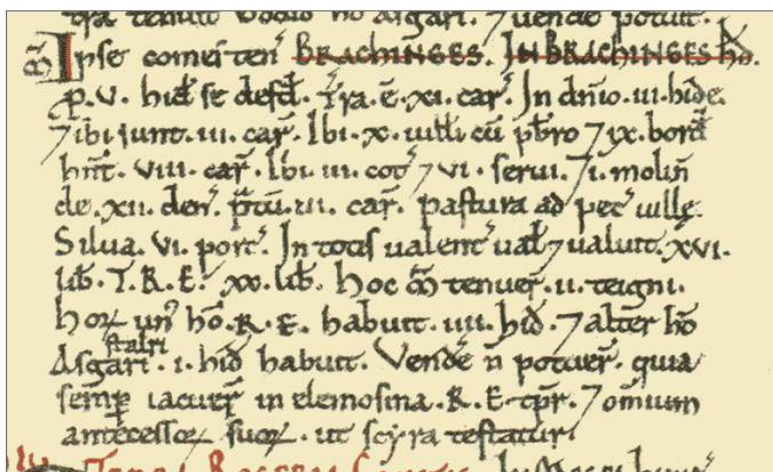
Braughing is first recorded in documentary evidence from an Anglo Saxon charter of around 827AD where it is called 'Breahingas', meaning the people of Breahha, probably a local leader. This area has continued as a settlement to the present day. The church at this time enjoyed the honorific title of 'minster', being a settlement of clergy living a communal life and endowed by charter with the obligation of maintaining the daily office of prayer. There would have been ancillary workers, wives, children and all that was needed to sustain the community. The area around St Mary's Church still reflects that tight-knit community and ancient street patterns. Braughing became an important ecclesiastical and administrative centre, eventually became the head of a rural deanery. The hundred, one of the eight divisions of the county from Saxon times to the end of the 19th century, took its name from Braughing.

Fragments of the Saxon church have been identified in the fabric of the current building. Excavations at Pentlows Farm, adjacent to the churchyard, have revealed high-status mid and late Saxon ware and food remains.

3.5 Norman and Medieval (1066-1500)

The publication, *Place Names of Hertfordshire, English Place-Name Society Vol. XV 1938, Cambridge University Press, 1970* advises several names for Braughing. In addition to the Saxon name it notes that the settlement was recorded as 'Brachinges' in the Domesday Book of 1086. By 1200 it was known as 'Braghingge' but by 1545 it had taken its modern name of Braughing.

The Domesday Book was a census commissioned by William I in 1086. It records that 'Brachinges' consisted of 29 houses (140-224 people); 1 priest, 10 villagers, 9 smallholders, 3 cottagers and 6 slaves plus families. The village had enough land for 11 ploughs, woodland for 6 pigs and a mill. *Source: Domesday Book, a complete translation, Alecto Historical Associations Penguin Books 2002.*



Extract from the Domesday Book for Braughing.

After the conquest of 1066 most of the land in Braughing was held by the Boulognes, a Norman family. Then in 1147-48 Queen Matilda/Maud, the sole heiress, gave this to the Augustinian Priory of Holy Trinity, Aldgate, London. It included the right to hold a weekly market at Green End, a profitable source of extra income for the Priory.

The manors of Uphall with Gatesbury and Pentlows were established by the 13th century. Evidence for the early habitation of Braughing remains in the names of several present day farms, for example Cockhamstead (Cochamstaede 1004), Gatesbury (Gatesberi 1198), Quinbury (Queenebury 1325), Ford Street Farm (Katerine atte Forde 1248), Pentlows (John de Pentelowe 1287), Upp Hall (Uphall 1464), and it is likely that the houses we know today are on the site of the earlier ones. Other houses have completely disappeared, but their owners have left their names attached to particular areas: Turks as Turks Cottage (Robert Turk 1449), Powells Green (Richard Powell 1648) Griggs Bridge (Robert Grigg 1294), Hay Street (John de la Hegh 1287).

The population had declined by 1300 and declined further with the arrival of the Black Death in 1348-9. A smaller population and shortage of farm labour led to greatly expanded sheep farming, particularly on the dry uplands around the village. English wool was to bring great wealth to the country, including villages such as Braughing. Place names such as Fleece Lane and Ships (Sheep) Bridge are reminders of the sheep-washing which would have taken place in the shallow parts of the river in these locations.

The chancel of the present church was consecrated in c.1220, the church being dedicated at that time to St Peter and St Paul. The nave, tower, aisles and south porch date to the early 15th century. It is likely the dedication was changed at that time to St Mary the Virgin, a then fashionable dedication. The very popular pilgrimage route to the Shrine of Our Lady at Walsingham in Norfolk passed the front door of the church.

Substantial quantities of medieval pottery found in gardens throughout the modern village indicate that the medieval settlement at Braughing was extensive and populous. A number of houses can date parts of their structure back to this period, including late medieval hall houses: 'The Gatehouse' in the Street, much altered and restored; 6 Church End (now 'The Old Boys School'); and 'The Gables', formerly 'Lion Farm', at Green End, part of which dates to 1453-61.

3.6. 16th Century

The population rose rapidly around the middle of the sixteenth century, and reached nearly 600 by 1550.

It was the prosperity from wool which sustained and helped Braughing grow at this time. This increasing wealth supported the almost complete rebuilding of the parish church nave, various yeomen's houses were extended and more were built, centring on The Street and Green End. Farming also produced wheat and barley with three mills existing by the sixteenth century, at Braughingbury, Hamels mill in Broadymeades and Gatesbury - all of which disappeared or closed before the end of the 19th century.

3.7 17th Century

After the Reformation the Manor of Braughingbury land came into the hands of the 4th Duke of Norfolk but by the 17th century it had been sold to minor country gentry originally from Norfolk. Other manors were later sold to affluent City of London merchants, lawyers and bankers. Hamels was established by the end of the 17th century. Most land, however, was tenanted to farmers.

During the Civil War Braughing landowners had Cromwellian sympathies, particularly those also associated with the City of London. Despite the political unrest it was a prosperous time in Braughing. By 1650 the population had risen to more than 700 and a large number of the houses then standing still survive. A school of some kind must also have existed as two schoolmasters' names appear in the Church of England Clergy Database between 1612 and 1633.

3.8 18th Century

Farmers were moving away from their dependence on sheep towards mixed farming with more cows, and arable crops of wheat, barley, mangolds (beet), mustard, peas and clover. Barley could be malted in the village particularly at the malting in Green Hill which was close to the river, but later it was sent to the malting centres at Bishops Stortford or Ware.

The road through Green End, now the B1368, became in 1733, one of the first turnpike roads in the country providing a main route to the North, via Cambridge. This brought an influx of trade to those living in Green End to service the travellers. A number of buildings in the road reflect this period of prosperity including The Golden Fleece, at that time one of two coaching inns.

The Old Vicarage was the first brick-built house in Braughing (as against traditional timber-frame). Its facade was soon copied by those wanting a fashionable frontage to their much older buildings, eg Dassells Bury and Fleece House. The bricks did not travel far; there were local brickmakers, certainly at Dassels, up to the 20th century.

3.9 19th Century

By the 19th century St Mary's Church was showing signs of its age despite piecemeal restoration. Like many such Parish churches it had over the preceding two hundred years gradually become more ornate with monuments to local families; box pews and galleries having been added in a higgledy-piggledy way. All these were swept out in the late 1880s and the church was 'restored' with typical Victorian enthusiasm to what was perceived as its earlier medieval grandeur. Since then little has changed although, typical of our era, a small extension to house a kitchen and toilets is planned.

The population of Braughing reached its peak in the mid-19th century with 1,350 inhabitants recorded in 1841. The 1864 Valuation shows how self-sufficient the village was with its trades, six shops, two beer houses and eight pubs.

Kelly's Directory of 1874 lists the following commercial entries:- 8 public houses at The Golden Fleece and butcher, the Bell, Axe and Compasses and blacksmith, The Bird-In-Hand, the Old Bull, The Bear and carpenter and wheelwright, The Adam and Eve and The Rose and Crown, a maltster and farmer, 8 farmers, 2 bakers and

shopkeepers, 2 shopkeepers, a boot and shoemaker, a baker and grocer, a road and fencing contractor, two coal merchant and millers, a blacksmith, a draper and grocer, a shoemaker, farm bailiff, fly proprietor (someone who drove a 'fly' - a one horse two wheeled light carriage), a beer retailer, a tailor and draper, a veterinary surgeon, 2 basket makers and a butcher and grocers. It should be noted that many individuals (notably pub landlords) had multiple occupations. Kelly's identifies the population in 1871 as 1,076.

From the varied numbers of local trades it can be seen that Braughing 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 'mixed soil over a chalk and gravel sub-soil' producing crops on the 'four-course shift' (ie the crop rotation method – usually wheat, turnips, barley and clover - introduced by 'Turnip' Townsend in the early 18th c). The Directory also lists the five Manors that make up the Parish; Cockhamstead, Mutfords, Quinbury, Upp Hall, Hamels. It details other civic elements; the Post Office, the Church of England Boys and Girls Schools (see below), the church of St. Mary the Virgin and its Rector Rev. Francis Henry Stoddart Say and the two chapels for Independents and Wesleyans and that for the Primitives at Darsells.

In 1818 a school for girls was established to add to the boy's school that dated back to the early 18th c. The two new Board Schools, one for the boys, the other for the girls and infants, opened in 1877 at the south end of The Street near Green Hill. The two buildings were still in use with extensions until 2004 when a replacement was built in Uplands whereupon the old school was converted into private homes.

Braughing was less drastically affected than other areas by the great agricultural depression of the 1870s caused by cheap grain and meat imports from the United States. In response, new husbandry ideas took hold leading to the extensive loss of hedges and alteration of the surrounding landscape to accommodate the new machinery. The new efficiencies inevitably required less labour and many, particularly the young and relatively well-educated, left the land seeking new opportunities (or simple survival) in other occupations and the nearby towns. In response landowners tried to induce the young and more able workers to stay by building cottages. These, however, were rarely more than basic hovels.

A new form of transport came to the village in 1863 with the advent of the Buntingford branch railway - 'The Bunt' - (the initially planned Ware to Cambridge line failed to get Parliamentary support). It became a vital means of developing local trade and extending farmers' markets enabling them to send produce to London. The line declined once the through-route to London was cut in 1959 (the station was always, for commuters, an inconvenient good walk away south of the village) and was closed by Beeching in 1964.

3.10 20th century and beyond

The two World Wars scarred Braughing no differently to everywhere else. In the First World War, 129 local men joined the armed forces of whom 23 were killed. Once hostilities ceased many ex-servicemen found new lives elsewhere. In 1931 Braughing's population of 902 stood at its lowest since the census was first taken in 1801. This labour shortage drove farmers into further mechanisation, ripping up

more and more hedging and trees to create larger and larger fields for arable crops. Although areas vary, it is thought that north-east Hertfordshire has lost over two thirds of the hedges that it had in the late nineteenth century. None of this prevented another agricultural depression in the 1930s.

For the Second World War, 64 men and women were called up; four men and one woman were killed.

After the war successive governments, mindful of Britain's dependence on cheap food imports before the war, the grave danger of starvation that was only narrowly averted during the war and the post-war grinding unpopularity of food rationing, enthusiastically embraced the newly developed agricultural technologies and chemicals, leading to the intensive industrialisation of food production. Some local farmers did well, notably the new owner of Braughingbury, Ivor Spencer Thomas, who diversified into new crops, notably peas, which was a source of much seasonal work. He is also acknowledged as having invented the plastic greenhouse. This industrialisation, however, led to the further loss of hedges and trees around Braughing.

In the late fifties, the Spencer Thomas family began restoring Braughingbury to its former glory. Their example led others in Braughing, rather than demolish and replace their homes to, instead, repair and restore them; examples of which can be seen in Church End and in The Street. Gradually, the conservation-based approach to the historic environment took hold, notably from the mid-60s. We are the beneficiaries of this movement as witnessed by the substantial number of listed buildings and other historic structures that still grace the village.

During the 20thc many of the old estates such as Hamels, Upp Hall and Pentlows were split up and the houses divorced from their lands. The last resident farmer of the latter retired in 2000. Today, land is now farmed by contract to large consortiums of farmers with no allegiance to any particular area.

In 1912 the first four council houses were built in Green Hill Close. In 1921 a further eight council houses were built in Green Lane. After the Puckeridge A10 bypass was built and the road upgraded it encouraged private 1970s developments such as Uplands. This proved the beginning of a trend of growing importance today.

An undoubtedly attractive area, Braughing has increasingly caught the attention of developers over recent years. Between 2007 and 2016, 52 new homes have been built. Much of this development has proven to be, in conservation terms, of 'neutral' quality – it is too new to be of historic interest and the opportunity to reinforce local architectural distinctiveness has not, perhaps, always been fully realised. Greater attention to the prevailing grain, scale, design and materials of the local vernacular tradition and better contextual input would help ensure that any future development makes a more positive contribution to the architectural special interest of the Conservation Area. This document will be an important planning and conservation tool in securing that good design.

High house prices fuel this process, with developers able to offer temptingly high land prices to existing landholders. Regrettably, and in common with the rest of south east England, the process is inflationary, making houses unaffordable to locals, priced out by those looking to retire to the country or those with well-paid urban jobs. Braughing is an increasingly popular location; the population in 1961 stood at 920 and had grown by 2011 to 1,203. Nevertheless, what was, until quite recently, a largely self-sufficient rural village and community is now changing significantly as suburban modern life-styles take over. During daytime in the week the streets are remarkably empty, indicative of an absent commuting population. Commuters tend to shop at the supermarkets in the towns where they work (and/or go there recreationally at weekends). Faced with such competition many local village shops and services have been lost. Whites the butchers opposite the Golden Fleece, the originator of the famous Braughing Sausage has now gone. Braughing, like so many Hertfordshire villages, is in danger of losing its rural character and becoming a commuter suburb.

This Character Appraisal seeks to identify the special architectural interest, character and appearance of the Conservation Area so that it can be better preserved and enhanced. It will be an important tool in future planning decision-making. The derived and approved Management Proposals together with local action, the influencing of individual owners, directing the various authorities with rights over the public realm and better, more contextual design can help prevent or mitigate some of the harm now being experienced. It cannot stem the above social changes, which are for others to contemplate and address.

3.11 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. The map on p.18 of Braughing Parish 1863 was commissioned by the Parish Vestry in anticipation of a parish valuation the following year. Other maps are Ordnance Survey maps to the present day.

A notable large extension to the village is the estate of modest housing along Green Lane and Uplands to its east. Originally built as council (social) housing, they are now under mixed ownership, some privately owned, others having passed from the local authority to housing associations. First visible on Fig. 5 - the 1938 OS map on p.22, it was completed by Fig 6 - the 1974-5 OS map on p.23, the different building phases being clearly visible through the contemporary style of the buildings.

More recent development has taken the form of opportunistic infill; further along The Street at what was Pentlows and off Green End at Pound Close and the large detached houses within the gated community to the north of Gravelly Lane. These tend to be self-contained and in a cul-de-sac form that can lack appropriate secondary linkages to adjacent sites. Good urban design planning can help ensure well-integrated new development.



Fig 1. Braughing Parish map 1863

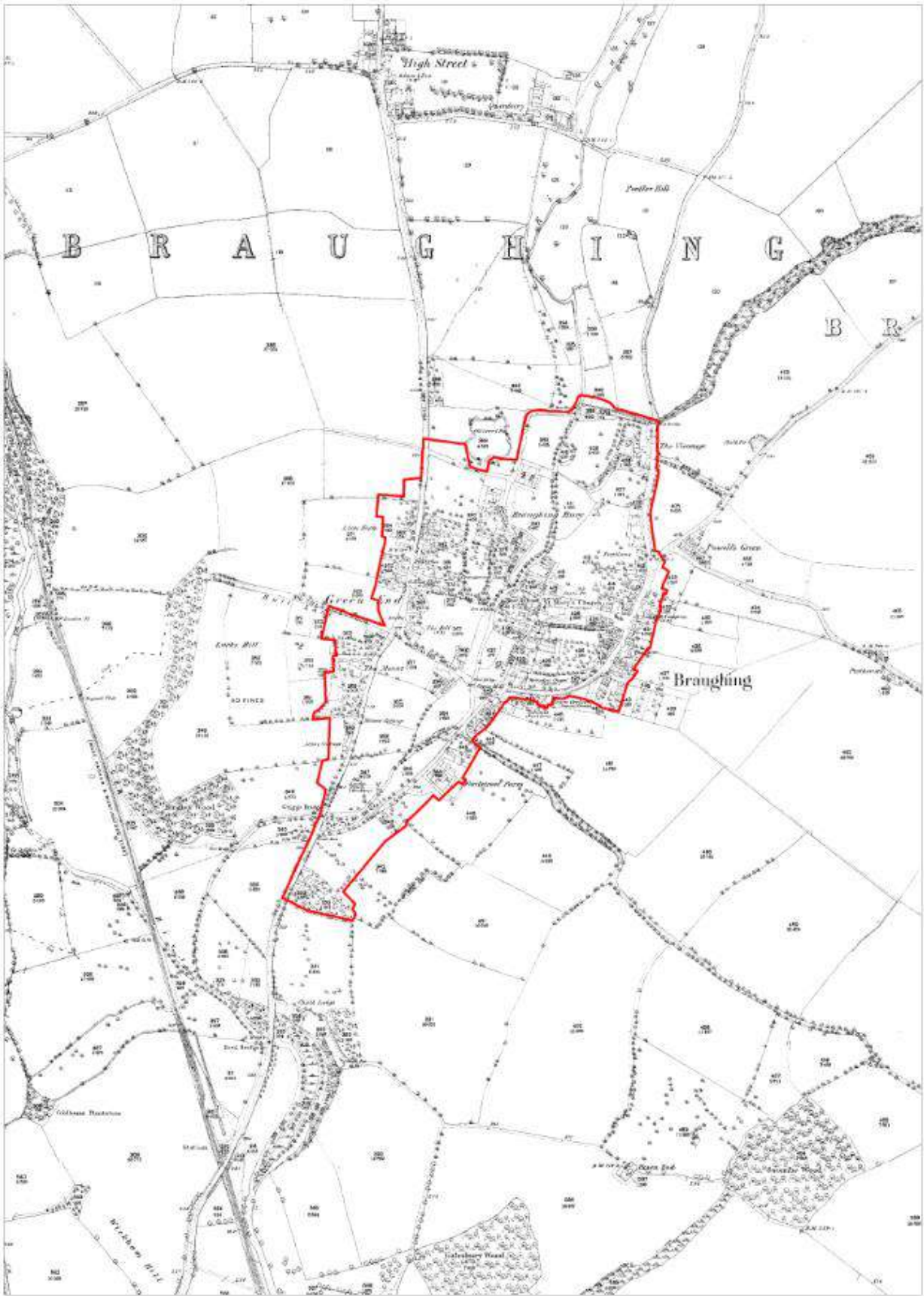


Fig. 2. OS map of 1878

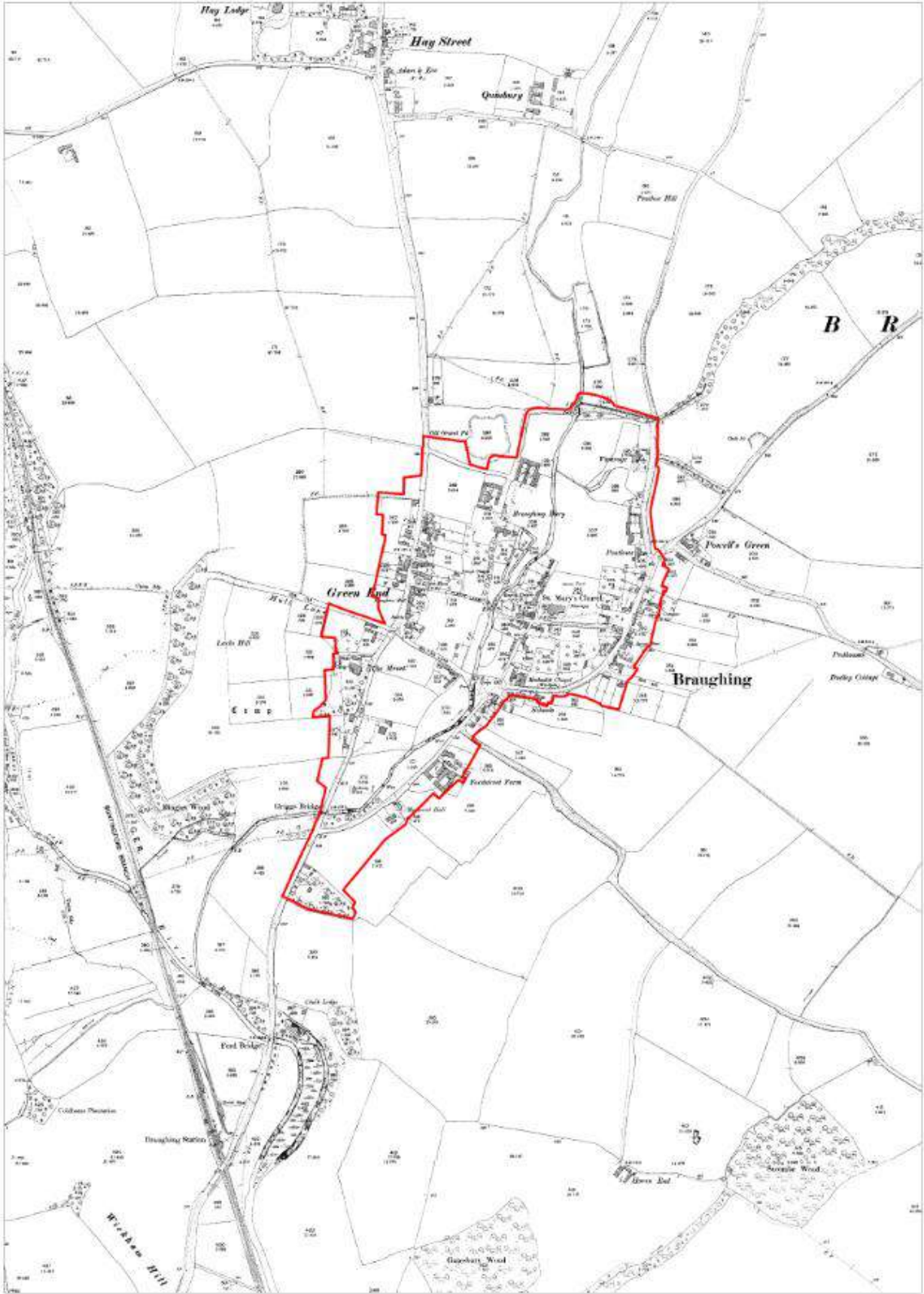


Fig. 3. OS map of 1897-1898

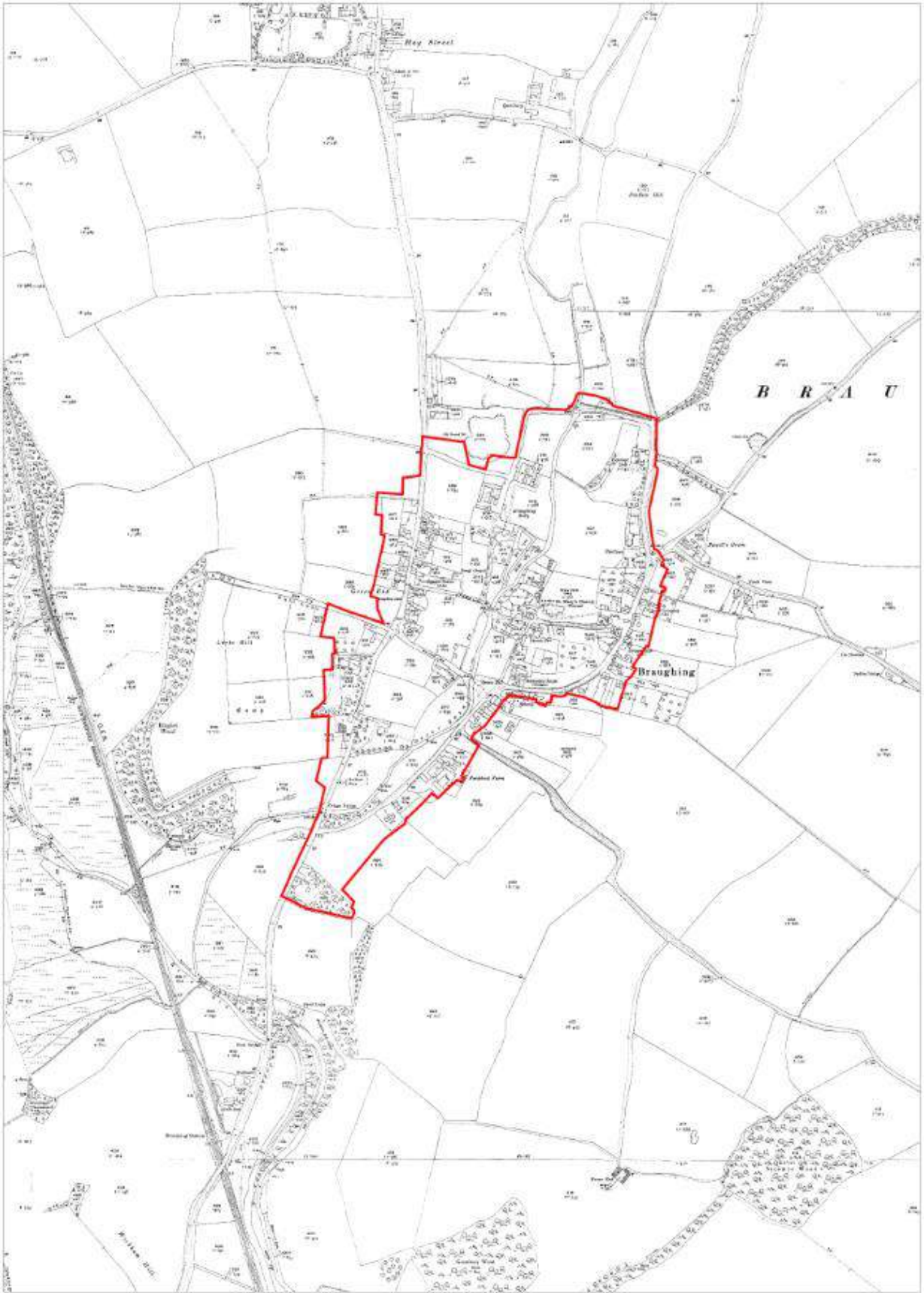


Fig. 4. OS map of 1921-1923

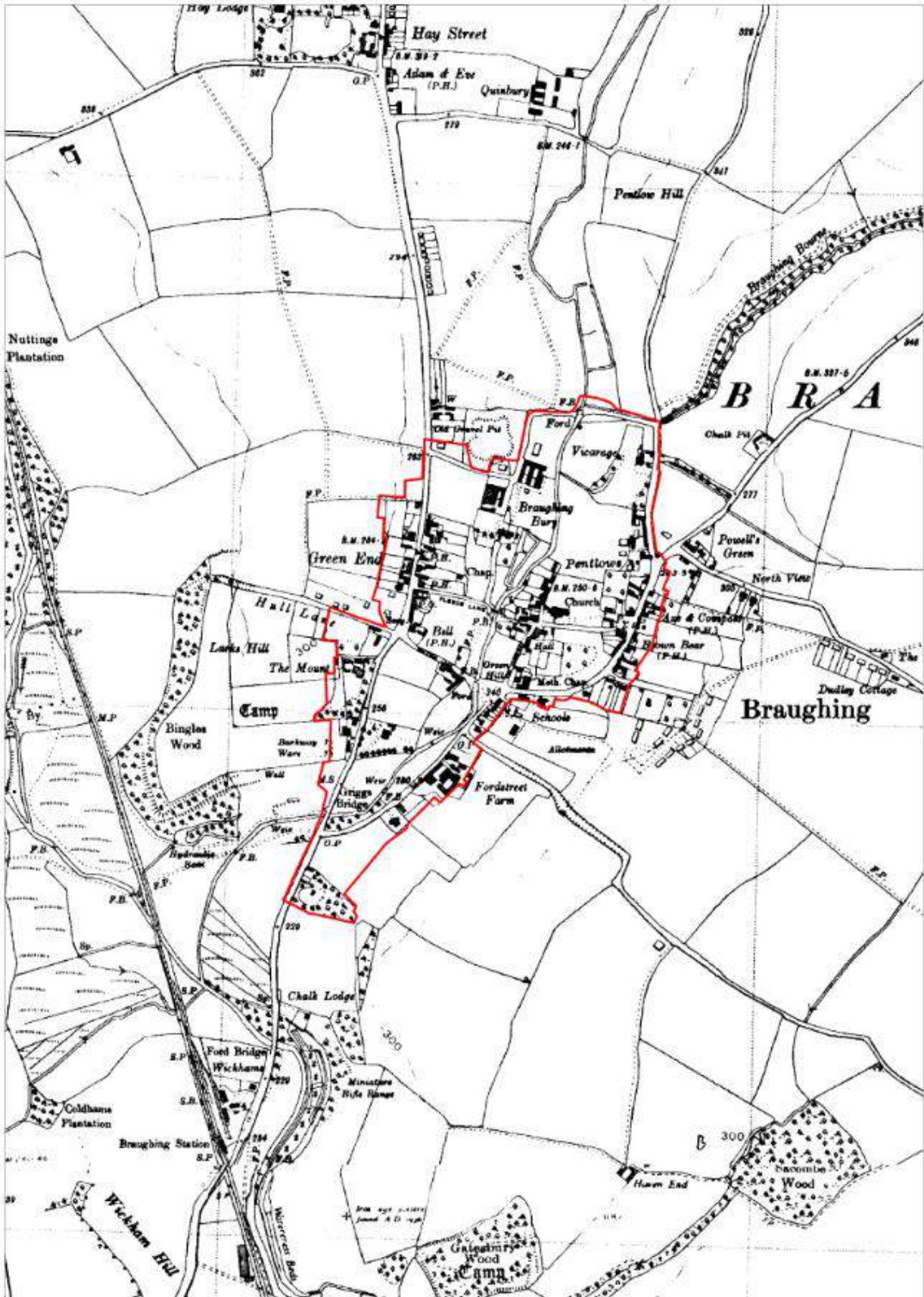


Fig. 5. OS map of 1938

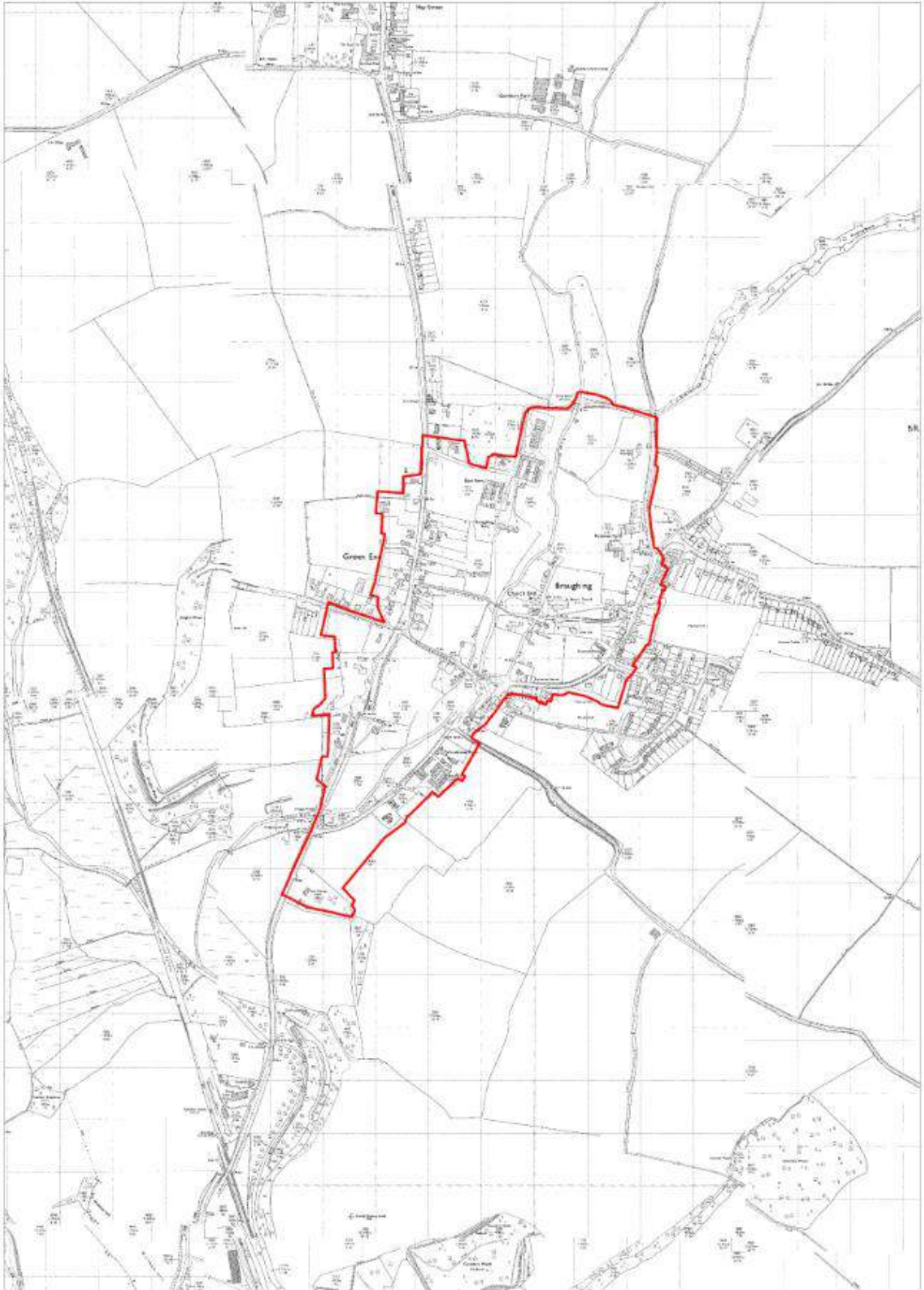


Fig. 6. OS map of 1974-1975

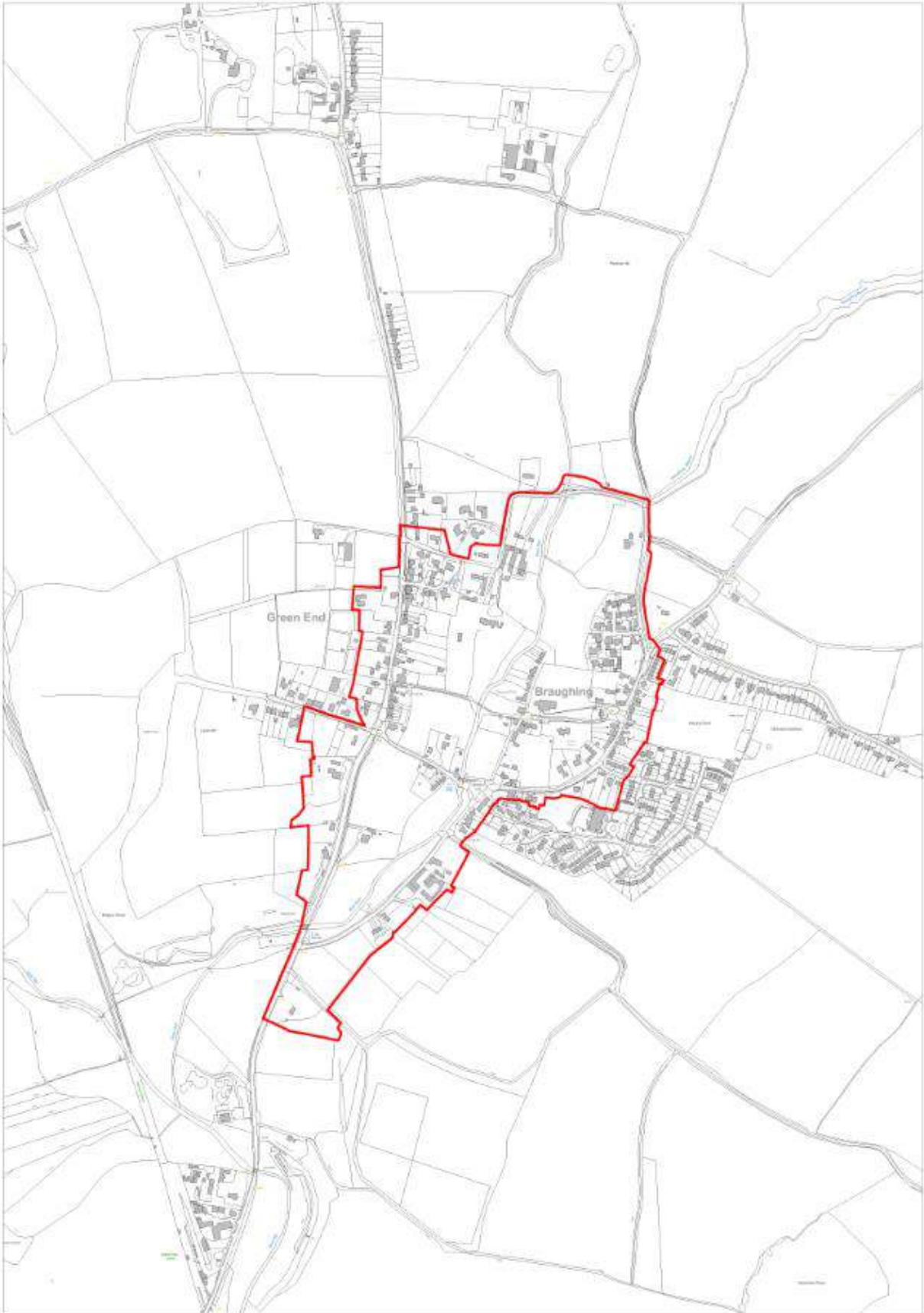


Fig. 7. OS map of 2016

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

4.1. Scheduled Ancient Monuments (a National designation).

There are no SAMs within the Conservation Area. The SAM near the old railway station is to the south.

4.2. Areas of Archaeological Significance

These are designated locally by East Herts District Council on advice from Hertfordshire County Council. The areas identified by this Character Appraisal include areas as shown either in the adopted Local Plan and/or the emerging District Plan because the identification and refinement of such areas is an ongoing process. The whole of the Conservation Area with the exception of occasional small pockets dotted along its perimeter is so designated.

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 and worthy of protection.

A number of other non-listed buildings and structures make an important positive contribution to the architectural or historic special interest of the Conservation Area and are identified by 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. 29. 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 by this Character Appraisal and on the Character Analysis Map on p. 29. 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. 29. 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 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. 29.

4.10. Important views.

These are identified on the Character Analysis Map on p. 29.

4.11. Conservation Area boundaries.

In common with many of our village conservation areas, the Braughing Conservation Area included a number of outlying fields. This was government policy in 1967 when the Civic Amenity Act, that created conservation areas, was passed – the advice to councils being at that time to designate any conservation areas as quickly as possible so the protection was in place but to cast a wide net so that nothing was potentially missed; the boundaries could be tightened-up later when there was more time. That advice has clearly informed the making of the original boundaries of Braughing Conservation Area, which includes a number of fields and pieces of land outside the village. However, that subsequent ‘tightening-up’ review has not happened before now.

Government policy and guidance since 1967, including the current Historic England Advice Note 1 ‘Conservation Area Designation, Appraisal and Management’ (2016) has been consistent with that ‘tightening-up’ approach – the National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) are clear that areas of no architectural or historic interest should not be included within conservation areas. Paragraph 127 of the NPPF is explicit:-

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

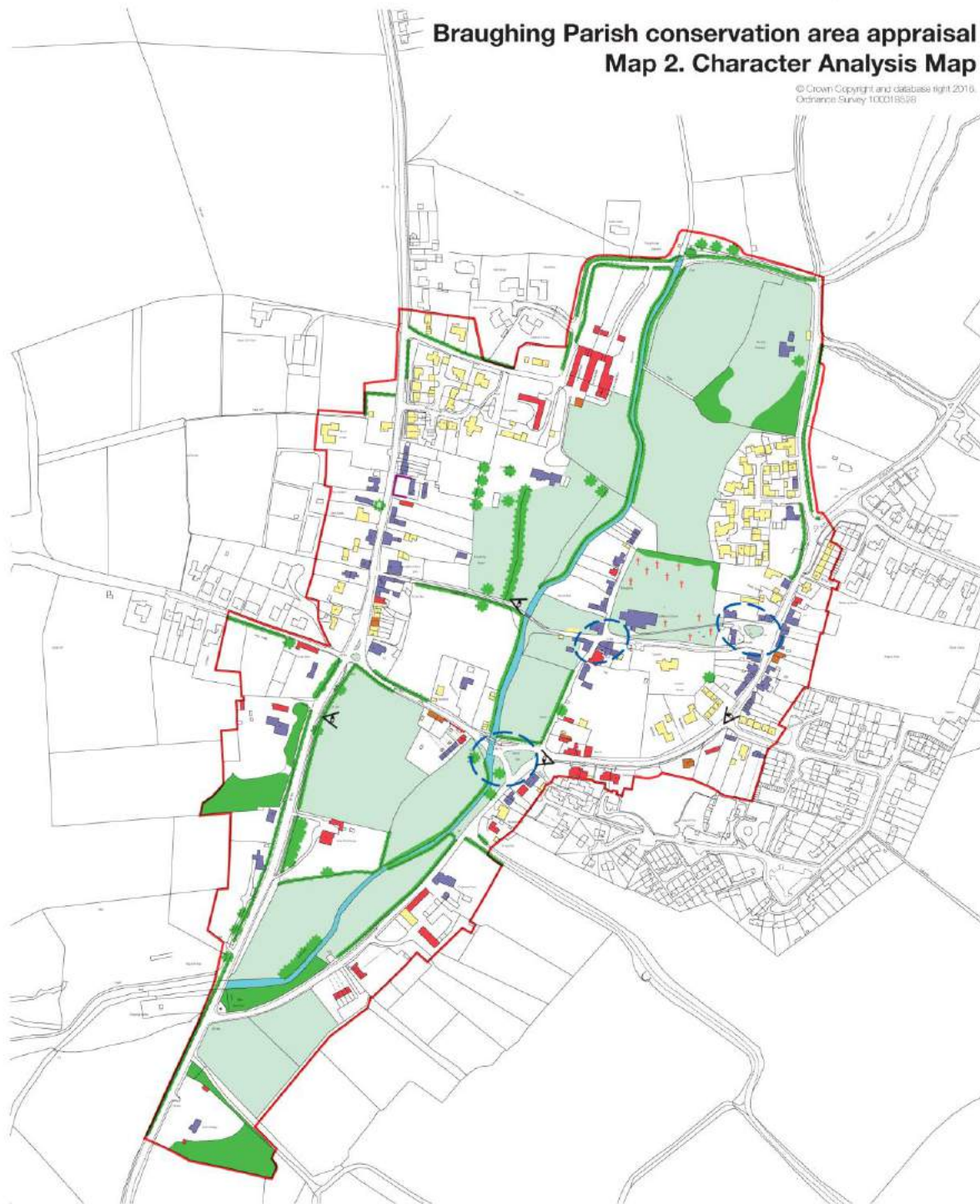
The East Herts Local Plan underlines this position. The above policies require that the boundary should describe a clear change in character or appearance such that it is both logical and defensible in law.

Consequently, the Management Proposals include a number of boundary changes necessary to make the Conservation Area consistent with the above national and local policies (see Part C – Conservation Area Management Proposals from p. 51).

In making these revisions the 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'.

Boundaries normally, but not always, follow existing features on the ground and property boundaries. Where appropriate, it also follows 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.



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

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

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 91, the Upper Rib Valley') as *'Variable valley landform, within which watercourses are not a significant feature, opening out to a broader undulating arable valley. ...around Braughing it is an undulating arable valley... The ancient settlements on the valley slopes are a notable feature. The Rib supports an exceptionally diverse group of invertebrates. It is very meandering in this area...but is a significant feature in the villages of Braughing and Green End'*. Nevertheless, it goes on to note that *'The River here (in Braughing) is no more than a stream...'*

The SPD informs us that *'Braughing and Standon are significant ancient settlements within the valley, but beyond their boundaries arable cultivation prevails and little of the former field pattern remains'* (due to the extensive loss of hedges in modern times). *'Braughing was an important Belgic and Roman settlement and there is a cluster of six Scheduled Ancient Monuments, representing the remains of the Roman town, near the railway station south west of the present village'*.

5.2 General overview.

Braughing is a typical rural village approximately a third of a mile to the east of the A10 and 1 mile north of Puckeridge. It straddles the River Quin at the junction of a number of Roman roads, with the settlement on the east of the valley being Church End, Braughing while that on the west side along the old Cambridge Road (the B1368) being known as Green End. A number of east-west roadways helps link the village together and, by their names, indicate past uses; Gravelly Lane, Fleece Lane and Malting Lane and, scattered within and across the village, can be found the names of various farms, increasingly the names of modern housing estates. The Quin is much smaller than it was 2,000 years ago but even then provided for a ford and useful crossing point. The war memorial sits at the southern end of the Conservation Area at the junction with Ford Street and the B1368 now, however, with the loss of the railway station (and therefore the driver for no-doubt anticipated southwards expansion of the village) rather isolated.

The topography of the area makes for some beautiful views each way across the verdant valley, peppered with historic houses and the church. However, the topography also means that new development can be highly visible from within the historic village (e.g. Pentlows). Views from the surrounding fields to the north and east down into the village can be very picturesque.

The loss of the railway and the present limited bus service (the last is at 7pm with no service at all on Sundays) means that today's residents are almost entirely dependent on the car to get around or visit other main towns.

Braughing, like so many similar rural villages, is evidence of the typical decline of rural villages and way of life across Hertfordshire since the War. The village once served a largely self-sufficient rural area with shops, butchers, pubs, local tradesmen, churches, schools, mills and breweries to support the village, its outlying farms and the rural community. Today, it is increasingly attractive to the retired and commuters into the nearby towns, this characteristic only dampened by the loss of the railway line and station. Most of the once diverse range of shops, pubs,

businesses and civic institutions has gone, out-priced by house values. Whites, the famous butchers, home of the Braughing sausage, has now gone, but the village store survives. 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. Nevertheless, there is a strong community spirit with many social clubs and events.



*Whites
in its
heyday.*

An interesting characteristic of Braughing is the close proximity of the historic farms woven into the fabric of the village. 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, 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. Gated developments are particularly problematic in this regard. Future development must reinforce local architectural rural character if an unfortunate suburban quality is not the take hold. This is particularly important on prominent sites.

5.3 Scheduled Ancient Monuments. None.

5.4 Areas of Archaeological Significance.

The Conservation Area is almost entirely coterminous with the Area of Archaeological Significance designated in the East Hertfordshire Local Plan 2007. The emerging District Plan does not propose amendment to the boundary of the Area of Archaeological Significance for Braughing and Green End.

5.5 Individually Listed Buildings.

There are 108 entries on the national list for Braughing Parish covering 137 Listed Buildings, the overwhelming majority of which sit within the Conservation Area. Of the total, 4 date from the 15th century or earlier (4%); 21 from the 16th century (20%); 44 from the 17th century (40%); 29 from the 18th century (28%); 8 from the 19th century (7%); and 1 from the 20th century (1%). All buildings are Grade II except one (St Mary-the-Virgin Parish Church) which is Grade I and five (Upp Hall, Barn at Upp Hall, The Old Rose and Crown PH, The Brown Bear PH and Braughing Bury) which are Grade II*.

A selection of Listed Buildings with abbreviated descriptions based on the National list is provided below.

GRADE I

Parish Church of St Mary The Virgin (Church Of England), Church End.



Early C13 chancel (consecrated 1220); early C15 nave, aisles, S porch and W tower; NE mortuary chapel 1638 for Simeon Brograve; restorations: 1838 (nave roof), 1852-3 by Mr Savill (tower and spire), 1855-61 (porch, clerestorey and windows), 1866 by Mr Perry (S aisle), 1872-3 (chancel refaced, nave roof repaired, and tower arch opened); thorough restoration completed 1888 by Edmund Buckle. Flint rubble faced in coursed field flints with stone dressings.

GRADE II*

Upp Hall, The Warren.

Late C16 or C17, restored and extended c1896. Red brick with steep old red tile roofs. The older front range is of 2 storeys and attics and appears to represent the hall and service end of a house which originally extended to the N beyond the hall.

Barn At Upp Hall (40 metres to north west of mansion), The Warren.

Late C16 or early C17. Red brick in English-bond with black brick diaper patterns. Steep old red tile roof with gable parapets on corbelled kneelers. Exceptionally large unaisled barn facing S, on the N side of the forecourt of the house. 10 bays long (about 43m).

The Old Rose and Crown, 13, Church End.

Mid C16, rear wing c1600. Timber frame, roughcast with panelled pargetting on the front and rings and lozenges in high relief between the upper windows. Steep pitched roofs, now slated. L-plan formed from a 3-unit, cross-passage house with continuous front jetty on E, to which a lower rear kitchen wing was added at the parlour end.

The Brown Bear Public House, 14, The Street.

Early C16, altered in C17, extended as PH in C19. Timber frame roughcast with old red tile roofs. Originally a T-plan house with an open hall and wide, 2-storeys, jettied crosswing at S (service rooms). Large central chimney and floor in hall, and partition on upper floor of crosswing inserted in C17, and upper floor at N end rebuilt as a narrow crosswing.

Braughing Bury, Green End, Green End.

House, 2 houses from early C17 up to 1970. Late medieval, altered in late C16, early C17, late C17, early C18 and c1970. Timber frame on red brick sill, plastered with panelled basketwork pargetting, and stucco plinth to W wing. Steep old red tile roofs with tall octagonal red brick chimneys with spurred caps. Oldest part, in centre, was an open hall with crown-post roof, with a cross-passage and service bay at the E and a 2-bay, 2 storeys crosswing at W. Late C16 beams inserted in the hall point to a timber-framed predecessor to the late C17 central chimney.

GRADE II

Longer list descriptions of the above buildings and full details of the hundred or so Grade II listed buildings in the Parish can be found on the Historic England website at:- <http://list.historicengland.org.uk/results.aspx?index=1>

Green End: West side (S – N).

Milestone (50 metres to north of Griggs Bridge)

Hill House, 1 Green End

3 Green End

4 Green End

5 Green End

11 and 13 Green End

15 and raised pavement in front, Green End

17 Green End

The Old Barn

The Gables, 19 Green End



*The Gables.
Late medieval
open hall
house.
Compare with
the historic
photograph on
p. 10.*

Green End: East side (S – N).

Park Cottage

Post Office, 6 Green End

Wallscroft, 14 Green End (since the 1970s known as The Old Manse')

16, 18 and 18a and outbuildings along Fleece Lane

The Golden Fleece PH, 20 Green End

Fleece House, 22 Green End

Bird in Hand, 24 and 26 Green End

Moonrakers, 28 Green End

Ships Timbers, 30 Green End

36, 38, 40, 42 and 44 Green End

Malting Lane: South side.

5-8 Malting Lane

Malting Lane: North side.

Ivy Cottage, 9 Malting Lane

Fleece Lane: North side.

Braughing Chapel, Independent Free Church

Bridge over the River Quin, Fleece Lane

Ford Street: East side (S – N).

Farmhouse at Ford Street Farm, 7 Ford Street

Granary at Ford Street Farm (12 metres south of farmhouse)

Greenhill Cottage and Quin Cottage, 9 and 10 Ford Street

12 and 14 Ford Street

Church End: West side (S – N).

Barn at number 5 (10 metres to south west of house)

Causeway Cottage, 5 Church End

11 Church End

King Drake Cottage, 14 and 15 Church End

Hoppitts, 17 Church End

18, 19, 20 and 21 Church End

Church End: East side (S – N).

Outbuilding at number 3 (2 metres to south east of house)

Causeway House, 3 Church End

The Old Boys School, 6 and forecourt wall Church End

7 and 8 Church End

Paltock Monument in St Mary's Churchyard (11 metres to north north east of brick chapel)

Wren Monument in St Mary's Churchyard (25 metres to west south west of east gate to churchyard)

Tombchest in St Mary's Churchyard (2 metres to south east of Wren Monument)



The tight-knit grain of early Braughing. Nos 5, 11, 6 and 3 Church End (Grade II) nestled near the Church.



The Wren Monument with buildings on The Square in the background.

The Street: West side (S – N).
 Robbers Cottage, 3 The Street
 Thyme Cottage, 7 and 9 The Street
 11 The Street

The Square: (S – N).
 The Old Bakehouse, 1 The Square
 Pump House, 2 The Square
 K6 Telephone Kiosk, Telephone Number 0920 821441 (now 01920 821441, located outside No. 2 The Square)
 Village pump (on central green)
 Red Stack, 3 The Square
 Benedict, 4 and 5 The Square

The Street: West side (S – N) cont.
 Old Forge, 15 The Street

Farmhouse at Pentlows Farm, 23 The Street
Outbuilding at Pentlows Farm (along lane 30 metres to north of house)
The Old Vicarage, The Street
Outbuilding at The Old Vicarage

Green Lane: (W – E)

2 and 4 Green Lane

Coltsfoot Cottage and Crowsfoot Cottage on right hand, 8 and 10 Green Lane

The Street: East side (S – N).



*Nos. 3, 7 and 9
(on left) and Nos.
8 - 28 even (on
right) The Street
(all Grade II).
Traditional
materials
underlining local
character.*

8, 10 and 12 The Street

Outbuildings at Number 14 (10 metres to south west of public house)

16 The Street

The Gatehouse, 22 The Street

The Habit, 24 and 26 The Street

The Axe and Compasses PH, 28 The Street

5.6 Important buildings within the curtilages of Listed Buildings.

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. However, the rules relating to the identification of curtilage structures are complex and, to avoid doubt as to their protection within the context of the Conservation Area, they may also be included under 5.7 below.

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 historic evolution of the Conservation Area and make a positive contribution to its special interest, character and appearance.

Category 1 buildings are shown in red 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).

Green End: West side (S – N).

Category 1.

Outbuildings to north and rear of 4 Green End
Grove Barn

Green End: East side (S – N).

Category 1.

Outbuildings to Park Cottage
War Memorial
Green End House and outbuilding to north

Malting Lane: South side.

Category 1.

Garage to 2 Malting Lane
Wall between 2 and 3 Malting Lane
3 Malting Lane



*3 Malting Lane
and wall with
No. 2.
Category 1.*

Category 2.

1 and 2 Malting Lane



*1-2 Malting Lane.
Category 2.*

Green End: East side (S – N cont/.).

Category 1.

12 Green End (known as 'Braughing Hall' – Congregational Chapel. 1890s).
Outbuilding to north of 26 Green End (The Bird in Hand PH – now closed).

Category 2.

8c and 8d Green End



*8c and 8d Green End.
An example of a good historic building now extended. Of good form, but note the use of poor quality doors and windows*

Gravelly Lane

Category 1.

The Granary

Pheasant Barn, Gravelly Barn and River Quin Barn and their outhouses.



*LHS - Pheasant and River Quin Barns Category 1.
RHS - Outhouse opposite Gravelly Barn but belonging to Braughingbury Category 2.
Behind - Pentlows Farm -modern development across the valley.*



An attractive feature marred by the TV aerial.

Category 2.

Outhouse opposite Gravelly Barn but belonging to Braughingbury

Ford Street: East side (S – N).

Category 1.

1-4 Ford Street

5 and 6 Ford Street

Barn to south and to west at Fordstreet Farm

8 Ford Street

Ford View, 11 Ford Street

Church End: West side (S – N).

Category 1.

16 Church End

Church End: East side (S – N).

Category 1.

1 Church End

Outbuilding at south boundary of 3 Church End
Church Hall

Category 2.

2 Church End



*1 and 2
Church End.
Comparing
the windows
demonstrates
the harm that
PVCu
windows can
have on an
historic
building.*

The Street: North-West side (S – N).

Category 1.

1 The Street

Methodist Church

The Street: South- East side (S – N)

Category 1.

1-4 Old School Place

6 The Street

30 The Street

Category 2.

4 The Street

18 and 20 The Street



18 and 20 The Street - demonstrating the harm that PVCu windows can have on an historic building.

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



Good quality boundaries to Nos. 36-44 (even) Green End. Note the contrast to the south.

Front boundary 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 on Malting Lane, Green Hill, the bridge and railings on Fleece Lane and the pump and arrangement of buildings and structures around The Square.

An interesting characteristic is the notable absence of street column lighting in many parts of the Conservation Area – there being only a scattering of post top lights, some being attached to buildings. This helps to underline the rural quality of the area.



Former Whites the butchers at Green End – origin of the Braughing sausage.

5.9 Important Open Spaces.

As can be seen on the maps, the Conservation Area is centred on the valley of the River Quin with the two settlements, Braughing and Green End on its east and west banks respectively. Much of the valley is undeveloped (in order to avoid the risk from potential flooding). Consequently the heart of the Conservation Area contains many attractive open fields and meadows lining the valley dotted with groups of trees and runs of hedging. These are readily appreciated from the many fine views across the valley.



Malting Bridge and the ford rising to Green Hill

The ford on Malting Lane and the green rising to the east at Green Hill and surrounding verges are important focal points and highly picturesque areas, as is the small green, pump and surrounding buildings and structures at The Square. These two areas are designated as 'Existing Playing Fields/Open Space/Recreation Areas' in the Local Plan.



*The Square.
- Important
historic focal
point. Cars
admire the
view.*

Three other areas within the village are designated in the Local Plan as 'Existing Playing Fields/Open Space/Recreation Areas' but these lack the necessary special interest necessary for designation and are outside the Conservation Area.

5.10 Any others e.g. Wildlife sites/ Historic Parks and Gardens

The area to the north of the Conservation Area centred on The Old Vicarage is designated in the Local Plan as a Wildlife Site. Another Wildlife Site abuts the south west boundary south of Griggs Bridge.

5.11 Particularly important trees and hedgerows.

The two yew trees at the east (front) boundary of The Old Barn, 19a Green End are protected by Tree Preservation Orders.



*The treed
grounds at
Braughing
Bury.*

A large number of other trees are important to the Conservation Area and are shown diagrammatically on the accompanying Character Analysis Map on p. 29. These include the arrays that line the B1368 south of Malting Lane, the treed setting to the

War Memorial and along Ford Street, Malting and Fleece Lanes, the many trees within the Braughing Bury grounds, the north and east boundaries of the churchyard, the wooded landscapes around Green End House and The Old Vicarage and the many individual specimens dotted across the Conservation Area.

Of particular importance are the hedges and trees that line the banks of the River Quin together with those that edge the roads that converge on or pass through the village.

Together with the many open fields, these serve to underline the rural origins and character of Braughing and are central to its special interest.

5.12 Important views.



Important view of Church End from Fleece Lane.

A selection is shown on the Character Analysis Map on p. 29. Long if meandering views are evident along Green End and Ford Street but the most characterful views are evident across the valley - both east and westwards, down Green Hill to the ford and up along Fleece Lane towards the church. Good views of the village nestled in the valley are possible from a number of vantage points in the surrounding hills and countryside of which that from the ridge up Stortford Lane is particularly attractive.

5.13 Elements harmful to the Conservation Area.

Concern has to be expressed at the neutral quality of much post-war and modern development, which although they may not cause overt harm, are perceptibly diluting the special interest of the Conservation Area. These, together with other neutral buildings, are shown in yellow on the attached Character Analysis Map on p. 29. In being new they intrinsically lack historic interest making it all the more important that any new development is of high quality architectural interest if it is not to cause harm to a notably intact, picturesque and architecturally rich conservation area. Future development must be of a scale, density and in materials and craftsmanship that reflect the local vernacular tradition.



*Neutral
modern
development
on a
prominent
site.*

Too many recent houses are overly large, in styles that do not adequately underscore local architectural distinctiveness or are overly-complex high density faux-detached dwellings. Often they are in culs-de-sac or back-lands layouts that can lack proper interconnectivity with adjacent sites and the village.

Fortunately, there are few real eyesores in the village which enjoys a very high standard of special interest, character and appearance.



*Neutral
modern
development
with floor
levels that
do not
successfully
address the
street.*

A notable failure is the height and level of the new cottages on the east side of Green End at the north of the Conservation Area, which are built too low off the sloping site and thereby present themselves too low in the street scene. This suggests that the focus of the development was on the inner relationships of buildings within the sloping cul-de-sac and the height and quantum of development rather than the more important considerations, the quality of the Green End streetscene and the character and appearance of the Conservation Area. Such

contrived and tortuous outcomes must be avoided, whatever the development pressure. New buildings must have a 'natural' traditional relationship with their street.



*Harmful front
boundary
at Green
End*

A significant and negative element in the Conservation Area is the high timber boundary fencing (normally seen as rear garden fencing) erected at the front and sides of a property on the east side of Green End. This is highly visible and harmful to the streetscene and serves to underline how vulnerable conservation areas currently are if not protected by a community who feel passionate and proud of their heritage and an Article 4 direction making such development subject to appropriate control. We hope this document will empower the local community to play an ever more active role in monitoring development in the Conservation Area while such an Article 4 direction is included in the Conservation Area Management Proposals section in Part C of this document.

As discussed under 5.7 above, The Character Analysis Map shows buildings and places that make no particular contribution to the special interest of the Conservation Area ('neutral'). The Map shows that there are no buildings within the Conservation Area that can be described as actually harmful (a very rare instance). The demolition of neutral buildings would not normally be a concern, subject to the details of the replacement being known and the opportunity to secure development that makes a positive contribution to the Conservation Area being taken.

5.14 Threats and opportunities.

A village as attractive and desirable as Braughing will inevitably encourage high property prices which will make housing increasingly unaffordable for local people. It is difficult to maintain strong community ties in such a situation, as the young are priced out of their village and newcomers, often from more urban backgrounds, follow a suburban rather than a rural lifestyle. Villages such as Braughing can quickly become commuter villages or retirement settlements and the vitality can be sucked out of them. The demise of local shops and pubs and relatively empty day-time streets are typical indicators of this change, both evident today.

The same high property prices have and will, no doubt, continue to attract developers keen to build new houses and carry out more intensive redevelopment of existing built sites. It is vital to the protection of the character and appearance of the Conservation Area that new developments are of excellent urban design standards with good connectivity to the existing street patterns and that individual buildings and settings are of similarly high architectural quality with a grain, density, siting, form, size, height and bulk that fits within its historic context and are executed in local vernacular crafts and materials such that they make a positive contribution to the character and appearance of the Conservation Area.

A growing trend within East Herts is an increasing demand for excessive extensions to historic and listed buildings. These are often in order to facilitate single-function rooms and, following the hotel model, an en-suite bathroom for each bedroom. While understandable, this demand needs to be monitored and, where harmful to heritage assets, contained if historic buildings are not to lose their intrinsic character and special interest and the Conservation Area is not to become increasingly built-up and urbanised.

The quality of existing boundaries is variable and, in one instance, harmful to the 'character and appearance' of the Conservation Area. Effort must be made in this regard to protect hedging and low-level built boundaries to ensure that the rural quality of the area is maintained. The latter will require the making of an Article 4 direction.

5.15 Suggested boundary changes.

Paragraph 4.11 above details the policy requirements in this regard under the National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) and the current Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016). Paragraph 127 of the NPPF is particularly pertinent.

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. There can be no question as to the appropriateness of the designation of a Braughing Conservation Area which is remarkably intact and of a particularly high quality. However, it is evident that the boundaries of the Conservation Area have not been reviewed since designation in 1968 and that they reflect guidance at that time to 'cast a wide net initially which can then be tightened up later'. The 1995 Character Statement did not address that important question and that necessary tightening up has never occurred. Consequently, those previous boundaries did not define where there is a clear change of character and a defensible boundary, thus making the Conservation Area vulnerable in planning law. This review has taken the opportunity to put this right.

The survey for this Character Appraisal revealed that while the majority of the boundary was appropriately located and sensibly defined where character changed from settlement to the surrounding countryside, a ribbon of land to the west and north together with various fields and land to the east of the village were erroneously included. These surrounding fields have been assessed and found to lack that

necessary architectural or historic interest and are, therefore, proposed to be removed from the Conservation Area. This will give a boundary that correctly defines the relevant change of character from settlement to countryside. Removing them and thereby designating the Conservation Area within logical and policy-compliant boundaries will strengthen it and make it more robust in planning law. Other very minor changes are also proposed. These boundary changes, therefore, are included in the Conservation Management Proposals.

While some may be concerned at this proposal, the public should be reassured that the excluded fields will not consequently be 'opened -up' for development – other national and local planning policies are still in place to defend them from inappropriate development. The wider issue of the required housing provision within Braughing is addressed through the District and Neighbourhood Plans.



*Historic
Church End*

6. SUMMARY OF SPECIAL INTEREST OF THE BRAUGHING CONSERVATION AREA

The overall characteristics of the Braughing Conservation Area can be summarised as follows:-

1/ A historic village of two settlements, Braughing and Green End on the high ground above the east and west banks of the River Quin respectively with fields, meadows hedging and groups of trees at its heart forming a high quality picturesque environment. The surrounding landscape is largely farmland underlining the village's rural past,

2/ A ford crossing at the centre of the village was the historic focus of the area which contains a number of important Roman roads. These routes survive and give the area good interconnectivity to other towns and villages in the wider region and also within itself, linking well the two settlements,

3/ Once an important administrative and commercial centre, the area has inherited a large number of important listed and historic buildings which, together with its attractive rural qualities continue to make it a desirable and prosperous location,

4/ The public realm is relatively simple in design and materials, with tarmacked roads and footpaths with granite kerbs and sets, some lined with grass verges, trees and hedges. The shingle paths around The Square emphasise its character and significance. Thus far the Conservation Area has maintained its rural quality despite the huge increase in traffic in recent years, particularly through Green End, with Highways signage and markings, thus far, remarkably restrained. A notable quality, underlining its rural character, is the relative absence of street lighting and lamp columns in many parts,

5/ Buildings along the main roads follow a traditional and disciplined building line, are mainly two storeys high and are of traditional construction. While some in the earlier parts of the village are hard-to to the pavement, other 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 or, for outlying detached houses, peeked transverse views through bushes and trees to buildings behind,

6/ Most retail and commercial uses have been lost in the post-war era, the buildings converted to housing. Some pubs and a village store survive. The Church is located north of the ford in Braughing's historic core between Church End and The Square, while the old school and the historic brewhouse (Malting Lane), both now housing, are to the east and west of the ford respectively,

7/ The necklace of fine historic buildings lining Green End, Church End, The Square and The Street, many of which are listed, are of particular importance,

8/ A notable feature of the Conservation Area is the high survival rate of historic buildings and the absence of ugly post-war development, testimony, no doubt, to its early date for designation (1968 – just one year after the Civic Amenities Act) and the early listing of many of its buildings,

9/ This is a popular and highly attractive picturesque area, very convenient for commuting to nearby towns and other sources of employment, with consequent high property prices. This, not unnaturally, has made the area the increasing focus of development pressure for housing. The above-mentioned redundant farms and 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 a growing number of neutral buildings that are diluting the character and appearance of the Conservation Area,

10/ While Green End has the typical linear quality of ribbon development along a busy road, Braughing, being earlier, denser and less busy, has at its core a more intimate, tight-knit feel, quite visually enclosed. Good views can be enjoyed along each of the main roads but the most significant views are those east and west across the open valley. Any future development should not harm these long views which visually link the two settlements together and underline the rural character and appearance of the Conservation Area.



*Malting Bridge
and the ford
- highly
picturesque*

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, particularly Green End. Any proposals to introduce traffic management/calming measures within the Conservation Area need to carefully weigh the claimed potential benefits with the associated harm that may come from further road signage and markings, which have considerable potential to 'urbanise' and harm the area's rural character and appearance,

2/ The boundary fencing at the front and sides of a listed building on the east side of Green End is particularly harmful to both the Conservation Area and the setting of the listed building. It must not form a precedent. Some other boundaries around the Conservation Area need repair and improvements,

3/ Some good quality historic houses have been harmed by poor quality alterations and the use of modern materials. Increasing public interest in PV and solar panels has much potential to cause harm. Such matters readily contribute to the declining quality and run-down appearance of conservation areas. While Braughing is relatively unscathed at present (certainly when compared to some other conservation areas) consideration should be given to introducing an Article 4 direction to control minor development, prevent any decline of the area and, in time, restore those buildings presently harmed by poor quality alterations,

4/ 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 affecting conservation areas. 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 slimline units. If not, new double-glazed timber frames may be acceptable provided that the original window design and materials are replicated,

5/ The demand for excessive extensions to historic and listed buildings needs to be contained if the buildings are not to lose their intrinsic character and special interest and the Conservation Area is not to become increasingly built-up and urbanised,

6/ 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,

7/ 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. Development effort should focus on these sites,

8/ There are extensive private gardens behind many of the houses. These contribute greatly to views from and between the houses and are important for

wildlife. Their loss to piecemeal development would have an adverse effect on the character of the area',

9/ Reasonable steps should be taken to protect local facilities as a means of supporting village life and avoid Braughing becoming a dormitory village,

10/ A regular concern locally is the overgrowth of vegetation, particularly where this obscures views of historic buildings or views into, across and out of the Conservation Area. Some vegetation, when in direct contact with historic buildings (such as climbers) or when causing overshadowing or preventing appropriate levels of ventilation, can cause significant damage to the relevant building. A comparison of historic photographs with the current streetscene often reveals a lack of appropriate management of such vegetation.



Overgrowth of vegetation

Issues 2/-8/ 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 – CONSERVATION AREA MANAGEMENT PROPOSALS.

8. MANAGEMENT PROPOSALS.



*Capturing
the beauty of
Green Hill*

8.1. Revised Conservation Area Boundaries.

The revised boundary is shown on the accompanying Character Analysis Map on p. 29 and includes the following amendments -

- (a) Designate. Small triangle of land to the east of Bounty on Gravelly Lane. Sliver of land at north part of 1 and 2 Bury Cottages, Gravelly Lane

To rationalise the boundary.

- (b) Dedesignate. Southern part of grounds of Bear House, Gravelly Lane. Southern and eastern part of Hawthorn House, Gravelly Lane. Entrance to Gravelly Dell and eastern part of Hazeldene, Gravelly Lane.

To rationalise the boundary.

- (c) Dedesignate. Strip of land to north of Gravelly Lane. Strip of land to east of Gravelly Lane and field to the east.

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

- (d) Dedesignate. Pelham Road including The Elms on the west side and 2, 4 and 6 to the east. Entrance to Friars Road and Nos 1 and 3.

To remove land with no special interest.

- (e) Designate. Nos 36 – 46 (even) The Street (excluding garages at the rear).

To rationalise the boundary.

- (f) Dedesignate. Land to the rear of 32 and 30 The Street and The Axe and Compasses PH.

To rationalise the boundary.

- (g) Dedesignate. Eastern stretch of Stortford Lane including strip of land to its north and field to its south. Fields to the east of Fordstreet Farm, barns and yard, 1-6 (consec) Ford Street, and to east of Park Cottage.

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

- (h) Dedesignate. Part of fields to the west of the B1368 at southern end of the Conservation Area. Part of fields to the rear of 1 and 3 Green End.

To rationalise the boundary.

- (j) Dedesignate. North side of Hull Lane that includes front gardens of Nos 2–8 (even)

To rationalise the boundary.

- (k) Designate. Nos 7, 7a and 9 Green End

To rationalise the boundary.

- (l) Dedesignate. Part of land to rear of The Gables, 19 Green End

To rationalise the boundary.

- (m) Designate. Grounds to the north of 21 Green End.

To rationalise the boundary.

- (n) Dedesignate. Strip of land to the west of Green End at north west corner of the Conservation Area.

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 NPPF 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:- <http://www.eastherts.gov.uk>

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. 29 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.* The Character Appraisal above has identified at 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 Character 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 Permitted Development 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 valley of the River Quin which contains many attractive open fields and meadows dotted with groups of trees and runs of hedging, the ford on Malting Lane, the green rising to the east at Green Hill and surrounding green verges and the small green, pump and surrounding buildings and structures at The Square.

8.12. *Planning Control – Particularly important trees and hedgerows.*

Only the two TPOs and 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 Green End, Ford Street and the Lanes and those lining the valley fields and meadows are particularly important. Natural hedging and trees along the banks of the Quin 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 notable views are diagrammatically shown on the Character Analysis Map on p. 29, particularly those across the valley. 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.
Traffic volumes	Along Green End and The Street/Ford Street	Any traffic management proposals need careful consideration to avoid signage and marking that might 'urbanise' and harm the rural character.
Tall front and side boundary fencing to a listed building	Green End	Seek its removal and replacement with something more in keeping.
Poor quality alterations and materials implemented under permitted development rights.	Scattering.	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.	Scattered.	Seek to implement an Article 4 direction. Retain historic originals and Improve quality through future planning applications.
Excessive extensions to historic and listed buildings.	Scattered.	Seek to implement an Article 4 direction limiting sizes. Contain extensions of listed buildings through the consent regime.
Modern cul-de-sac development has poor linkages with the village. Urban design and architecture quality often only neutral.	Pound Close and Pentlows.	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 buildings diluting or harming the character and appearance of the CA.	Pound Close and Pentlows and scattered elsewhere.	Seek better architectural quality that reinforces local styles and materials for future developments through the planning system.
Pressure for back-land development on gardens.	Scattered.	Avoid harm through the planning system.
Loss of pubs, shops and other local facilities that is eroding village life changing the character of the area.	General.	Through Neighbourhood plan, planning system and associated protection measures.
Overgrowth of vegetation harming buildings, views of buildings and views within the CA.	Scattered	Planning controls rarely extend into this area. Often a case of persuasion by the PC and enlightened self-interest on the part of owners.

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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.

Braughing Conservation Area Character Statement, EHDC, 1995.

Braughing Parish Design Statement, Braughing Parish Council, 2004.

Braughing, A Short History, 2015. The contributors were Mary Cockburn, Mary Nokes and Sheila White of the Braughing Local History Society.

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 above 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.

Appendix 2 Historic postcards

Our thanks to Cllr P. Boylan for the kind use of various historic images from his collection.



*The Street -
- circa 1904
Note the dirt
road and
footpaths*



*The Maltings
across the
ford
- circa 1904*



*Malting Bridge
- circa 1912*



*Cottages at
Green End
- circa 1916*



*Fleece Bridge
from Halls
Close*



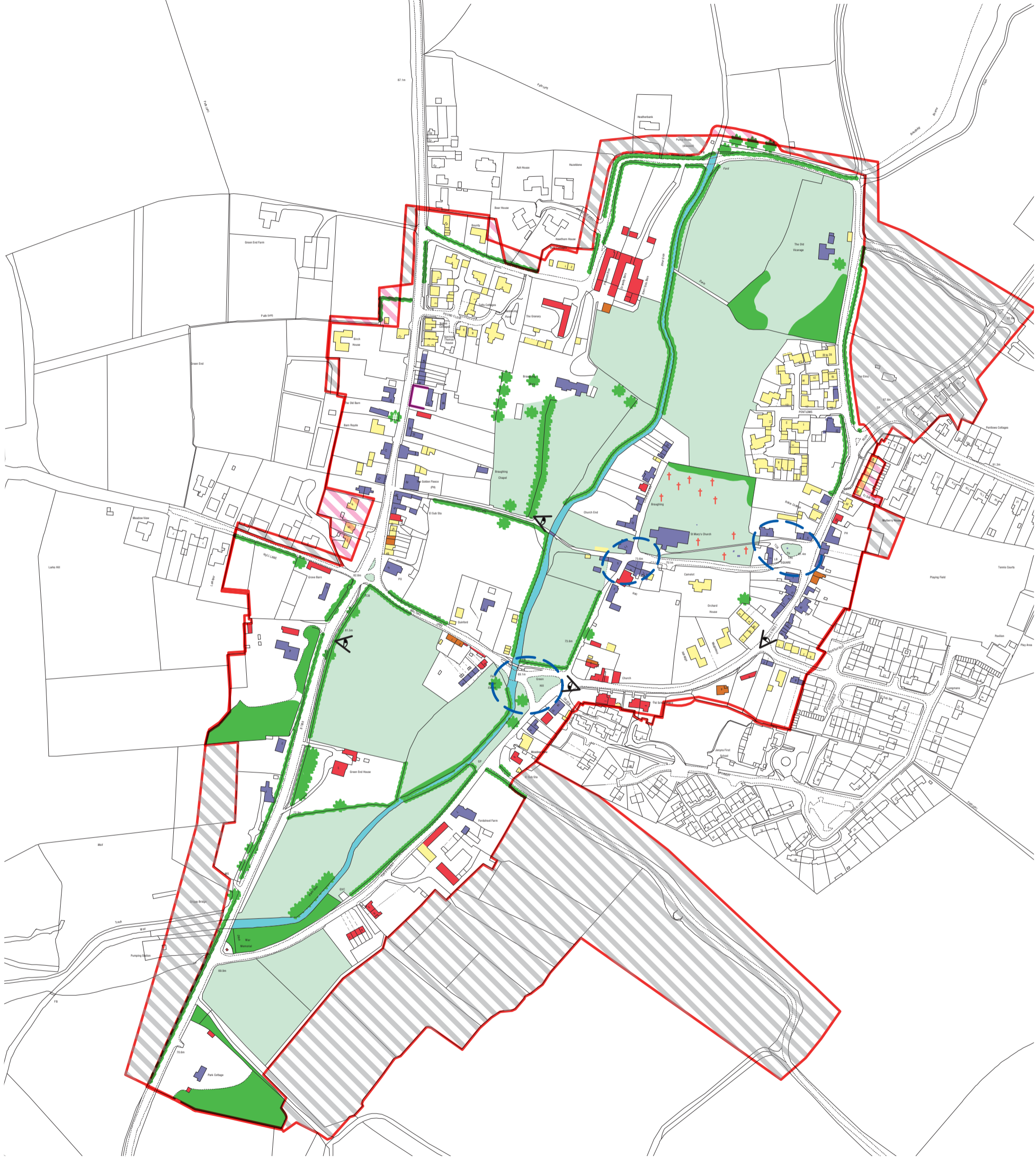
*Maltings Bridge
and the ford.
- before 1937*

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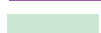



Braughing Parish conservation area appraisal

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

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EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

REPORT BY EXECUTIVE MEMBER FOR FINANCE AND SUPPORT SERVICES

APPOINTMENT OF EXTERNAL AUDITORS

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report sets out the options available to the Council to appoint external auditors from 2018/19 and process for achieving successful procurement of external audit services.

<u>RECOMMENDATIONS FOR COUNCIL:</u> That:	
(A)	East Herts Council “opts in” to the appointing person arrangements made by Public Sector Audit Appointments (PSAA) for the appointment of External Auditors.

1.0 Background

1.1 The Local Audit & Accountability Act 2014 (‘the Act’) abolished the Audit Commission, and required local authorities to appoint their own external auditors for the audit of the 2017/18 accounts by 31 December 2017.

2.0 Report

2.1 As part of closing the Audit Commission the Government novated external audit contracts to Public Sector Audit Appointments (PSAA) on 1 April 2015. The contracts were due to expire following conclusion of the audits of the 2016/17 accounts, but could be extended for a period of up to three years by PSAA, subject to approval from the Department for Communities and Local Government (DCLG).

- 2.2 In October 2015 the Secretary of State confirmed that the transitional provisions would be amended to allow an extension of the contracts for a period of one year.
- 2.3 This means that for the audit of the 2018/19 accounts it is necessary for authorities to either undertake their own procurement to appoint an external auditor or to “opt in” to the appointed person regime.
- 3.0 There are four options for local authorities to appoint auditors:
- 3.1 By establishing their own auditor panel (which may be an existing committee or sub-committee of the authority);
- 3.2 By jointly establishing an auditor panel with other authorities;
- 3.3 By using the services of an auditor panel established by another authority; or
- 3.4 By delegating appointment to a sector led body.
- 3.5 Establishing an auditor panel carries a number of requirements which must be fulfilled. The regulations require that panels consist of a minimum of three members, with a majority of members independent and an independent chair.
- 3.6 To be appointed as an independent member to a panel, the vacancy must have been advertised and an application submitted. The panel members must also be able to offer relevant general knowledge and experience. The CIPFA guidance suggests local authority finance, accountancy, audit process and regulation, and the role and responsibility of auditors as specifically relevant areas of experience.
- 4.0 Independence is defined as follows by The Local Audit [Auditor Panel Independence] Regulations 2014:
- the panel member has not been a member or officer of the authority within the period of 5 years ending with that time (the “last 5 years”),
 - the panel member has not, within the last 5 years, been a member or officer of another relevant authority that is (at the given time) connected with the authority or with which (at the given time) the authority is connected,

- the panel member has not, within the last 5 years, been an officer or employee of an entity, other than a relevant authority, that is (at the given time) connected with the authority,
- the panel member is not a relative or close friend of—
 - a member or officer of the authority,
 - a member or officer of another relevant authority that is connected with the authority or with which the authority is connected, or
 - an officer or employee of an entity, other than a relevant authority, that is connected with the authority,
- the panel member is not the authority’s elected mayor,
- neither the panel member, nor any body in which the panel member has a beneficial interest, has entered into a contract with the authority—
 - under which goods or services are to be provided or works are to be executed, and which has not been fully discharged,
- the panel member is not a current or prospective auditor of the authority, and
- the panel member has not, within the last 5 years, been—
 - an employee of a person who is (at the given time) a current or prospective auditor of the authority,
 - a partner in a firm that is (at the given time) a current or prospective auditor of the authority, or
 - a director of a body corporate that is (at the given time) a current or prospective auditor of the authority.”

4.1 The independence requirements suggest that it is unlikely that any authority would have an appropriate committee or sub-committee that could act as a panel which rules out option 1 described above.

- 4.2 Options 2.2 and 2.3 propose the use of an auditor panel that is jointly set up or that of another authority. These options would share the administration of creating an auditor panel, although no authority has yet come forward to either offer to create a joint panel or make available the use of an established audit panel.
- 4.3 The first three options are therefore not recommended as they will require a far more resource intensive process and, without the bulk buying power of the sector led procurement, would be likely to result in a more costly service.
- 4.4 The consensus amongst most local authorities is to pursue option 4 and to delegate appointment to a sector led body.
- 4.5 In July 2016 PSAA were specified by the Secretary of State as an appointing person under regulation 3 of the Local Audit (Appointing Person) Regulations 2015. The appointing person is also referred to as the sector led body and PSAA has wide support across most of local government. PSAA was originally established to operate the transitional arrangements following the closure of the Audit Commission and is a company owned by the Local Government Association's Improvement and Development Agency (IDeA).
- 4.6 The main advantages of using PSAA to procure external auditors are:
- Assure timely auditor appointments
 - Manage independence of auditors
 - Secure highly competitive prices
 - Save on procurement costs
 - Save time and effort needed on auditor panels
 - Focus on audit quality
 - Operate on a not for profit basis and distribute any surplus funds to scheme members.
- 4.7 In order to opt-in to the appointing person arrangement offered by PSAA a decision must be reached before 9 March 2017. An invitation to opt in was issued in October 2016 (please see **Essential Reference Paper 'B'**). The relevant regulations require that the decision to accept the invitation and to opt in needs to be made by the members of the authority meeting as a whole, i.e. Council.

4.8 It is likely that a sector wide procurement conducted by PSAA will produce better outcomes for the Council than any procurement we undertook by ourselves or with a limited number of partners. Use of the PSAA will also be less resource intensive than establishing an auditor panel and conducting our own procurement. It is this option that is recommended by officers.

5.0 Implications/Consultations

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

Background Papers

None

Contact Member: Councillor Geoffrey Williamson, Executive Member for Finance and Support Services.
geoffrey.williamson@eastherts.gov.uk

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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> <p>Priority 3 – Enable a flourishing local economy</p> <p>The report provides a response to the Annual Audit Letter arising from the external audit of 2015/16 financial statements and value for money. This contributes to all the Corporate Priorities.</p>
Consultation:	None
Legal:	No specific implications arise from this report.
Financial:	There are no direct financial implications arising from the report.
Human Resource:	No specific implications arise from this report
Risk Management:	This report documents significant matters related to the ongoing governance of the council.
Health and wellbeing – issues and impacts:	No specific implications arise from this report.

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27 October 2016

Email: appointingperson@psaa.co.uk

Liz Watts
East Hertfordshire District Council
Wallfields
Pegs Lane Hertford
Hertfordshire SG13 8EQ

Copied to: Adele Taylor, Director of Finance, East Hertfordshire District Council
Kevin Williams, Head of Democratic and Legal Services, East Hertfordshire
District Council

Dear Ms Watts

Invitation to opt into the national scheme for auditor appointments

As you know the external auditor for the audit of the accounts for 2018/19 has to be appointed before the end of 2017. That may seem a long way away, but as there is now a choice about how to make that appointment, a decision on your authority's approach will be needed soon.

We are pleased that the Secretary of State has expressed his confidence in us by giving us the role of appointing local auditors under a national scheme. This is one choice open to your authority. We issued a prospectus about the scheme in July 2016, available to download on the [appointing person](#) page of our website, with other information you may find helpful.

The timetable we have outlined for appointing auditors under the scheme means we now need to issue a formal invitation to opt into these arrangements. The covering email provides the formal invitation, along with a form of acceptance of our invitation for you to use if your authority decides to join the national scheme. We believe the case for doing so is compelling. To help with your decision we have prepared the additional information attached to this letter.

I need to highlight two things:

- we need to receive your formal acceptance of this invitation by 9 March 2017; and
- the relevant regulations require that, except for a body that is a corporation sole (a police and crime commissioner), the decision to accept the invitation and to opt in needs to be made by the members of the authority meeting as a whole. We appreciate this will need to be built into your decision making timetable.

If you have any other questions not covered by our information, do not hesitate to contact us by email at appointingperson@psaa.co.uk.

Yours sincerely

Jon Hayes, Chief Officer

Appointing an external auditor

Information on the national scheme

Public Sector Audit Appointments Limited (PSAA)

We are a not-for-profit company established by the Local Government Association (LGA). We administer the current audit contracts, let by the Audit Commission before it closed.

We have the support of the LGA, which has worked to secure the option for principal local government and police bodies to appoint auditors through a dedicated sector-led national procurement body. We have established an advisory panel, drawn from representative groups of local government and police bodies, to give access to your views on the design and operation of the scheme.

The national scheme for appointing local auditors

We have been specified by the Secretary of State for Communities and Local Government as the appointing person for principal local government bodies. This means that we will make auditor appointments to principal local government bodies that choose to opt into the national appointment arrangements we will operate for audits of the accounts from 2018/19. These arrangements are sometimes described as the 'sector-led body' option, and our thinking for this scheme was set out in a prospectus circulated to you in July. The prospectus is available on the [appointing person](#) page of our website.

We will appoint an auditor for all opted-in authorities for each of the five financial years beginning from 1 April 2018, unless the Secretary of State chooses to terminate our role as the appointing person beforehand. He or she may only do so after first consulting opted-in authorities and the LGA.

What the appointing person scheme will offer

We are committed to making sure the national scheme will be an excellent option for auditor appointments for you.

We intend to run the scheme in a way that will save time and resources for local government bodies. We think that a collective procurement, which we will carry out on behalf of all opted-in authorities, will enable us to secure the best prices, keeping the cost of audit as low as possible for the bodies who choose to opt in, without compromising on audit quality.

Our current role means we have a unique experience and understanding of auditor procurement and the local public audit market.

Using the scheme will avoid the need for you to:

- establish an audit panel with independent members;
- manage your own auditor procurement and cover its costs;
- monitor the independence of your appointed auditor for the duration of the appointment;
- deal with the replacement of any auditor if required; and
- manage the contract with your auditor.

Our scheme will endeavour to appoint the same auditors to other opted-in bodies that are involved in formal collaboration or joint working initiatives, if you consider that a common auditor will enhance efficiency and value for money.

We will also try to be flexible about changing your auditor during the five-year appointing period if there is good reason, for example where new joint working arrangements are put in place.

Securing a high level of acceptances to the opt-in invitation will provide the best opportunity for us to achieve the most competitive prices from audit firms. The LGA has previously sought expressions of interest in the appointing person arrangements, and received positive responses from over 270 relevant authorities. We ultimately hope to achieve participation from the vast majority of eligible authorities.

High quality audits

The Local Audit and Accountability Act 2014 provides that firms must be registered as local public auditors with one of the chartered accountancy institutes acting in the capacity of a Recognised Supervisory Body (RSB). The quality of registered firms' work will be subject to scrutiny by both the RSB and the Financial Reporting Council (FRC), under arrangements set out in the Act.

We will:

- only contract with audit firms that have a proven track record in undertaking public audit work;
- include obligations in relation to maintaining and continuously improving quality in our contract terms and in the quality criteria in our tender evaluation;
- ensure that firms maintain the appropriate registration and will liaise closely with RSBs and the FRC to ensure that any quality concerns are detected at an early stage; and
- take a close interest in your feedback and in the rigour and effectiveness of firms' own quality assurance arrangements.

We will also liaise with the National Audit Office to help ensure that guidance to auditors is updated as necessary.

Procurement strategy

In developing our procurement strategy for the contracts with audit firms, we will have input from the advisory panel we have established. The panel will assist PSAA in developing arrangements for the national scheme, provide feedback to us on proposals as they develop, and helping us maintain effective channels of communication. We think it is particularly important to understand your preferences and priorities, to ensure we develop a strategy that reflects your needs within the constraints set out in legislation and in professional requirements.

In order to secure the best prices we are minded to let audit contracts:

- for 5 years;
- in 2 large contract areas nationally, with 3 or 4 contract lots per area, depending on the number of bodies that opt in; and
- to a number of firms in each contract area to help us manage independence issues.

The value of each contract will depend on the prices bid, with the firms offering the best value being awarded larger amounts of work. By having contracts with a number of firms, we will be able to manage issues of independence and avoid dominance of the market by one or two firms. Limiting the national volume of work available to any one firm will encourage competition and ensure the plurality of provision.

Auditor appointments and independence

Auditors must be independent of the bodies they audit, to enable them to carry out their work with objectivity and credibility, and in a way that commands public confidence.

We plan to take great care to ensure that every auditor appointment passes this test. We will also monitor significant proposals for auditors to carry out consultancy or other non-audit work, to protect the independence of auditor appointments.

We will consult you on the appointment of your auditor, most likely from September 2017. To make the most effective allocation of appointments, it will help us to know about:

- any potential constraints on the appointment of your auditor because of a lack of independence, for example as a result of consultancy work awarded to a particular firm;
- any joint working or collaboration arrangements that you think should influence the appointment; and
- other local factors you think are relevant to making the appointment.

We will ask you for this information after you have opted in.

Auditor appointments for the audit of the accounts of the 2018/19 financial year must be made by 31 December 2017.

Fee scales

We will ensure that fee levels are carefully managed by securing competitive prices from firms and by minimising our own costs. Any surplus funds will be returned to scheme members under our articles of association and our memorandum of understanding with the Department for Communities and Local Government and the LGA.

Our costs for setting up and managing the scheme will need to be covered by audit fees. We expect our annual operating costs will be lower than our current costs because we expect to employ a smaller team to manage the scheme. We are intending to fund an element of the costs of establishing the scheme, including the costs of procuring audit contracts, from local government's share of our current deferred income. We think this is appropriate because the new scheme will be available to all relevant principal local government bodies.

PSAA will pool scheme costs and charge fees to audited bodies in accordance with a fair scale of fees which has regard to size, complexity and audit risk, most likely as evidenced by audit fees for 2016/17. Pooling means that everyone in the scheme will benefit from the most competitive prices. Fees will reflect the number of scheme participants – the greater the level of participation, the better the value represented by our scale fees.

Scale fees will be determined by the prices achieved in the auditor procurement that PSAA will need to undertake during the early part of 2017. Contracts are likely to be awarded at the end of June 2017, and at this point the overall cost and therefore the level of fees required will be clear. We expect to consult on the proposed scale of fees in autumn 2017 and to publish the fees applicable for 2018/19 in March 2018.

Opting in

The closing date for opting in is 9 March 2017. We have allowed more than the minimum eight week notice period required, because the formal approval process for most eligible bodies, except police and crime commissioners, is a decision made by the members of an authority meeting as a whole.

We will confirm receipt of all opt-in notices. A full list of authorities who opt in will be published on our website. Once we have received an opt-in notice, we will write to you to request information on any joint working arrangements relevant to your auditor appointment, and any potential independence matters that would prevent us appointing a particular firm.

If you decide not to accept the invitation to opt in by the closing date, you may subsequently make a request to opt in, but only after 1 April 2018. The earliest an auditor appointment can be made for authorities that opt in after the closing date is therefore for the audit of the accounts for 2019/20. We are required to consider such requests, and agree to them unless there are reasonable grounds for their refusal.

Timetable

In summary, we expect the timetable for the new arrangements to be:

- Invitation to opt in issued 27 October 2016
- Closing date for receipt of notices to opt in 9 March 2017
- Contract notice published 20 February 2017
- Award audit contracts By end of June 2017
- Consult on and make auditor appointments By end of December 2017
- Consult on and publish scale fees By end of March 2018

Enquiries

We publish frequently asked questions on our [website](#). We are keen to receive feedback from local bodies on our plans. Please email your feedback or questions to: appointingperson@psaa.co.uk.

If you would like to discuss a particular issue with us, please send an email to the above address, and we will make arrangements either to telephone or meet you.

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EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

REPORT BY THE EXECUTIVE MEMBER FOR FINANCE AND
SUPPORT SERVICES

RISK MANAGEMENT STRATEGY

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The Risk Management Strategy has been reviewed and updated.

<u>RECOMMENDATIONS FOR COUNCIL:</u> That:	
(A)	the comments of Audit Committee be received; and
(B)	the updated Risk Management Strategy be approved.

1.0 Background

1.1 The Risk Management Strategy is reviewed annually. This report details amendments since March 2015.

2.0 Report

2.1 Risk management can be defined as:
The process which aims to help organisations understand, evaluate and take action on all their risks with a view to increasing the probability of their success and reducing the likelihood of their failure. (Source: The Institute of Risk Management).

2.2 By managing risks effectively, the Authority is in a stronger position to deliver services in accordance with corporate priorities. By managing opportunities, it is better positioned to provide continuous improvement in its services, and better value for money.

- 2.3 The Risk Management Strategy is reviewed annually and was last presented to the Executive on 8 June 2015, having previously been submitted to Audit Committee on 18 March 2015.
- 2.4 On 16 March 2016, the updated 2016/17 Risk Management Strategy was presented to Audit Committee. The Committee supported the amendments in principle, but requested that changes to the senior management structure be reflected before submission to the Executive. The impact of the senior management and meeting structure changes on risk management processes were therefore considered by Leadership Team on 10 May 2016. A trial was then arranged at the end of quarter two, once new post holders were in place, before resubmission of the Risk Management Strategy through the Committee process.
- 2.5 Alterations have been tracked in **Essential Reference Paper 'B'**, with a clean version of the same document also provided at **Essential Reference Paper 'C'**.
- 2.6 The primary amendments are:
- 2.7 Reduction of the number of operational / service risks monitored.
- 2.8 Quarterly discussions now take place between the Risk Assurance Officer and individual Heads of Service, rather than challenge at the previous Department Management Team meetings. Any concerns are escalated to Leadership Team for consideration.
- 2.9 Covalent is used (for Members' benefit) to record strategic risks only. Use of Covalent for risk monitoring may be phased out altogether with a separate document available for Members, potentially on the intranet.
- 2.10 Audit and Governance Committee considered the revised strategy on 23 November 2016. Comments will be relayed verbally due to the report writing timetable.
- 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

Risk Management Strategy – Executive 8 June 2015, Audit Committee 16 March 2016 and 18 March 2015, and Council 29 July 2015.

<http://democracy.eastherts.gov.uk/ieListDocuments.aspx?CId=119&MId=2462&Ver=4>

<http://democracy.eastherts.gov.uk/ieListDocuments.aspx?CId=137&MId=2798>

<http://democracy.eastherts.gov.uk/ieListDocuments.aspx?CId=137&MId=2501>

<http://democracy.eastherts.gov.uk/ieListDocuments.aspx?CId=158&MId=2774>

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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:	There are no specific consultation implications arising directly from this report.
Legal:	There are no specific legal implications arising directly from this report.
Financial:	There are no specific financial implications arising directly from this report.
Human Resource:	There are no specific human resource implications arising directly from this report.
Risk Management:	There are no additional risk management implications to those already contained in this report. However, it should be noted that if East Herts did not have a risk management monitoring process, the Authority would be seen to be not managing risks appropriately, which would have a significant negative impact on recommendations made by the External Auditors through the Annual Audit Letter.
Health and wellbeing – issues and impacts:	There are no specific health and wellbeing implications arising directly from this report.

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Risk Management Strategy

| [2016/17 version 2. October 2016.](#)

| [CMT](#)
[Audit Committee](#)
[Audit and Governance Committee](#)

[23 February 2016](#)
[16 March 2016](#)
[23 November 2016](#)

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Comment [MG1]: To be corrected once changes tracked

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Section 1 - Context

Policy statement

Risk is present in everything that we do, so it is our policy to identify, assess and manage the key areas of risk.

East Herts Council recognises that risk management is an essential element of good governance ~~a vital activity~~, and ~~we seek to~~ must be embedded risk management into the culture of the Authority. This includes the strategic decision making process, service planning, project management, partnerships, audit, procurement and contracts. It supports informed decision making thereby enabling opportunities to be exploited, or action to be taken to mitigate or manage risk to an acceptable level.

In order to obtain a clear picture of the risks that threaten the Council's ability to achieve its objectives, it is important that the Council determines its 'risk appetite' – the level of risk that is considered acceptable for the organisation to be exposed to. The Risk Management Strategy reflects our 'risk appetite', the size of the Authority, ~~and~~ the nature of our operations and the drive to reduce bureaucracy.

The processes in place should provide assurance to all stakeholders that the identification and management of risk plays a key role in the delivery of our strategy and related objectives.

The objectives of this strategy are:

- Define what risk management is about and what drives risk management within the Council.
- Set out the benefits of risk management and the strategic approach to risk management.
- Outline how the strategy will be implemented.
- Identify the relevant roles and responsibilities for risk management within the Council.
- Formalise the risk management process across the Council.

Approval, Communication, Implementation and Review of the Risk Management Strategy

The Risk Management Strategy is on the intranet, and is specifically issued to:

- The Executive
- Audit and Governance Committee
- ~~Corporate Management~~ Leadership Team
- ~~Senior managers~~

~~To demonstrate how risk management contributes to the achievement of the Council's and service objectives,~~ Ttraining is provided to those listed above, ~~and~~ members of staff who prepare committee reports and / or those who should consider risk in the roles that they perform.

The strategy is reviewed ~~internally~~ each year, and following key changes in central or local policies. Risk management is also subject to frequent audit by the Shared Internal Audit Service (SIAS).

Section 2 - What is risk management and why do we do it?

Risk Management can be defined as:

The process which aims to help organisations understand, evaluate and take action on all their risks with a view to increasing the probability of their success and reducing the likelihood of their failure. (Source: The Institute of Risk Management).

Risk management therefore is essentially about identifying all the obstacles and weaknesses that exist within the Council. The approach is vital to ensuring that all elements of the organisation are challenged including decision making processes, working with partners, consultation processes, existing policies and procedures and also the effective use of assets – both staff and physical assets.

Once the obstacles have been identified, the next stage is to prioritise them to identify which are key to the Council moving forward. It is essential that steps are then taken to manage these effectively. The result is that major risks / obstacles that exist can be mitigated / controlled, providing the Council with a greater chance of being able to achieve objectives.

~~Included within this~~ There should also be a consideration of the positive or 'opportunity' risk aspect. [\(For more information see Section 3, 'risk identification'\)](#).

National drivers behind strategic risk management

- The CIPFA/SOLACE framework on Corporate Governance requires the Council to make a public assurance statement annually, on amongst other areas, the Council's risk management strategy, process and framework. The framework requires the Council to establish and maintain a systematic strategy, framework and processes for managing risk.
- Risk management is best practice in both the public and private sectors.
- ~~The coalition government have announced a number of changes in order to reduce bureaucracy and central government burdens and to save money. At the heart of all these changes is the government's ambition to decentralise – to transfer power from central government to local authorities and the communities and individuals they represent.~~

This means that going forward local authorities are in control of their systems and processes to allow them to fulfil their commitment to deliver their priorities and to account to their local communities for their performance.

Therefore it is essential that, [and without unnecessary layers of bureaucracy,](#) the Council's business planning and performance management processes are relevant and fit for purpose to support the delivery of the council's three key priorities – People, Place and Prosperity. Within this framework it is important that risk management continues to be a key discipline that is carried out. ~~The Council's risks are managed by having a clear strategy and effective arrangements in place, including appropriate resources to manage the risk of fraud and corruption and partnership working.~~

Local drivers behind strategic risk management

The Council's vision is:

'To improve the quality of people's lives and preserve all that is best in East Herts'.

The Council's Strategic Priorities:

'East Herts Council is here to help you. 'We are committed to the communities we serve; delivering good quality services that reflect local priorities and resources'.

In order to strive to meet the vision and priority, East Herts Council has recognised the need to further embed its risk management arrangements. The desired outcome is that risks associated with these objectives can be managed and the potential impact limited, providing greater assurance that the vision will be achieved.

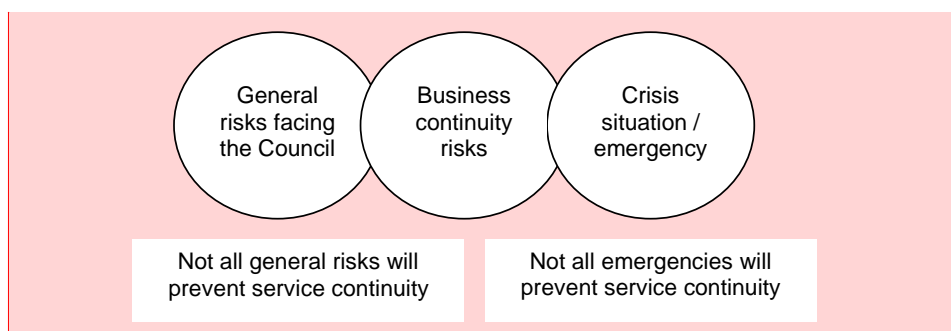
Benefits of risk management

Implementation of risk management produces many benefits for the Council including:

- Improved efficiency of operations.
- Protection of budgets from unexpected financial losses.
- Protection of reputation.
- Reduced losses arising from accidents and illnesses.
- Increased chance of achieving strategic objectives as key risks are minimised.
- The possibility of becoming less risk averse because risks are understood.
- Improved performance (accountability and prioritisation) - feeds into performance management framework.
- Better governance can be demonstrated to stakeholders.

Risk management, emergency planning and business continuity

~~There is a link between these areas; however it is vital for the success of risk management that the roles of each, and the linkages, are clearly understood. The diagram below sets out to demonstrate the differences.~~



~~**Risk management** is about trying to identify and manage those risks which are more than likely to occur and where the impact on our strategic objectives can be critical or even catastrophic.~~

~~**Business continuity management** is about trying to identify and put in place measures to protect priority functions against catastrophic risks that can stop the~~

Comment [MG2]: This table has been deleted but does not show on 'track changes'.

Council in its tracks. There are some areas of overlap e.g. IT infrastructure and resilience features as a strategic risk, but is a key element of business continuity plans.

Emergency planning is about managing those incidents that can impact on the community. In some cases they could also be a business continuity issue. E.g. a plane crash is an emergency. It becomes a continuity event when significant numbers of Council staff are required to provide support.

The Council recognises that there is a link between Risk Management, Business Continuity Management and Emergency Planning. Corporate Management Team leads in all three areas and strategies are developed concurrently.

Section 3 - Implementation of risk management

The risk management process

Implementing the strategy involves a 5-stage process as shown in figure 1-:

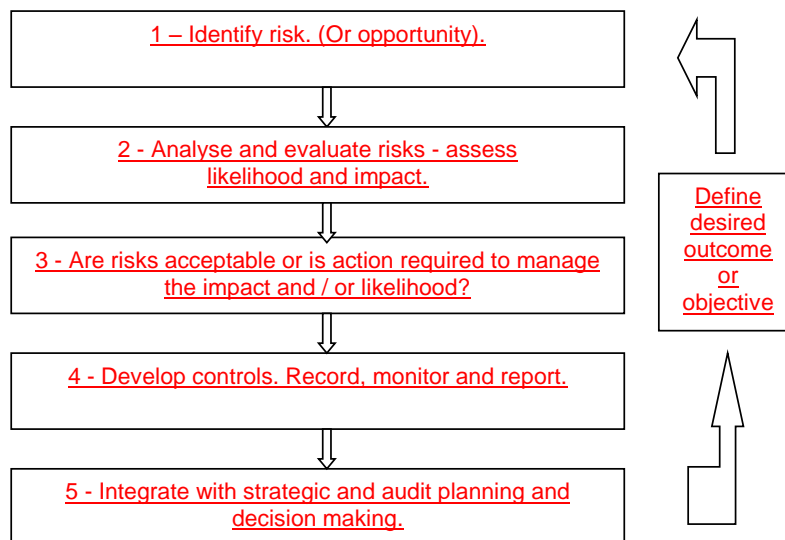
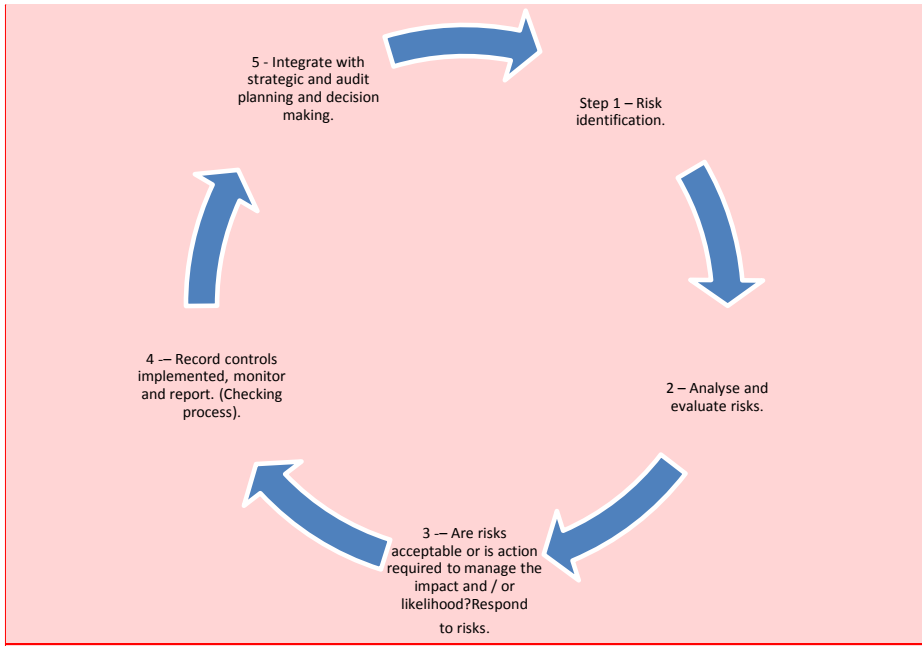


Figure 1: The risk management cycle



Comment [MG3]: This cycle will be deleted. Does not show in 'track changes'.

Stage 1 – Risk identification

What could prevent the Council, your service, project or partnership from meeting The first step is to identify the risks that could have an adverse affect or prevent key business objectives from being met or outcomes-? It is important that those involved with the process clearly understand what the Council wants to achieve in order to be able to identify the barriers.

When identifying risks it is important to remember that risk management is also about making the most of opportunities. For example:

- e.g. m Making bids for funding.
- p Pursuing beacon status or other awards.
- T Taking a national or regional lead on policy development.
- S Savings that may be achievable if a project goes to plan ete.
- A 'spend to save' initiative.
- Tendering a large contract also provides an opportunity to reshape service delivery.

Using appendix 1 as a prompt, various techniques can then be used to begin to identify 'key' or 'significant' business risks including:

- A 'brainstorm' session
- Own (risk) experience
- Challenge within team meetings
- 'Strengths, Weakness, Opportunities and Threats' analysis or similar
- Experiences of others - can we learn from others mistakes?
- Exchange of information / best practice with other authorities, organisations or partners.

The process for the identification of risk should be undertaken for projects (at the start of each project stage), partnerships, service planning and at a strategic / corporate level. Details of who contributes to these stages are explained further in the roles and responsibilities section.

Stage 2 – Analysing and evaluating the risks

The risk should be given a clear and concise title. A fuller description to include the root cause and the possible consequences of the risk if it occurs should be provided separately, e.g.

Title	Description
<u>Insurance tender for contract commencing 31st May 2016. The tender, and establishment of the insurance reserve, provide an opportunity to self-fund well managed risks. Response to changes to the Civil Procedure Rules governing the handling of liability (insurance) claims.</u>	<u>The insurance contract is subject of a full OJEU tender process. A hard insurance market may result in premium increases. Increasing deductibles, without robust risk management practices, may leave the Council exposed to increased expense. However the tender, combined with other initiatives, present an opportunity to review self-insurance levels and establish an appropriate fund for well managed risks. The timeframe to handle liability claims below £25,000 will reduce from 111 days to 30 / 40 days in April 2013. Failure to meet deadlines could result in financial penalties.</u>

~~It is prudent to combine risks from more than one service that share common causes and consequences, e.g. IT network performance, data protection, staff recruitment and retention, health and safety etc. The Operational Risk Management Group will review such risks and recommend controls and devise policy where possible. These corporate risks, and strategic risks with implications for all services, will feature on each Department Management Team risk register to keep services informed, and to ensure that comments and ideas are recorded and Council policy followed.~~

~~Following identification, and analysis and, risk scoring of Strategic Risk is agreed at Department Management Leadership Team and / or in a facilitated workshop. Participants review risk scenarios, rate the potential likelihood of occurrence and the impact if it were to occur.~~

~~Operational risks are identified, scored and managed by Heads of Service with input from the Risk Assurance Officer.~~

~~A matrix is used to plot risks to illustrate priority. Impact and likelihood scoring criteria have been revised for 2013/14, and are detailed in the following matrix below.~~

4 - HIGH >£300,000 and / or National criticism and / or Catastrophic fall in service quality				
3 – MEDIUM £150,000 to £300,000 and / or Regional criticism and / or Major long term fall in service quality		CONTINGENCY	CRITICAL	
2 – LOW £50,000 to £150,000 and / or Long term local media criticism and / or Minor long term or major short term fall in service quality		CONTROL	CAUTION	
1 - NEGLIGIBLE <£50,000 and / or Short term local media criticism and / or Short term fall in service quality				

IMPACT /	1 - RARE	2 - UNLIKELY	3 - POSSIBLE	4 - PROBABLE
	The event could occur in exceptional circumstances	The event could occur less frequently than every three years	The event is likely to occur within, or more than one in three years	The event is likely to occur within a year
LIKELIHOOD				

It is prudent to combine risks from more than one service that share common causes and consequences, e.g. IT network performance, data protection, staff recruitment and retention, health and safety etc. The Operational Risk Management Group will review such risks and recommend controls and devise policy where possible. These corporate themes are raised with each Head of Service quarterly.

Risk appetite

A material risk is deemed to be any risk rated higher than 2:2. This is the Council's 'risk appetite' i.e. the level of risk that it is prepared to tolerate without need for ongoing monitoring or reporting. Where a risk rating exceeds this 'control' area of tolerance, demonstrable evidence of how risks are being mitigated will be required, together with proposals for future controls.

Increasing pressure on public finances means that Local Authorities are obliged to have more appetite for risk. The Council cannot deliver everything it would ideally like to deliver and tough choices are necessary. The Council is therefore open to considering all delivery options, accepting increased levels of risk in order to secure the successful outcomes or rewards.

Risk management is essential in supporting innovation and moving from a 'risk averse' to a more 'risk aware' approach. An example is the acquisition of Old River Lane, Bishop's Stortford. The financial commitment is significant but the acquisition provides an opportunity to shape the town centre, and an additional income stream.

Stage 3 – Respond to risks

This is the process of turning 'knowing' into 'doing'. It is assessing whether to control, accept transfer or terminate the risk on an agreed 'risk appetite' or the opportunity presented. Risks may be able to be:-

Controlled - It may be possible to mitigate the risk by 'managing down' the likelihood, the impact or both. The control measures should, however, be commensurate with the potential frequency, severity and financial consequences of the risk event.

Accepted - Certain risks may have to be accepted as they form part of, or are inherent in, the activity. The important point is that these risks have been identified and are clearly understood.

Transferred - to another body or organisation i.e. insurance, contractual arrangements, outsourcing, partnerships etc.—. (Liabilities cannot be contracted out in their entirety. The Council will often retain overall accountability; and certainly for health and safety risks).

Terminated - By ending all or part of a particular service or project.

It is important to recognise that, in many cases, controls will already be in place. It is therefore necessary to look at these controls before considering further action. They may be out of date or not complied with.

The potential for controlling the risks identified will be addressed through service plans. Most risks are capable of being managed – either by managing down the likelihood or impact or both. Relatively few risks have to be transferred or terminated. These service plans will also identify the resources required to deliver the improvements, timescale and monitoring arrangements.

Existing controls of strategic risks, their adequacy, new mitigation measures and associated action planning information are ~~all to be~~ recorded on the Strategic Risk Register, including ownership of the risk and allocation of responsibility for each mitigating action. ~~Full details of the risk mitigation measures that are to be delivered are likely to be recorded in the respective service plans and cross reference should be made to this in the risk registers.~~

~~Consideration should also be given here as to the 'Cost-Benefit' of each control weighed against the potential cost / impact of the risk occurring. N.B. 'cost / impact' here includes all aspects including financial, resourcing, but also reputational.~~

With effect from 2016/17 a target score will also be agreed at the beginning of each financial year to focus minds on risk mitigation and recording of actions planned and achieved.

The target score, planned and implemented controls will all be recorded on the risk register.

To reduce bureaucracy, a less formal approach is taken for operational (or service) risks. A discussion takes place quarterly between Heads of Service and the Risk Assurance Officer. Whilst a minimalist risk register operates, risks are not recorded on Covalent. Significant concerns are escalated to Leadership Team.

Stage 4 – Recording, monitoring and reporting

~~Corporate Management Leadership~~ Team is responsible for ensuring that ~~key~~ strategic risks are managed.

The Operational Risk Management Group is responsible for ensuring that Council-wide operational risks are managed.

~~Directors and senior managers~~ Heads of Service are responsible for ensuring that key risks in their service are managed.

~~They will be reviewed and challenged at least quarterly at Department Management Team healthcheck meetings, with controls discussed and agreed.~~ Council-wide operational ~~and strategic risks~~ are also considered, with comments collated and reported to risk owners, ~~Corporate Management Leadership~~ Team or the Operational Risk Management Group as necessary.

~~Risk owners should update descriptions, scores, controls and planned controls on Covalent. See Appendix 3 for details and an example.~~

~~Corporate Management Team then undertakes a review of the strategic risk register and receives updates from Departmental Management Teams.~~

~~A comprehensive review of risk registers is undertaken annually by the Risk Assurance Officer, Head of Governance and Risk Management, and the Director of Neighbourhood Services following receipt of service plans. A comparison is made between risks identified in the service plan, existing risk registers, and new risks and trends identified elsewhere. Risk ratings will be moderated where necessary, and proposals for the following year's risk registers are then presented at Departmental Management Team meetings for amendment and final approval before addition to Covalent. (Proposed strategic risks are also presented to Corporate Management Team).~~

~~During the year new risks are likely to arise that have not previously been considered. The environment in which risks exist will change making some more critical, and others less important or obsolete. Risk registers and scores should be updated to reflect these changes, ensuring that risk registers and resulting mitigation measures are appropriate for the current service and corporate objectives. (Addition of new risks to and deletion of obsolete risks from Covalent can only be carried out by the Risk Assurance Officer).~~

~~If any risks require corporate ownership and management then they should be incorporated into the strategic risk register or referred to the Operational Risk Management Group, as appropriate.~~

~~Risks scored 'critical' (red) will be reviewed monthly at Departmental Management Team meetings, although Covalent need not be updated unless significant movement occurs.~~

~~Corporate Management Leadership - Team will report strategic risks to the Executive quarterly as part of the Corporate Healthcheck report. Audit and Governance Committee will receive four monitoring reports each year.~~

Stage 5 - Integrate with strategic and audit planning and decision making

In order to formalise and structure risk management at the Council, it is recognised that there are obvious and clear links between risk management and strategic planning; financial planning; policy making and review and performance management. The linkages are as follows:

- Risk management is a key part of the business planning process and therefore forms one of the key elements of the integrated **Strategic and Financial Planning framework**. Guidance on the framework is issued annually to senior managers with the publication of the Medium Term Financial Strategy. The guidance includes a section on risk assessments, which clearly explains that services need to recognise risk not just in relation to planned activity coming out of the service planning process (that supports the Council's priorities) but also in terms of the broader objectives of the service.

- Risks that have been identified that have a potential financial impact need to be considered as part of the preparation of the Medium Term Financial Plan (MTFP). Sources of funding the mitigation of risks, or the consequences of risk assessment need to be clearly identified within the MTFP, either as specific budget lines, provisions or use of general reserves. In addition, consideration of the Council's ability to withstand shocks from external factors is included as part of the Consolidated Budget report annually, which stress tests the MTFP and ability to withstand unexpected events.
- Financial Regulations apply to every Member and officer of the Council, and anyone acting on its behalf. ~~As a modern Council,~~ East Herts encourages innovation, providing this is within the framework laid down by the Financial Regulations, and the necessary risk assessment and approval safeguards are in place.
- The Council's **performance management framework** supports the monitoring of strategic ~~and operational~~ risks through the Council's **Corporate Healthcheck Report**. This encourages greater ownership and accountability by service heads in managing budgets, more prudent and focused management of service performance and risk management.
- The Council's **Performance Development Review (PDR) scheme** flows through the organisation from the Chief Executive to staff and ensures that all employees have clear accountabilities and objectives linked to those of the service and the Council.
- ~~Annually the Shared Internal Audit Service review service plans and risk registers with the Governance and Risk Management team to produce the risk based audit plan for the next financial year.~~

~~The Council's **performance management system – Covalent** also serves to strengthen the linkages. All performance and risk monitoring reports are generated from the system and the features of Covalent enable us to demonstrate the link between our corporate priorities, key activity, performance indicators and risks.~~

Section 4 - Risk management in projects and partnerships

Risk management needs to be a key part of the ongoing management of projects and partnerships, including shared services.

Project / Programme management

There is a need for consistent and robust approach to risk management ~~used~~ in projects, both at ~~Project the Initiation~~ initiation stage and throughout the entire project. This is based largely on the approach used across the authority. Written guidance is available on the intranet.

<http://www.eastherts.gov.uk/intranet/media.jsp?mediaid=2438&filetype=PDF>

~~The approach to risk management defined within this strategy document and within the project management system, is exactly the same.~~

Partnerships

Reduced funding is leading to more public services and community projects being delivered through partnerships between the public, private and third sectors. Partnerships are essential to deliver benefits to residents, businesses, and visitors, but they bring risks as well as opportunities.

The Council's 'Partnership Protocol', ~~which is available on the intranet, sets out the expectations and requirements for managing risks associated with Partnership working.~~

~~In November 2015 Corporate Business Scrutiny Committee agreed that the Protocol be reviewed to focus on informal partnerships and collaborative arrangements where assurance processes were not in place.~~

~~It was concluded that the remaining (significant) partnerships are underpinned by formal mechanisms and agreements. A 'Partnership Map' maintained by the Head of Communications, Strategy and Policy has replaced a Partnership Register.~~

~~provides guidance on governance, including risk management, and the key processes that can be followed to establish and maintain effective partnerships. A review of these arrangements is undertaken annually and reported to Corporate Business Scrutiny Committee each November.~~

Section 5 - Roles and responsibilities

The following describes the roles and responsibilities that Members and officers have in introducing, embedding and owning the risk management process:

Members

Elected Members are responsible for governing the delivery of services to the local community. Members have a responsibility to understand the strategic risks that the Council faces, and will be made aware of how these risks are being managed through the annual strategic and service planning process, and through reports to the Executive and Audit ~~and Governance~~ Committee.

All Members will have the responsibility to consider the risks associated with the decisions they undertake and will be informed of these risks in the reports that are submitted to them. They cannot seek to avoid or delegate this overall responsibility, as it is key to their stewardship responsibilities. Awareness training will be available for all Members when specific training needs are identified.

All Members can access all strategic ~~and operational~~ risks on Covalent.

Full Council

Full Council recognises the importance of effective risk management and considers risk management issues when making decisions.

Executive

- To receive regular reports, covering implementation of the Council's risk management policy and strategy to determine whether corporate risks are being actively managed.

- Agree the Risk Management Policy and Strategy on an annual basis, or if significant changes require a revision.
- Agree / set the Council's risk appetite.
- Allocate sufficient resources to address top risks.
- The Portfolio Holder for Risk Management is recognised as the Member champion for Risk Management

Audit and Governance Committee

- To monitor the effective development and operation of risk management and corporate governance in the Council.
- Receive updates regarding the mitigation and control of strategic risks four times per year, and gain assurance that risk management is properly undertaken.

Corporate Business Scrutiny Committee

- To develop policy options and to review and scrutinise the policies of the Council including Risk Management.

Chief Executive and Corporate Management Team (CMT) Leadership Team

- To ensure that effective systems of Risk Management and internal control are in place to support the Corporate Governance of the Council.
- ~~Take a leading role in identifying and managing the risks and opportunities to the Council and to set the example and standards for all staff. (The Director of Neighbourhood Services is recognised as the Officer Champion for Risk Management).~~
- Advise the Executive and Council on the risk management framework, policy, strategy and processes.
- Advise on the management of strategic and other significant risks.
- Ensure that the Policy and Strategy are communicated, understood and implemented by all Members, managers and staff and fully embedded in the Council's service planning and monitoring processes.
- Identify, analyse and profile high-level corporate and cross-cutting risks on a regular basis as outlined in the monitoring process. Refer key corporate and service specific operational risks to the Operational Risk Management Group for action.
- To report to Members on the management of strategic risks.
- Ensure that appropriate risk management skills training and awareness is provided to all Members and appropriate staff.

Directors

- ~~To be individually responsible for proper monitoring of the relevant service risk registers and the embedding of risk management into the business and service planning of their relevant services.~~
- To ensure that the risk management process is part of all major projects, partnerships and change management initiatives.
- ~~To ensure that all reports of a strategic nature written for Members include risk commentary.~~

- ~~To ensure that new and existing risks are reviewed, challenged and updated quarterly at Department Management Team meetings. Critical risks will be reviewed monthly.~~
- ~~Report quarterly to Corporate Management Team on the progress being undertaken to manage strategic risks.~~

Senior Managers/Heads of Service

- To be individually responsible for ~~proper monitoring of~~ their service risks ~~register, and the embedding of risk management into the business and service planning of their relevant service.~~
- Be actively involved in the identification and assessment of service risks ~~resulting in an up to date service risk register and matrix.~~
- Ensure that all reports of a strategic nature written for Members include risk commentary.
- To maintain the awareness of risks and the risk identification process.
- To implement the detail of the Risk Management Strategy and risk related corporate policies, e.g. Health and Safety, Data Protection.
- Share / exchange relevant information with colleagues in other service areas.

Operational Risk Management Group

- ~~To review operational risks that affect numerous teams within the authority. Plan mitigation activity and produce procedures / policies.~~
- Provide a summary of controls for the Council as a whole and feedback to services and committees where necessary.
- To monitor health and safety compliance and land management standards.
- To act as a forum for the sharing of best practice.
- ~~To consider concerns escalated by the Council's Safety Committee and update / act on risks as appropriate.~~
- To support the maintenance of the Council's Business Continuity Plan including testing.

Governance and Risk Management/Strategic Finance and Property Team

- Co-ordinate risk management activities and prepare related reports for management and Members.
- Review and develop the Risk Management Strategy and processes.
- Facilitate risk discussion workshops and support and assist the maintenance of risk registers. Gain assurance on the process being conducted.
- Facilitate / arrange risk management training for staff and Members.
- To play an active role within the Operational Risk Management Group.
- Pass experiences of strategy implementation to the appropriate services.
- Maintain awareness of risks and feed them into the risk identification process.
- Support the risk based audit planning process.

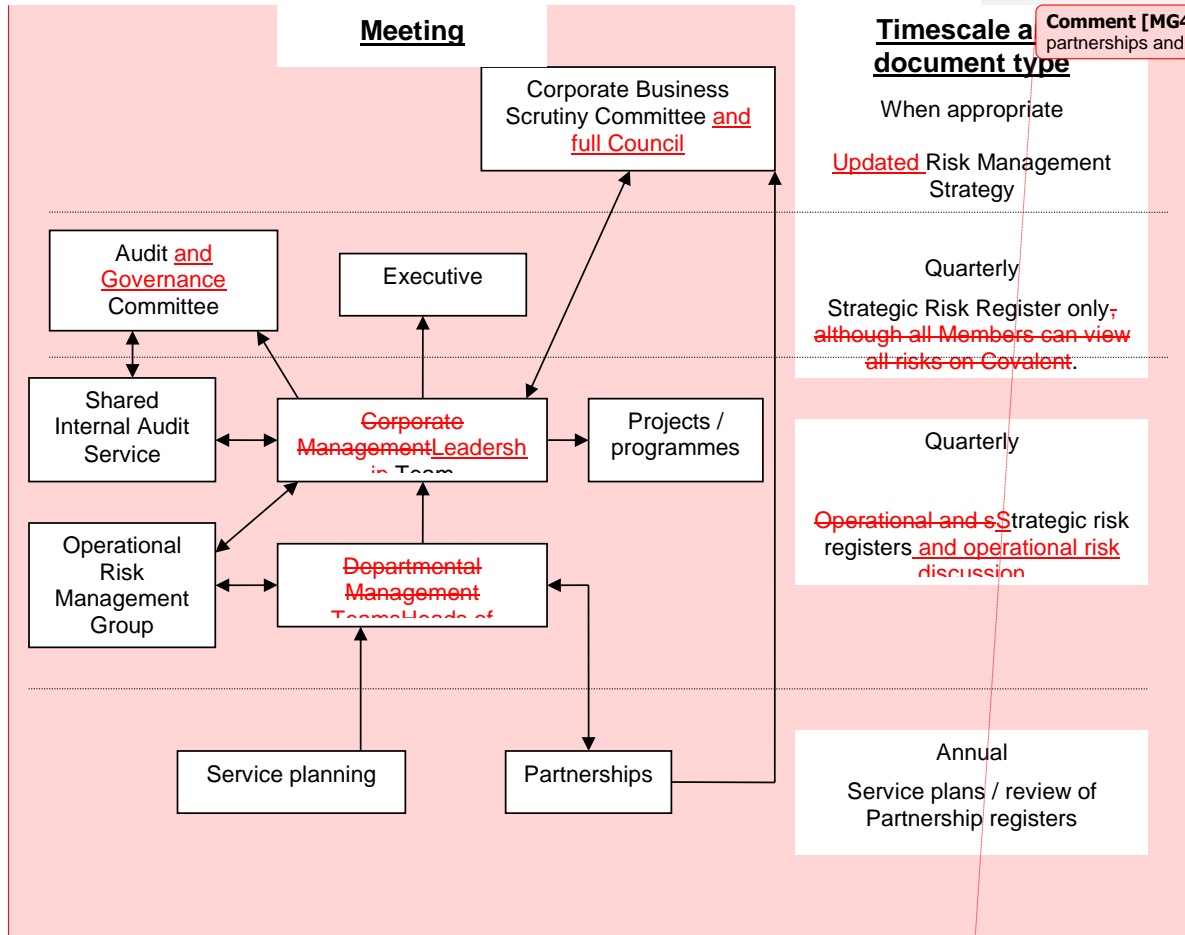
Shared Internal Audit Service

- To provide assurance to the Council through an independent and objective opinion on the control environment comprising risk management, control procedures and governance.

- To provide an annual Audit Plan that is based on a reasonable evaluation of risk, and to provide an annual assurance statement to the Council based on work undertaken in the previous year.
- Review and challenge the effectiveness of the risk management framework.

|

The following table shows the risk management reporting arrangements:



Section 6 - Conclusion

This strategy will set the foundation for integrating risk Risk management is integrated into the Council's culture. It will also The Strategy formalises athe process to be applied across the Council to ensure consistency and clarity in understanding the role and benefits of strategic risk management.

The reporting and escalation of risks from Services to Corporate Management Leadership Team should interlocks with the existing quarterly healthcheck for performance reporting, through Covalent. The intention being that the management of risks is incorporated into business plans so that by reporting on performance naturally reports progress on the mitigation of risks.

Appendix 1 – Categories of risk

Risk	Definition	Examples
Political	Associated with the failure to deliver either local or central government policy or meet the local administration's manifest commitment.	New political arrangements. Political personalities. Political make-up. Policy and decisions.
Economic	Affecting the ability of the Council to meet its financial commitments. These include internal budgetary pressures, external macro level economic changes or consequences of proposed investment decisions.	Financial climate. Cost of living. Changes in interest rates. Inflation. Poverty indicators.
Social	Relating to the effects of changes in demographic, residential or socio-economic trends on the Council's ability to meet its objectives.	Ageing population. Health statistics. Crime rates.
Technological	Associated with the capacity of the Council to deal with the pace/scale of technological change, or its ability to use technology to address changing demands. They may also include the consequences of internal technological failures on the Council's ability to deliver its objectives.	E-Gov.. IT infrastructure. Staff/client needs. Security standards.
Legislative	Associated with current or potential changes in national or European law.	Human rights. TUPE regulations
Continuity / service delivery	Ability to deliver services.	Loss of key staff, building, documents or IT.
Environmental	Relating to the environmental consequences of progressing the Council's strategic objectives.	Land use. Recycling. Pollution. Extreme weather events.
Competitive	Affecting the competitiveness of the service (in terms of cost or quality) and/or its ability to deliver best value.	Fail to win quality accreditation. Alternative service providers.
Customer/ Citizen	Associated with failure to meet the current and changing needs and expectations of customers and citizens.	Managing expectations. Extent of consultation.
Managerial/ Professional	Associated with the particular nature of each profession, internal protocols and managerial abilities.	Staff restructure. Internal capacity.
Financial	Associated with financial planning and control.	Income streams. Budget overspends. Level of Council tax. Level of reserves.
Legal	Related to possible breaches of legislation.	Client brings legal challenge.
Partnership/ Contractual	Associated with failure of contractors and partnership arrangements to deliver services or products to the agreed cost and specification.	Contractor fails to deliver. Partnership agencies do not have common goals. Shared services.
Physical	Related to fire, security, accident prevention and health and safety.	Land / facility management. Health and safety risks.

		Use of equipment.
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Appendix 2 – Risk Register

Part A – risks related to Section 3a and b of the service planning template.

Risk No.	Risk title and detail (limit to 255 characters)	Consequence	Impact (1 to 4)	Likelihood (1 to 4)	Risk owner
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Appendix 3 – Covalent screen

Risks can be mapped to your home page, or also viewed by clicking 'maps' – 'risk central'.
 To update risk descriptions click on 'Notes and history' – 'add status update'. (To see history click 'show all').
 To change the scoring click 'new assessment'.

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 To change the scoring click 'new assessment'.

Code	Title	Description	Current Risk Matrix	Impact	Likelihood	Managed By	Latest Note
15FSS4	Response to changes to the Civil Procedure Rules governing the handling of liability insurance claims	The timeframe to handle liability claims below £25,000 will reduce from 111 days to 30 / 40 days in April 2013. Failure to meet deadlines could result in financial penalties.		-3	2	Head of Governance and Risk Management	Mitigating actions April to June 2015: Procedure manual drafted and new methods of working introduced. Training provided to all teams. Planned mitigating actions: Monitor numbers of claims and response times. Meet teams when investigating claims. Further training as rules develop.

Concise title. (Cap at 255 characters)
 See guidance on page 8.

Description of root cause and potential consequence.

Latest assessment of risk.

 The likelihood of a risk occurring during the year may increase or decrease, and the impact similarly too. This should be reflected in the scoring.

The risk owner. (A Director or senior Manager).

Comment [MG5]: All deleted, including the text boxes that are still shown. (Will disappear when 'track changes' accepted).

should be listed here, along with the actions that you plan to implement in future.

Code allocated by Corporate Risk Team. Year followed by individual code, then reference number. Codes are:
 SR = Strategic Risk
 OR = (Corporate) Operational Risk
 CCS = Customer and Community departmental risk
 FSS = Finance and Support Services

The matrix will update automatically.



Risk Management Strategy

2016/17 version 2. October 2016.

CMT
Audit Committee
Audit and Governance Committee

23 February 2016
16 March 2016
23 November 2016

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Section 1 - Context

Policy statement

Risk is present in everything that we do, so it is our policy to identify, assess and manage the key areas of risk.

East Herts Council recognises that risk management is an essential element of good governance and must be embedded in the culture of the Authority. This includes the strategic decision making process, service planning, project management, partnerships, audit, procurement and contracts. It supports informed decision making thereby enabling opportunities to be exploited, or action to be taken to mitigate or manage risk to an acceptable level.

In order to obtain a clear picture of the risks that threaten the Council's ability to achieve its objectives, it is important that the Council determines its 'risk appetite' – the level of risk that is considered acceptable for the organisation to be exposed to. The Risk Management Strategy reflects our 'risk appetite', the size of the Authority, the nature of our operations and the drive to reduce bureaucracy.

The processes in place should provide assurance to all stakeholders that the identification and management of risk plays a key role in the delivery of our strategy and related objectives.

The objectives of this strategy are:

- Define what risk management is about and what drives risk management within the Council.
- Set out the benefits of risk management and the strategic approach to risk management.
- Outline how the strategy will be implemented.
- Identify the relevant roles and responsibilities for risk management within the Council.
- Formalise the risk management process across the Council.

Approval, Communication, Implementation and Review of the Risk Management Strategy

The Risk Management Strategy is on the intranet, and is specifically issued to:

- The Executive
- Audit and Governance Committee
- Leadership Team

Training is provided to those listed above, members of staff who prepare committee reports and / or those who should consider risk in the roles that they perform.

The strategy is reviewed each year, and following key changes in central or local policies. Risk management is also subject to frequent audit by the Shared Internal Audit Service (SIAS).

Section 2 - What is risk management and why do we do it?

Risk Management can be defined as:

The process which aims to help organisations understand, evaluate and take action on all their risks with a view to increasing the probability of their success and reducing the likelihood of their failure. (Source: The Institute of Risk Management).

Risk management therefore is essentially about identifying all the obstacles and weaknesses that exist within the Council. The approach is vital to ensuring that all elements of the organisation are challenged including decision making processes, working with partners, consultation processes, existing policies and procedures and also the effective use of assets – both staff and physical assets.

Once the obstacles have been identified, the next stage is to prioritise them to identify which are key to the Council moving forward. It is essential that steps are then taken to manage these effectively. The result is that major risks / obstacles that exist can be mitigated / controlled, providing the Council with a greater chance of being able to achieve objectives.

There should also be a consideration of the positive or 'opportunity' risk aspect. (For more information see Section 3, 'risk identification').

National drivers behind strategic risk management

- The CIPFA/SOLACE framework on Corporate Governance requires the Council to make a public assurance statement annually, on amongst other areas, the Council's risk management strategy, process and framework. The framework requires the Council to establish and maintain a systematic strategy, framework and processes for managing risk.
- Risk management is best practice in both the public and private sectors.

This means that going forward local authorities are in control of their systems and processes to allow them to fulfil their commitment to deliver their priorities and to account to their local communities for their performance.

Therefore it is essential that, and without unnecessary layers of bureaucracy, the Council's business planning and performance management processes are relevant and fit for purpose to support the delivery of the council's three key priorities – People, Place and Prosperity. Within this framework it is important that risk management continues to be a key discipline that is carried out.

Local drivers behind strategic risk management

The Council's vision is:

'To improve the quality of people's lives and preserve all that is best in East Herts'.

The Council's Strategic Priorities:

'East Herts Council is here to help you. 'We are committed to the communities we serve; delivering good quality services that reflect local priorities and resources'.

In order to strive to meet the vision and priority, East Herts Council has recognised the need to further embed its risk management arrangements. The desired outcome is that risks associated with these objectives can be managed and the potential impact limited, providing greater assurance that the vision will be achieved.

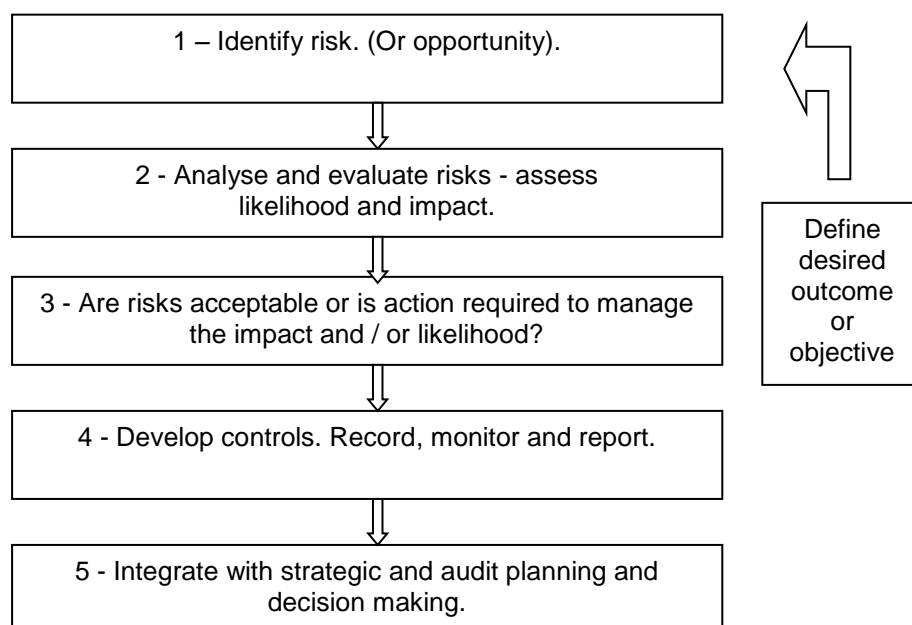
Benefits of risk management

Implementation of risk management produces many benefits for the Council including:

- Improved efficiency of operations.
- Protection of budgets from unexpected financial losses.
- Protection of reputation.
- Reduced losses arising from accidents and illnesses.
- Increased chance of achieving strategic objectives as key risks are minimised.
- The possibility of becoming less risk averse because risks are understood.
- Improved performance (accountability and prioritisation) - feeds into performance management framework.
- Better governance can be demonstrated to stakeholders.

Section 3 - Implementation of risk management

Implementing the strategy involves a 5-stage process:



Stage 1 – Risk identification

What could prevent the Council, your service, project or partnership from meeting objectives or outcomes? It is important that those involved with the process clearly understand what the Council wants to achieve in order to be able to identify the barriers.

When identifying risks it is important to remember that risk management is also about making the most of opportunities. For example:

- Making bids for funding.
- Pursuing beacon status or other awards.
- Taking a national or regional lead on policy development.
- Savings that may be achievable if a project goes to plan.
- A 'spend to save' initiative.
- Tendering a large contract also provides an opportunity to reshape service delivery.

Using appendix 1 as a prompt, various techniques can then be used to begin to identify risks including:

- A 'brainstorm' session
- Own (risk) experience
- Challenge within team meetings
- 'Strengths, Weakness, Opportunities and Threats' analysis or similar
- Experiences of others - can we learn from others mistakes?
- Exchange of information / best practice with other authorities, organisations or partners.

The process for the identification of risk should be undertaken for projects (at the start of each project stage), partnerships, service planning and at a strategic / corporate level. Details of who contributes to these stages are explained further in the roles and responsibilities section.

Stage 2 – Analysing and evaluating the risks

The risk should be given a clear and concise title. A fuller description to include the root cause and the possible consequences of the risk if it occurs should be provided separately, e.g.

Title	Description
Insurance tender for contract commencing 31st May 2016. The tender, and establishment of the insurance reserve, provide an opportunity to self-fund well managed risks.	The insurance contract is subject of a full OJEU tender process. A hard insurance market may result in premium increases. Increasing deductibles, without robust risk management practices, may leave the Council exposed to increased expense. However the tender, combined with other initiatives, present an opportunity to review self-insurance levels and establish an appropriate fund for well managed risks.

Risk appetite

A material risk is deemed to be any risk rated higher than 2:2. This is the Council's 'risk appetite' i.e. the level of risk that it is prepared to tolerate without need for ongoing monitoring or reporting. Where a risk rating exceeds this 'control' area of tolerance, demonstrable evidence of how risks are being mitigated will be required, together with proposals for future controls.

Increasing pressure on public finances means that Local Authorities are obliged to have more appetite for risk. The Council cannot deliver everything it would ideally like to deliver and tough choices are necessary. The Council is therefore open to considering all delivery options, accepting increased levels of risk in order to secure the successful outcomes or rewards.

Risk management is essential in supporting innovation and moving from a 'risk averse' to a more 'risk aware' approach. An example is the acquisition of Old River Lane, Bishop's Stortford. The financial commitment is significant but the acquisition provides an opportunity to shape the town centre, and an additional income stream.

Stage 3 – Respond to risks

This is the process of turning 'knowing' into 'doing'. It is assessing whether to control, accept transfer or terminate the risk or the opportunity presented. Risks may be able to be:

Controlled - It may be possible to mitigate the risk by 'managing down' the likelihood, the impact or both. The control measures should, however, be commensurate with the potential frequency, severity and financial consequences of the risk event.

Accepted - Certain risks may have to be accepted as they form part of, or are inherent in, the activity. The important point is that these risks have been identified and are clearly understood.

Transferred - to another body or organisation i.e. insurance, contractual arrangements, outsourcing, partnerships etc. (Liabilities cannot be contracted out in their entirety. The Council will often retain overall accountability; and certainly for health and safety risks).

Terminated - By ending all or part of a particular service or project.

It is important to recognise that, in many cases, controls will already be in place. It is therefore necessary to look at these controls before considering further action. They may be out of date or not complied with.

The potential for controlling the risks identified will be addressed through service plans. Most risks are capable of being managed – either by managing down the likelihood or impact or both. Relatively few risks have to be transferred or terminated. These service plans will also identify the resources required to deliver the improvements, timescale and monitoring arrangements.

Existing controls of strategic risks, their adequacy, new mitigation measures and associated action planning information are to be recorded on the Strategic Risk Register, including ownership of the risk and allocation of responsibility for each mitigating action.

With effect from 2016/17 a target score will also be agreed at the beginning of each financial year to focus minds on risk mitigation and recording of actions planned and achieved.

The target score, planned and implemented controls will all be recorded on the risk register.

To reduce bureaucracy, a less formal approach is taken for operational (or service) risks. A discussion takes place quarterly between Heads of Service and the Risk Assurance Officer. Whilst a minimalist risk register operates, risks are not recorded on Covalent. Significant concerns are escalated to Leadership Team.

Stage 4 – Recording, monitoring and reporting

Leadership Team is responsible for ensuring that strategic risks are managed.

The Operational Risk Management Group is responsible for ensuring that Council-wide operational risks are managed.

Heads of Service are responsible for ensuring that key risks in their service are managed.

Council-wide operational risks are also considered, with comments collated and reported to risk owners, Leadership Team or the Operational Risk Management Group as necessary.

Leadership Team will report strategic risks to the Executive quarterly as part of the Corporate Healthcheck report. Audit and Governance Committee will receive four monitoring reports each year.

Stage 5 - Integrate with strategic and audit planning and decision making

In order to formalise and structure risk management at the Council, it is recognised that there are obvious and clear links between risk management and strategic planning; financial planning; policy making and review and performance management. The linkages are as follows:

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All Members will have the responsibility to consider the risks associated with the decisions they undertake and will be informed of these risks in the reports that are submitted to them. They cannot seek to avoid or delegate this overall responsibility, as it is key to their stewardship responsibilities. Awareness training will be available for all Members when specific training needs are identified.

All Members can access all strategic risks on Covalent.

Full Council

Full Council recognises the importance of effective risk management and considers risk management issues when making decisions.

Executive

- To receive regular reports, covering implementation of the Council's risk management policy and strategy to determine whether corporate risks are being actively managed.
- Agree the Risk Management Policy and Strategy on an annual basis, or if significant changes require a revision.
- Agree / set the Council's risk appetite.
- Allocate sufficient resources to address top risks.
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Audit and Governance Committee

- To monitor the effective development and operation of risk management and corporate governance in the Council.
- Receive updates regarding the mitigation and control of strategic risks four times per year, and gain assurance that risk management is properly undertaken.

Corporate Business Scrutiny Committee

- To develop policy options and to review and scrutinise the policies of the Council including Risk Management.

Chief Executive and Leadership Team

- To ensure that effective systems of Risk Management and internal control are in place to support the Corporate Governance of the Council.
- Take a leading role in identifying and managing the risks and opportunities to the Council and to set the example and standards for all staff. Advise the Executive and Council on the risk management framework, policy, strategy and processes.
- Advise on the management of strategic and other significant risks.
- Ensure that the Policy and Strategy are communicated, understood and implemented by all Members, managers and staff and fully embedded in the Council's service planning and monitoring processes.
- Identify, analyse and profile high-level corporate and cross-cutting risks on a regular basis as outlined in the monitoring process. Refer key corporate and service specific operational risks to the Operational Risk Management Group for action.
- To report to Members on the management of strategic risks.
- Ensure that appropriate risk management skills training and awareness is provided to all Members and appropriate staff.

Directors

- To ensure that the risk management process is part of all major projects, partnerships and change management initiatives.

Heads of Service

- To be individually responsible for their service risks.
- Be actively involved in the identification and assessment of service risks.
- Ensure that all reports of a strategic nature written for Members include risk commentary.
- To maintain the awareness of risks and the risk identification process.
- To implement the detail of the Risk Management Strategy and risk related corporate policies, e.g. Health and Safety, Data Protection.
- Share / exchange relevant information with colleagues in other service areas.

Operational Risk Management Group

- To review operational risks that affect numerous teams within the authority. Plan mitigation activity and produce procedures / policies.
- Provide a summary of controls for the Council as a whole and feedback to services and committees where necessary.
- To monitor health and safety compliance and land management standards.
- To act as a forum for the sharing of best practice.
- To consider concerns escalated by the Council's Safety Committee and update / act on risks as appropriate.
- To support the maintenance of the Council's Business Continuity Plan including testing.

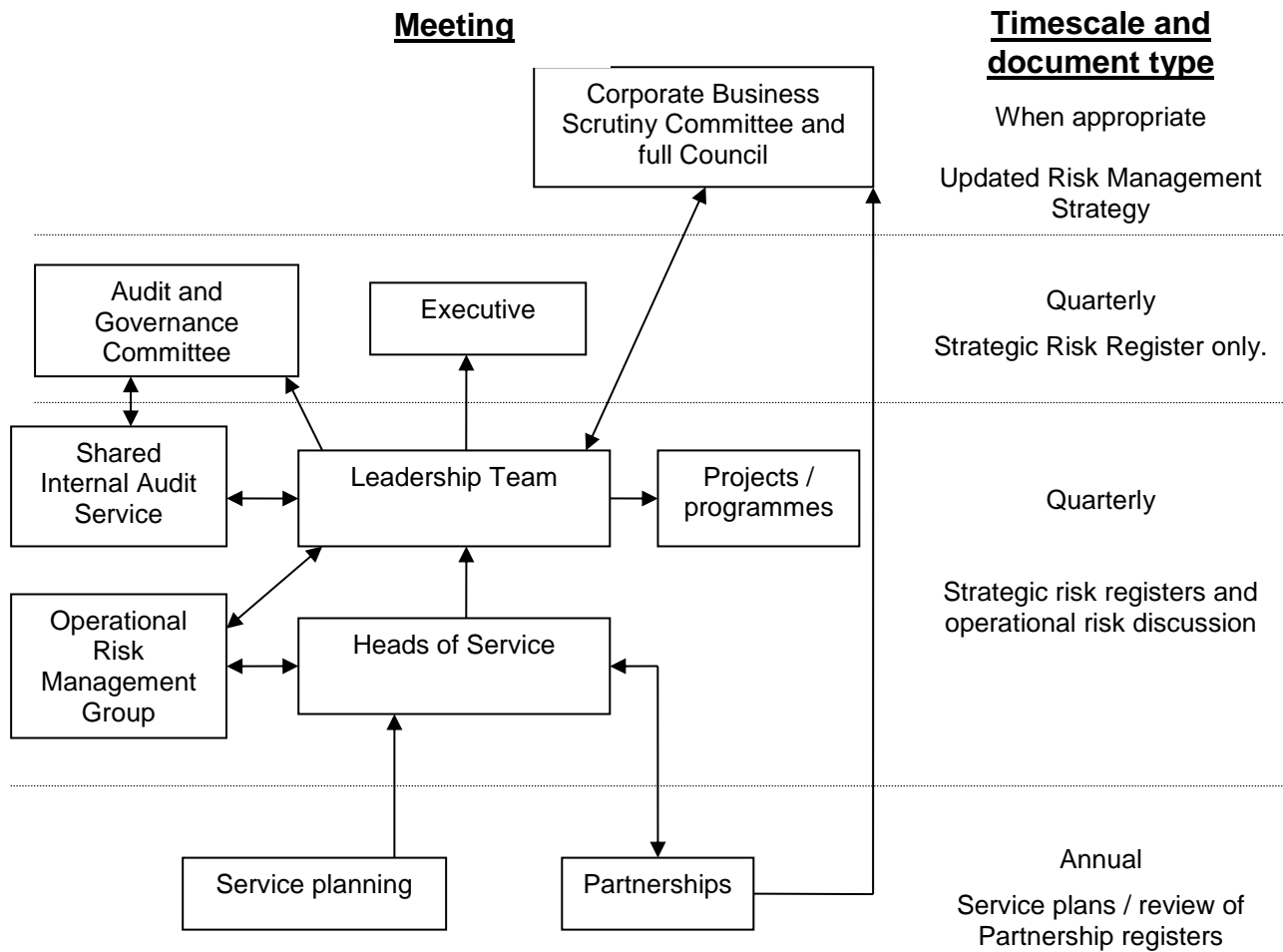
Strategic Finance and Property Team

- Co-ordinate risk management activities and prepare related reports for management and Members.
- Review and develop the Risk Management Strategy and processes.
- Facilitate risk discussion workshops and support and assist the maintenance of risk registers. Gain assurance on the process being conducted.
- Facilitate / arrange risk management training for staff and Members.
- To play an active role within the Operational Risk Management Group.
- Pass experiences of strategy implementation to the appropriate services.
- Maintain awareness of risks and feed them into the risk identification process.
- Support the risk based audit planning process.

Shared Internal Audit Service

- To provide assurance to the Council through an independent and objective opinion on the control environment comprising risk management, control procedures and governance.
- To provide an annual Audit Plan that is based on a reasonable evaluation of risk, and to provide an annual assurance statement to the Council based on work undertaken in the previous year.
- Review and challenge the effectiveness of the risk management framework.

The following table shows the risk management reporting arrangements:



Section 6 - Conclusion

Risk management is integrated into the Council's culture. The Strategy formalises the process to be applied across the Council to ensure consistency and clarity in understanding the role and benefits of strategic risk management.

The reporting and escalation of risks from Services to Leadership Team interlocks with the existing quarterly healthcheck.

Appendix 1 – Categories of risk

Risk	Definition	Examples
Political	Associated with the local or central government policy or the local administration's manifest commitment.	New political arrangements. Political personalities. Political make-up. Policy and decisions.
Economic	Affecting the ability of the Council to meet its financial commitments. These include internal budgetary pressures, external macro level economic changes or consequences of proposed investment decisions.	Financial climate. Cost of living. Changes in interest rates. Inflation. Poverty indicators.
Social	Relating to the effects of changes in demographic, residential or socio-economic trends on the Council's ability to meet its objectives.	Ageing population. Health statistics. Crime rates.
Technological	Associated with the capacity of the Council to deal with the pace/scale of technological change, or its ability to use technology to address changing demands. They may also include the consequences of internal technological failures on the Council's ability to deliver its objectives.	E-Gov. IT infrastructure. Staff/client needs. Security standards.
Legislative	Associated with current or potential changes in national or European law.	Human rights. TUPE regulations
Continuity / service delivery	Ability to deliver services.	Loss of key staff, building, documents or IT.
Environmental	Relating to the environmental consequences of progressing the Council's strategic objectives.	Land use. Recycling. Pollution. Extreme weather events.
Competitive	Affecting the competitiveness of the service (in terms of cost or quality) and/or its ability to deliver best value.	Fail to win quality accreditation. Alternative service providers.
Customer/ Citizen	Associated with failure to meet the current and changing needs and expectations of customers and citizens.	Managing expectations. Extent of consultation.
Managerial/ Professional	Associated with the particular nature of each profession, internal protocols and managerial abilities.	Staff restructure. Internal capacity.
Financial	Associated with financial planning and control.	Income streams. Budget overspends. Level of Council tax. Level of reserves.
Legal	Related to possible breaches of legislation.	Client brings legal challenge.
Partnership/ Contractual	Associated with failure of contractors and partnership arrangements to deliver services or products to the agreed cost and specification.	Contractor fails to deliver. Partnership agencies do not have common goals.

		Shared services.
Physical	Related to fire, security, accident prevention and health and safety.	Land / facility management. Health and safety risks.

EAST HERTS COUNCIL

EXECUTIVE – 6 DECEMBER 2016

QUARTERLY CORPORATE HEALTHCHECK – QUARTER 2 SEPTEMBER 2016

REPORT BY THE EXECUTIVE MEMBER FOR FINANCE AND SUPPORT SERVICES

WARD (S) AFFECTED: All

Purpose/Summary of Report:

- To provide a report on finance, performance and strategic risk monitoring for East Herts Council for 2016/17 as at September 2016.
- The revenue budget for 2016/17 is £14.134m. The forecast position as at 30 September 2016 shows an overspend of £177k in 2016/17.
- The revised capital budget for 2016/17 is £6.157 m. The forecast position shows a variance of £1.576m underspent.
- Nine out of the 17 performance indicators in the corporate basket (that have a target) are either on target or exceeding their target as at October/Quarter 2 for 2016. Two performance indicators are 1% to 5% off target (Amber) and five performance indicators are 6% or more off target (Red). One indicator cannot be analysed as no feedback was provided in respect to customer satisfaction with telephone enquiries for October.
- In respect to trend performance, 13 indicators out of the 28 performance indicators in the corporate basket are showing an improvement when performance is compared to the previous period. Two indicators have maintained the same level of performance and eight have declined. There are five indicators where the trend performance cannot be analysed because:
 - a) Four indicators are new for 2016/17 and are reporting data for the first time so there is no previous period data to produce a trend comparison.
 - b) One indicator cannot be analysed as no feedback was provided in respect to customer satisfaction with telephone enquiries for

October.

<u>RECOMMENDATIONS FOR EXECUTIVE:</u> That:	
(A)	the revenue budget forecast overspend of £177k, as detailed at paragraph 2.1, be noted;
(B)	the capital budget forecast underspend of £1.576m, as detailed at paragraph 6.1, be noted;
(C)	the reported performance for the period August 2016 to October 2016, be noted; and
(D)	the risk management controls detailed at paragraphs 9.1 to 9.5 be approved.

1 BACKGROUND

- 1.1 This is the finance, performance and risk monitoring report for the council.
- 1.2 In February 2016 Council agreed a balanced budget for the 2016/17 financial year. This report sets out the financial position for the year to date and provides forecasts for the outturn position.
- 1.3 Following the Senior Management restructure in April 2016 the 2016/17 revenue and capital budgets have been realigned in line with the new structure.
- 1.4 In 2016 Council approved the performance measures that would be monitored. This report sets out the year to date performance against those targets.
- 1.5 This report contains the following sections and Essential Reference Papers:

REPORT SECTIONS	
2	Revenue budgets
3	Corporate budgets
4	Reserves
5	Financing
6	Capital budgets
7	Debtors

8	Performance monitoring
9	Risk

ESSENTIAL REFERENCE PAPERS	
B	Revenue budget
C	Capital Monitor
D	Debtors, aged debt profile
E	Performance monitoring
G	Risk

2 REVENUE BUDGET

- 2.1 The Council is forecast to overspend in 2016/17 by £177k. Table 1 below shows the current forecast outturn position as at 30th September 2016 by Head of Service.
- 2.2 In the budget report approved by Executive in February 2016 the budgeted use of reserves to fund revenue services was £936k (38% of the total use of reserves). The forecast outturn position as at 30th September 2016 is £945k. Further information on the use of reserves can be found in section 4 below.
- 2.3 In the report at the end of Quarter one (June 2016) an underspend of £424k was reported to Corporate Business Scrutiny and Executive. The Councils budgets are monitored on a monthly basis and the information included in this report represents the position as at the end of Quarter Two.

Table 1: Revenue forecast outturn

	Original Budget 2016/17	Forecast outturn	Variance	Use of Reserves
	£'000	£'000	£'000	£'000
Chief Executive & Directors	466	420	(46)	-
Communications, Strategy & Policy	1,162	1,155	(7)	(100)
HR & Organisational Development	469	480	11	(59)
Strategic Finance & Property	1,445	1,592	147	(181)
Housing & Health	2,434	2,273	(161)	(203)
Democratic and Legal	1,102	1,221	119	-
Planning & Building Control	1,045	1,102	57	(241)
Operations	4,439	4,593	154	(161)
Shared Revenues & Benefits Service	273	158	(115)	-
Shared Business & Technology Services	1,299	1,317	18	-
Total Net Cost of Services	14,134	14,311	177	(945)

2.4 The main variances in the forecast outturn are set out below by Head of Service.

Strategic Finance and Property

2.5 Following the senior management restructure the salary budget has been aligned with the new structure resulting in a £177k predicted underspend.

2.6 Redundancies in Communications, Strategy and Policy of £133k are shown against the corporate budgets in Strategic Finance these will be funded from the underspend mentioned in paragraph 2.5

2.7 The Council is looking to replace its financial management system, consultants have been bought in to provide guidance and assistance. This will cost £39k in 2016/17 and will be funded through use of the Transformation reserve.

- 2.8 Consultation costs for the Bishops Stortford town centre planning framework is £95k in 2016/17. This will be funded through use of the priority spend reserve.
- 2.9 The management fees for the property funds that the Council has invested in are lower than budgeted, resulting in a £50k underspend in 2016/17. This is a saving item on the MTFP for future years.
- 2.10 The budget for the office space that the Council uses at Charringtons House is forecast to be overspent by £52k as part of the office space is no longer sublet to Circle Anglia Housing Association
- 2.11 An overspend of £43k is anticipated in respect of the rent that the Council receives as landlord of Charringtons House due to office space remaining vacant for longer than expected.

Housing and Health

- 2.12 An underspend of £169k is reported against the Environmental Health Promotion budget. Part of this budget is funded by a contribution from HCC and part from EHC, the profile of this expenditure has altered from when the budget was set in February 2016 resulting in an underspend in 2016/17.
- 2.13 The total fee for the Pole hole site works has increased this is due to the requirements of additional equipment at the site as ground conditions were worse than originally anticipated and an increase in time taken for works to be carried out. This has resulted in a £35k cost in 2016/17.

Democratic and Legal

- 2.14 There are increased salary costs of £70k in Democratic and Legal Services due to the use of agency staff, staff appointment expenses, overtime payments and redundancy costs.
- 2.15 Income from land charges is expected to be £33k below the 2016/17 budget due to less activity in the housing market.

Planning and Building Control

- 2.16 An overspend of agency staff costs of £163k in Development management are partially offset by a £50k underspend against the

salary budget and £31k additional income.

Operations

- 2.17 It is anticipated that pay and display income from car parks will be 5% above the 2016/17 budget. Resulting in an additional £143k of income. This is due to car park usage being greater than assumed when the budget was set. This increase in income is in line with the 2015/16 outturn position.
- 2.18 Consultants have been engaged to carry out an off street parking need survey, to identify future parking provision requirements in the district. This is estimated to cost £33k and is to be funded through the additional pay and display income as per paragraph 2.13.
- 2.19 It is anticipated that £70k less income will be distributed to EHC from HCC in 2016/17 with regards to the Alternate Financial Model (AFM) which allocates funding to the districts across Hertfordshire based on the level of waste diverted from landfill. This is a complex formula based on the levels of waste recycled and sent to landfill at East Herts and the other districts, which results in variations from the budget.
- 2.20 A change to the disposal of dry recyclable materials resulting in a gate fee being charged rather than income being generated is expected to lead to an overspend of £74k in 2016/17. The MTFP proposals for 2017/18 reflect this change.

Shared Revenues & Benefits

- 2.21 An increase in the summons costs recovers of £77k is reported. This is in line with the outturn position for 2015/16 and is reflected in the changes to the MTFP for 2017/18.

Shared Business and Technology Services

- 2.22 A overspend of £19k is reported against the IT licences budget this relates to the licence for the HR system and is a one off cost.

3 CORPORATE BUDGETS

- 3.1 Corporate budgets are costs and income received by the Council that are not service specific these include income from the Councils investments, pension deficit contributions and New Homes Bonus grants to Town and Parish Councils.

3.2 Table 2 below shows the forecast outturn position against the corporate budgets. Details of movements against the original budget are shown in the paragraphs below.

Table 2: Corporate budgets forecast outturn

	Original Budget 2016/17	Forecast outturn	Variance
	£'000	£'000	£'000
NHB Grants to Town & Parish Councils	901	901	-
Contingency Budget	150	14	(136)
Interest Payments	662	662	-
Interest & Investment income	(902)	(920)	(18)
RCCO (Revenue Contribution to Capital Outlay)	25	25	-
Pension Fund Deficit contribution	600	600	-
Corporate Budgets Total:	1,436	1,282	(154)

3.3 Currently there is only £14k committed from the contingency budget in 2016/17, £2k is to fund posts in Environmental Health and £12k is to fund external lone working. Any balance on this budget at the end of the year will be transferred to the transformation reserve.

3.4 Income from investments and interest is difficult to predict given recent events following BrExit and uncertainty over the Bank of England interest rates. The £18k favourable forecast outturn position represents the additional income from the Councils investment in two property funds being above the budgeted figure, this is slightly below the 2015/16 outturn position.

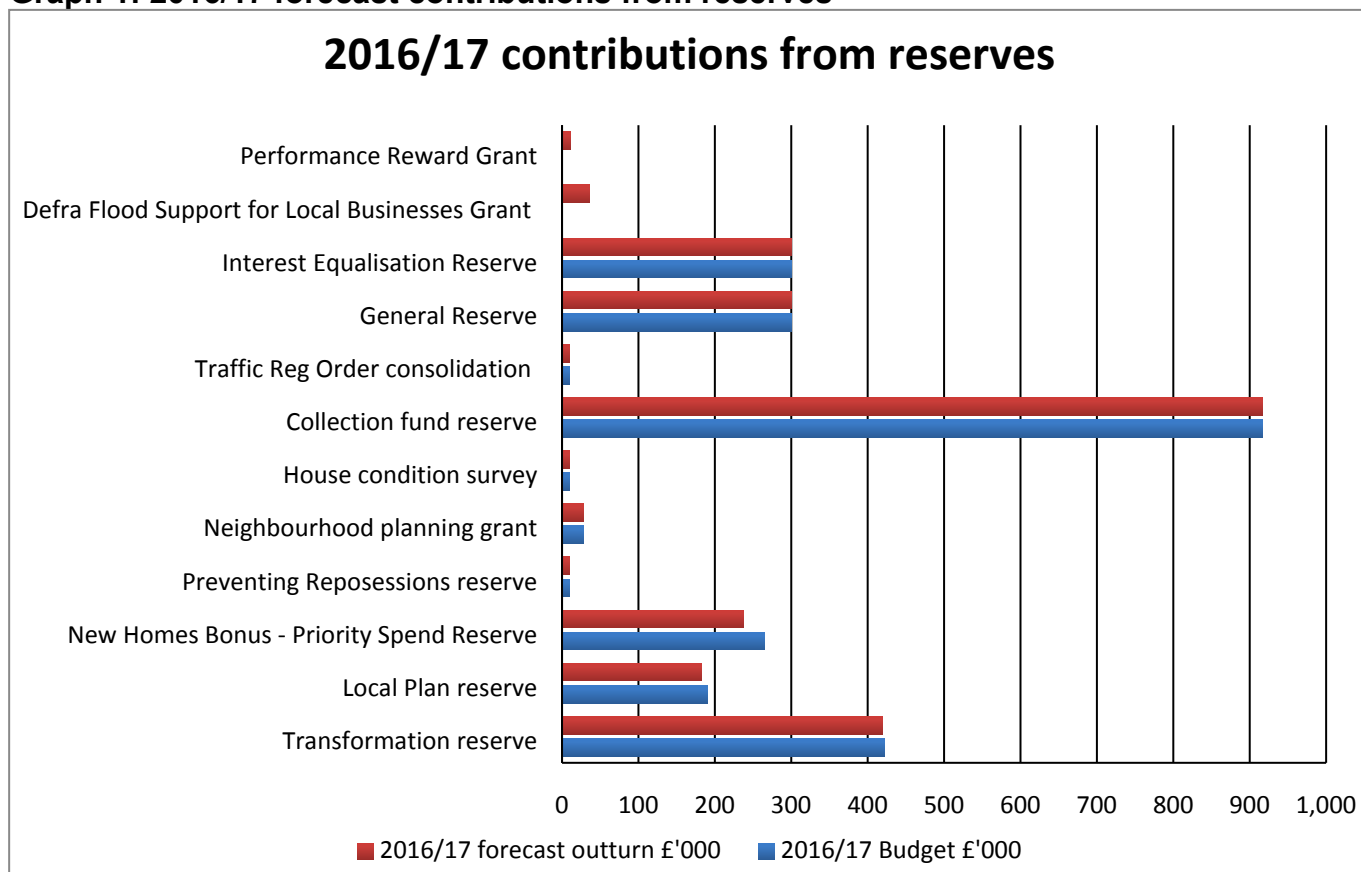
4 RESERVES

4.1 The Council holds earmarked reserves to fund unpredictable financial pressures and to smooth the effect of known spending over time. Graphs 1 and 2 below reflect the forecast outturn position as at 30 September 2016.

4.2 Funding from reserves will offset expenditure shown in section 2 of this report whilst a contribution to reserves will be shown as income in the

revenue forecast outturn.

Graph 1: 2016/17 forecast contributions from reserves



4.3 As at 30th June 2016 it is forecast that there will be contribution from reserves of £2.462m in 2016/17 this is £9k higher than approved as part of the 2016/17 budget setting process. The significant variances are reported in the following paragraphs.

4.4 The transformation reserve was created to fund transitional staffing costs and service improvements. The total use of reserve is £4k below 2016/17 budget. This is made up of:

- £39k funding for costs relating to consultants for the procurement of a new financial system
- £16k to fund a new graduate from October 2016
- £30k funding for Building Control project
- £200k reduced use of reserve relating to a review of Community Safety Service
- £20k to fund temporary posts in Environmental Health
- £17k to fund apprentice salaries in 2016/17
- £31k to fund leisure consultants

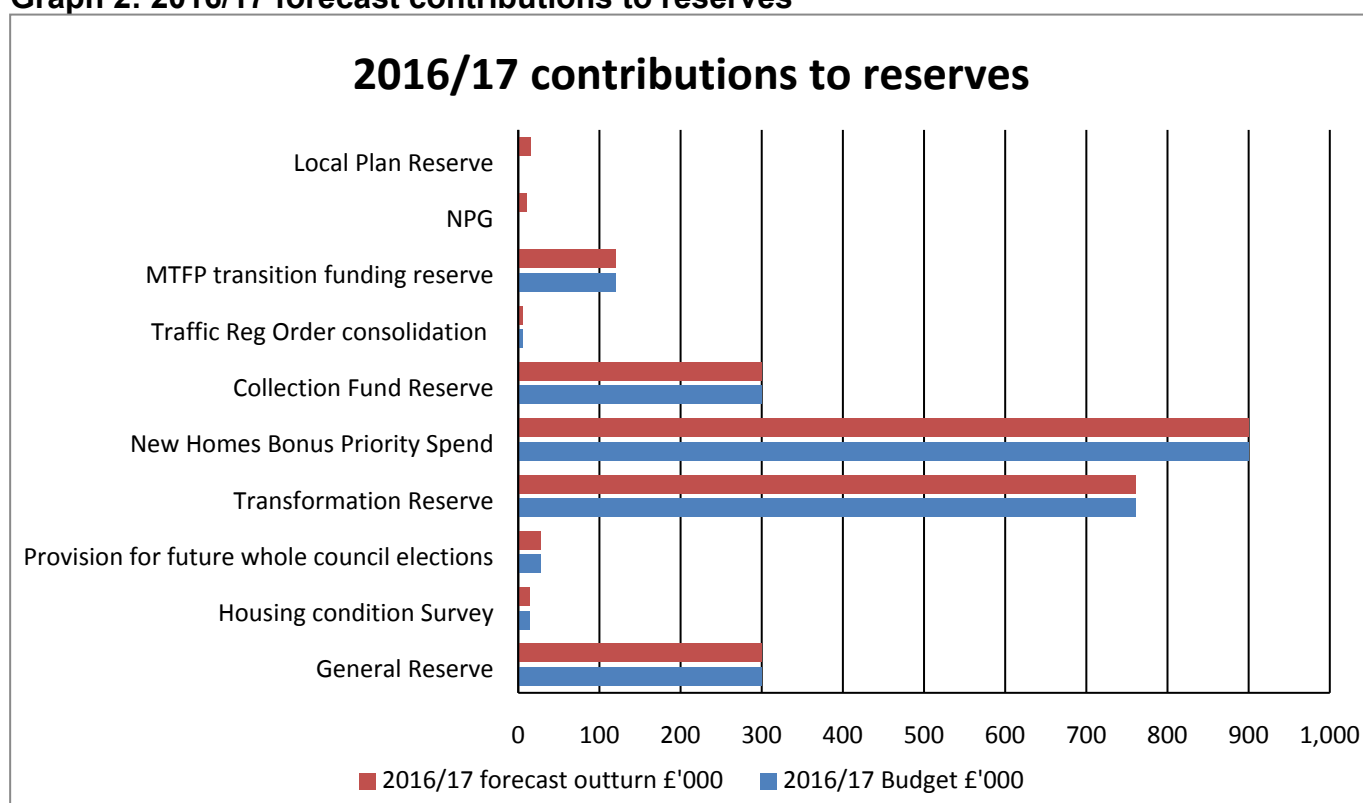
4.5 The New Homes Bonus – Priority spend reserve was established from unspent New Homes Bonus monies and utilised to fund items

agreed by Leadership Team and Executive. The use of this reserve is £27k below budget. The main items are:

- £200k reduced use of reserve for Old River Lane Planning costs.
- £100k to fund East Herts contribution to Public Health projects, to match funding received from Hertfordshire county Council.
- £95k for Bishop’s Stortford consultation costs

4.6 The DEFRA flood support for local business was established from an unspent element of a DEFRA grant received to enable the Council to support local businesses following flooding in 2013/14. It is anticipated that £37k (the balance on the reserve) will be spent in 2016/17.

Graph 2: 2016/17 forecast contributions to reserves

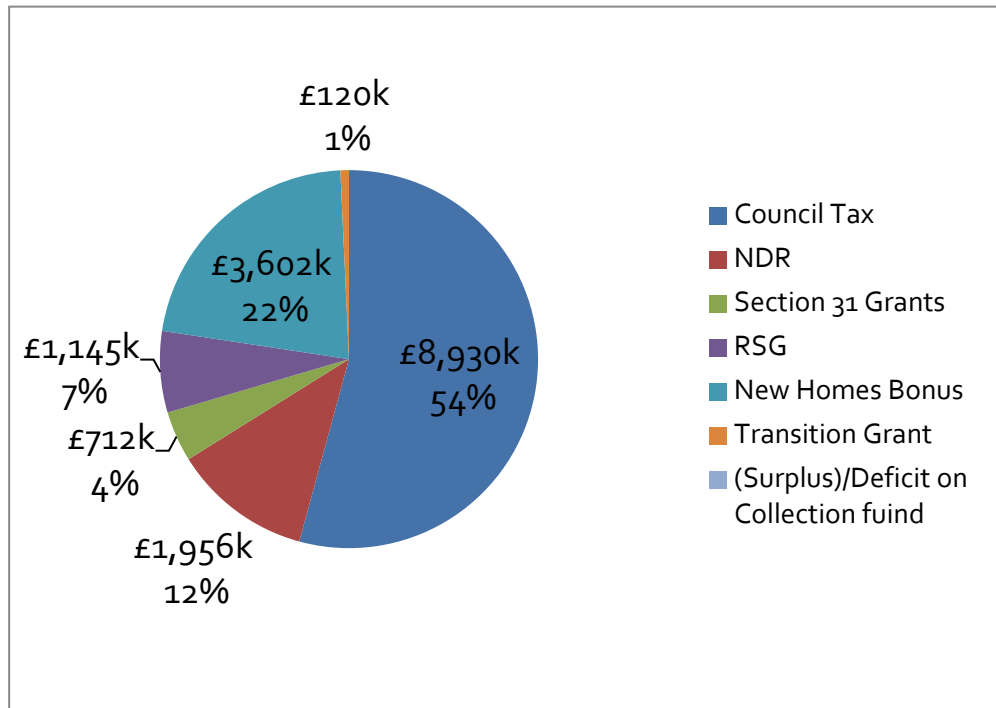


4.7 The forecast outturn contribution to reserves has increased by £25k to £2.453m from the 2016 /17 budgeted position. This is due to;

- £10k - Neighbourhood Planning Grant received from the DCLG in relation to Bishop’s Stortford south referendum which will be transferred to the Neighbourhood Planning Grant reserve.
- £15k – contribution from Harlow Council to be distributed to partners across the Housing Market Area. This will be transferred to the Local Plan reserve.

5 FINANCING

5.1 These income budgets are general and non-service specific income sources. The following pie chart shows the value and percentage split of these budgets.



6 CAPITAL PROGRAMME

- 6.1 The revised 2016/17 budget has increased from £5.58m to £6.157m. This is an increase of £577k, this relates to grants for Network Homes for the Ridgeway scheme and Gladstone Road scheme. As at 30th September 2016 an underspend of £1.576m is reported. Details of the movements against budget that make up this underspend can be found in the following paragraphs.
- 6.2 The 2015/16 capital forecast expenditure is summarised in Table 3 below. **Essential Reference Paper C** sets out the detailed forecast on each scheme.

Table 3: Capital forecast outturn

	2016/17 Original Budget	2016/17 Revised Budget	2016/17 Total to Date	2016/17 Forecast Outturn	Variance between Forecast Outturn & Revised Budget
	£'000	£'000	£'000	£'000	£'000
Strategic Finance & Property	764	929	259	1,239	310
Shared Business & Technology Services Operations	675	1,076	87	971	(105)
Housing & Health	1,030	1,325	174	1,033	(292)
Planning & Building Control	2,028	2,711	258	1,162	(1,549)
Communications, Strategy & Policy	92	68	35	68	-
Director	20	48	9	41	(7)
Director	-	-	-	67	67
TOTAL	4,609	6,157	822	4,581	(1,576)

6.3 A £310k overspend is predicted against the capital schemes that sit under the Head of Strategic Finance and Property. This includes;

- an estimated £600k for demolition of Number 1 The Causeway building. This was not included in the original capital programme for 2016/17 as is a result of decisions taken in year. This will be funded from the Commercial Property Reserve.
- £180k underspend against the operational building rolling programme.
- Capital works at the Council's swimming pools are part of a leisure review that is currently taking place, revised schemes are expected to be submitted for 2017/18, a £112k underspend in 2016/17 is reported.

6.4 The rolling programme budget to be utilised on ICT projects is showing a £105k underspend. £293k of the £398k budget has been committed by ITSG (IT Steering Group) in 2016/17.

6.5 A £292k underspend is reported against the budgets that come under the Head of Operations. This includes;

- The scheme to provide a small hydro-electricity turbine at the castle weir in Herford is currently under discussion with the Environment Agency. Project completion is anticipated in early 2017/18. A underspend of £201k is reported in 2016/17.

- Progress on the capital scheme to modernise the public conveniences at Bell Street in Sawbridgeworth is being made at a very slow pace. Project completion is not expected in 2016/17, a £67k underspend is reported.
- An overspend of £36k is reported on the refurbishment of Hartham Pavillion, as the priced specification came in over the budgeted amount. This overspend will be fully funded from section 106 contributions.
- The capital scheme for Hartham common major play works will be reviewed in 2017/18 pending the review of Leisure facilities. A £25k underspend is reported.
- A £42k underspend is reported on the markets improvement budget. Options appraisals for markets will be taken to Scrutiny in March 2017.

6.6 Underspends of £1.549m are reported against the capital schemes under Housing and Health. These include;

- A countywide review of Disabled Facilities Grants is underway. However the outcomes of this review are not expected to impact on referral rates until 2017/18. In line with the 2015/16 outturn this budget is expected to be £294k underspent in 2016/17. This is funded by a ring fenced government grant.
- There is currently only £3k committed against the Decent Homes Grant capital scheme. It is unlikely that more than £50k will be required in 2016/17, resulting in an underspend of £50k.
- There are only a few cases in the pipeline in respect of the capital Energy Grants, a maximum spend in 2016/17 of £100k is anticipated, this will leave £50k unspent.
- Underspend of £289k against the £577k grants to Network Homes (mentioned in paragraph 6.1) as 50% of the grant is to be paid on completion (not expected until 2018).

6.7 Capital grants totalling £67k to town and parish councils will be fully funded from section 106 contributions in 2016/17, these are:

- Watton-at-Stone Parish Council - new tennis courts (£38k)
- Bishops Stortford Town Council – path works on Sworders Field

7 DEBTORS

7.1 Total Outstanding debt as at 30th September 2016 is £1.466m. This is

a 20% increase from the previous quarter.

- 7.2 The outstanding debt over 120 days old totals £577k. Of this debt, over 90% relates to disputed invoices where negotiations are ongoing to collect the debt owed. The remainder of the debts over 120 days are invoices relating to environmental health enforcement, where a charge is held against property to pay the debt once the property is sold, or housing debts where repayments are being made with a payment plan over several months.
- 7.3 **Essential Reference Paper D** analyses the profile of aged debtors

8 PERFORMANCE ANALYSIS

Performance against targets

Corporate priority: Improve the health and wellbeing of our communities

- 8.1 Performance indicators for this priority are generally showing an improving trend and are meeting their targets with the exception of two indicators:
- **EHPI 141 – Participation in Team Herts volunteering.**
Performance was 'Red' for the first six months of 2016/17. Since launching the scheme in April and following the appointment of the TeamHerts Volunteering Coordinator in August 2016 two individuals have joined the flexible volunteering database, along with five volunteer involving organisations (these are organisations who wish to promote their one off, short term volunteering opportunities). Further work is planned to increase the number of participants through awareness raising events e.g. drop in sessions; introduction to volunteering sessions; promotion of the project to other voluntary organisations and key partners e.g. housing associations.
 - **EHPI 5.13c – Customer Satisfaction (GovMetric) – Website.**
Performance was 'Red' in October. Only 29% of respondents gave a 'Good' satisfaction score during October. 14% gave an 'Average' score whereas the majority, 57% gave a 'Poor' satisfaction score for the website. There were 120 respondents. This follows a similar theme to every other month and the mixed response follows a similar patten to that reported in every other month in 2016.

Corporate priority: Enhance the quality of people's lives

8.2 Performance indicators for this priority are generally showing an improving trend and are meeting their targets with the exception of two indicators:

- **EHPI 2.2 – Waste: missed collections per 100,000 collections of household.** Performance was 'Red' in October. Missed collections have exceeded the target of 30 for October; this was anticipated as a result of changes in the garden waste rounds to assist with the ever increasing communal properties. The contractor will be made aware the target has been exceeded and will be expected to implement measures to bring missed collection back below target.
- **EHPI 157c – Processing of planning applications: Other applications.** Performance was 'Amber' for October. There were 107 out of 124 applications determined on time.

Corporate priority: Enable a flourishing local economy

8.3 Both indicators supporting this priority are showing a declining trend, with one of them also being off target:

- **EHPI 8 – % of invoices paid on time.** Performance was 'Amber' for October with 97.50% of invoices paid within 30 days, against a target of 98.50%. Several services had minimal late invoices but Planning and Building Control had 10.

Corporate priority: Corporate Health

8.4 The majority of measures are showing an improving trend and are on target with the exception of two indicators:

- **EHPI 5.1 – Percentage of complaints resolved in 14 days or less.** Performance was 'Red' for quarter 2 for 2016/17. During the second quarter of this year 14 complaints (out of 27 stage 1 and stage 2 complaints received) were dealt with within 14 days, equating to 51.85%. During this quarter, as is common with most Q2 periods, there were a lot of complaints regarding complex or detailed planning issues which took longer than 14 days (or 10 working days) to resolve. In most of these cases, the customer was kept informed as to how this was progressing. Heads of service receive weekly updates via the infreemation system to let them

know what complaints in their areas are live.

- **EHPI 5.2 – % of complaints about the Council and its services that are upheld: 1st stage.** Performance was 'Red' for quarter 2. Of the 25 stage 1 complaints received out of 27 complaints in total, 9 were upheld. This makes a % of 36%. Of these 9, 3 were related to the Operations team, 2 of which were related to non bin collection, the other related to a contractors conduct. 3 were within Health and Housing, one of which was only partially upheld and was upheld on the grounds of the tone of the email rather than the content or decision. The other two related to historic paperwork and one which was raised with a contractor. The remaining 3 were from Strategic finance (2) and Planning & Building Control where procedural errors and a complex land management issue was the reasons for the outcome.

8.5 Please refer to performance indicator summary analysis in **Essential Reference Paper E** for more detailed analysis.

9 STRATEGIC RISKS

- 9.1 The Strategic Risk Register was last considered by The Executive on 6 September 2016.
- 9.2 Controls implemented during the period July to September 2016 have been recorded and scores amended as necessary. Please refer to **Essential Reference Paper G** for more information.
- 9.3 In quarter two the current likelihood scores for SR4 and SR7 have both reduced from 3 to 2, and the current likelihood score for SR9 has reduced from 4 to 2. These changes are due to the controls implemented.
- 9.4 Target likelihood scores have been reduced for SR9 and SR15 from 3 to 2, and SR12 from 2 to 1. (Target scores, introduced for 2016/17, demonstrate where Officers believe the likelihood and / or impact can be mitigated).
- 9.5 The Strategic Risk Register was considered by Audit and Governance Committee on 23rd November 2016. Any comments will be reported verbally.

10 IMPLICATIONS/CONSULTATIONS

10.1 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:	Discussions have taken place with Chief Executive, Directors, Heads of Service and external partners to construct an accurate revenue and capital financial forecast and performance report.
Legal:	There are no legal implications.
Financial:	Financial implications are included in the body of the report.
Human Resource:	There are no Human Resources implications.
Risk Management:	The Healthcheck report considers emerging risks to the in-year delivery of the Council budget and performance targets and sets out the mitigation of those risks.
Health and wellbeing – issues and impacts:	There no direct Health and Wellbeing issues arising as a result of the recommendations in this report.

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2016/17 Revenue Forecast - Quarter ending September 2016

		Original Budget 2016/17	Budget to date	Actual to date	Variance to date	Forecast outturn	Variance
		£'000	£'000	£'000	£'000	£'000	£'000
Net Cost of Services	Chief Executive & Directors	466	231	203	(28)	420	(46)
	Communications, Strategy & Policy	1,175	577	613	36	1,155	(20)
	HR & Organisational Development	469	234	215	(19)	480	11
	Strategic Finance & Property	1,445	808	1,911	1,103	1,592	147
	Housing & Health	2,343	1,387	946	(441)	2,273	(70)
	Democratic and Legal	1,102	546	622	76	1,221	119
	Planning & Building Control	1,044	499	289	(210)	1,102	58
	Operations	4,519	2,647	1,631	(1,016)	4,593	74
	Shared Revenues & Benefits Service	273	19,103	18,064	(1,039)	158	(115)
	Shared Business & Technology Services	1,298	649	895	246	1,317	19
	Total Net Cost of Services	14,134	26,681	25,389	(1,292)	14,311	177
Corporate Budgets	NHB Grants to Town & Parish Councils	901	901	-	(901)	901	-
	Contingency Budget	150	150	-	(150)	14	(136)
	Interest Payments	662	662	-	(662)	662	-
	Interest & Investment income	(902)	(902)	-	902	(920)	(18)
	RCCO	25	25	-	(25)	25	-
	Pension Fund Deficit contribution	600	600	-	(600)	600	-
	Corporate Budgets Total:	1,436	1,436	-	(836)	1,282	(154)
Use of Reserves	Contributions to Earmarked reserves	2,429	2,429	-	(2,429)	2,453	24
	Contributions from Earmarked reserves	(2,453)	(2,453)	-	2,453	(2,462)	(9)
	Finance and Support Services Total:	(25)	(24)	-	24	(9)	15
Total:	15,545	28,093	25,389	(2,704)	15,584	38	
Funding	RSG	(1,145)	(1,145)	-	1,145	(1,145)	-
	NDR	(1,956)	(1,956)	-	1,956	(1,956)	-
	Section 31	(712)	(712)	-	712	(712)	-
	(Surplus)/Deficit on Collection fund	917	917	-	(917)	917	-
	Other General Grants	(120)	(120)	-	120	(120)	-
	New Homes Bonus	(3,602)	(3,602)	-	3,602	(3,602)	-
	Funding Total:	(6,618)	(6,618)	-	6,618	(6,618)	-
Total:	8,927	21,475	25,389	3,914	8,966	38	

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2016/17 CAPITAL MONITORING SEPTEMBER 2016

Exp Code	2016/17 Approved Schemes	Project Manager	Original Completion Date	Expected Completion Date	Project RAG Status	2016/17 Original Budget	2015/16 Slippage	2016/17 Amendments	2016/17 Revised Budget	2016/17 Actual to Date	2016/17 Commitment to Date	2016/17 Total to Date	2016/17 Forecast Outturn	Variance between Forecast Outturn & Revised Budget	Outturn RAG Status	COMMENTS
						£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
TOTAL						4,609	292	1,256	6,157	715	136	851	4,581	(1,576)		
RP - ROLLING PROGRAMME																
Head of Strategic Finance & Property																
72356/7502	Fabric Improvements to Swimming Pools	S. Whinnett	Not known	Mar-17	RED	40			40	10	1	11	20	(20)	GREEN	Survey & specification stage
72357/7502	Glazing & equalities access works to Swimming Pools	S. Whinnett	Not known	Mar-17	RED	40			40			-	0	(40)	GREEN	Survey & specification stage
72355/7502	Grange Paddocks Teaching Pool - Replace existing handrail & tiles to walls, steps & base of pool	S. Whinnett & M. Kingsland	Jan-16	Dec-16	RED			34	34		22	22	34	-	GREEN	Works programmed for Xmas closedown. Start date panned for 12/12/2016
72338/7502	Leventhorpe Swimming Pool - Renew main supply fan to the main pool area	S. Whinnett	Sep-13	Mar-17	RED	25			25			-	0	(25)	GREEN	Need to review scheme as essential repairs already carried out. Awaiting decision on joint provision capital expenditure
72352/7531	Hartham Swimming Pool - Refurbishment of Pool Filters to ensure the efficiency of the pools filtration plant operation & to maintain the pools water quality	S. Whinnett	Dec-16	Dec-16	GREEN	25			25			-	25	-	GREEN	Works programmed for Xmas closedown.
72353/7502	Fanshawe Swimming Pool - Joint Provision Pools (Ward Freman, Leventhorpe & Fanshawe) - Replacement Air Conditioning to Offices	S. Whinnett	Apr-14	Mar-17	RED	15			15			-	0	(15)	GREEN	Awaiting decision on joint provision capital expenditure, dependant on the Leisure Strategy report.
72345/7531	Fanshawe Swimming Pool - Refurbish/Replace Pool Filters, to maintain efficient operation of the pool filter & pool water quality	S. Whinnett	Not known	Mar-17	RED	20			20			-	28	8	GREEN	Awaiting decision on joint provision capital expenditure, dependant on the Leisure Strategy report.
72346/7531	Fanshawe Swimming Pool - Replace Pool Circulating Pumps	S. Whinnett	Dec-13	Mar-17	RED	20			20			-	0	(20)	GREEN	Awaiting decision on joint provision capital expenditure, dependant on the Leisure Strategy report.
OPERATIONAL BUILDINGS																
71280/7502	Rolling programme for planned preventative capital maintenance of operational buildings	S. Whinnett & J. Earley	RP	RP		195		85	280			-	100	(180)	RED	Budget in place to allow appropriate schemes to go forward upon provision of appropriate business case. No further planned schemes this year, but will leave £100k in the budget incase of emergency works
Hertford Theatre																
72706/7502	Entrance Lobby Roof - to replace the existing defective roof with new leak free, energy efficient roof and reduce overheating in the entrance lobby / foyer area in summer months	S. Whinnett & J. Earley	Sep-15	Sep-16	RED	19			19	15	3	18	19	-	GREEN	Completed, awaiting final invoices.
72711/7502	Hertford Theatre - Flood Alleviation Works to Sump Pumps - To modify the existing sump pump installation to reduce the likelihood of any future flooding of the Theatre	S. Whinnett & J. Earley	Aug-16	Mar-17	RED	20			20	4		4	20	-	GREEN	1st phase of work completed

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						£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
71286/7502	Hertford Theatre - Emergency Lighting works to backstage areas	S. Whinnett & J. Earley		Aug-16	GREEN			11	11	10		10	11	-	GREEN	Completed.
71284/7502	Buntingford Service Centre - Energy Saving Lighting - To replace the existing lighting in the recycling, workshop and storage area with energy efficient/low maintenance LED lighting	S. Whinnett & J. Earley	Jun-16	Oct-16	RED	35		10	45	29	18	47	47	2	GREEN	Works commenced.
75272/7502	Library Car Park, Ware - to carry out drainage & resurfacing works to the annexe area of the public car park	S. Whinnett & J. Earley	Oct-16	Aug-16	GREEN			20	20	20		20	20	-	GREEN	Completed.
71203/7531	Replacement of Chairs & Desks	T. Smith	RP	RP		10	(6)		4	3	1	4	4	-	GREEN	
	Charringtons House 2nd Floor Suite Refurbishment															
71285/7502	Maximise return from Council assets by generating rental income & business rates income from Charringtons House for the Council once the suite is refurbished	A. Osborne	Apr-16	Dec-16	RED	300			300	99		99	300	-	GREEN	First phase of refurbishment complete and recently passed for payment and second phase due to be actioned, anticipated completion Dec 16
71287/7502	Demolition 1 The Causeway, B/S	S. Whinnett		Mar-17					-	18	6	24	600	600	GREEN	Planning application stage. Funded from Commercial Property Fund
72568/7502	North Drive, Ware - reconstruct road & drainage	A. Osborne	Mar-10	Not known	RED		(1)	12	11			-	11	-	GREEN	Planning Enforcement negotiating with developer to try and resolve outstanding issues
	Total Strategic Finance & Property					764	(7)	172	929	208	51	259	1,239	310		
	Head of Shared Business & Technology Services															
71414/7531	Replacement Infrastructure	P. Wain	RP	RP		35	12		47	7		7	47	-	GREEN	SHARED SCHEME w/Stevenage BC A 5yr investment programme for the shared ICT Infrastructure is being developed and proposals will be brought forward shortly.
71416/7531	Merging IT systems - Licensing & Env Health	J. Geall		Aug-16			9	40	49	30		30	49	-	GREEN	Additional draw down from rolling programme for consultancy to support transition to the new system
71416/7513	Merging IT systems - Licensing & Env Health. Capital Salaries	J. Geall						25	25			-	25	-	GREEN	Budget drawn down from rolling programme to fund contract extension in Env Health to support the implementation project. Additional costs in relation to IDOX project to be incurred, contract further extended for existing member of staff. To be drawn down from Rolling Programme.
71431/7531	Establishment of LES & internet links to replace MPLS	H. Lewis		Oct-16			24		24	2		2	24	-	GREEN	Work to migrate the data connections is now completed. Planning to migrate the telephony connections is now underway with the majority of remaining spend expected in Q3.
71435/7531	Funding for Applications	P. Tyler	RP	RP		40		(40)	-			-	-	-	GREEN	This scheme has been superseded by the Rolling programme
71439/7531	Service Desk & Utilities	H. Lewis		Mar-17			25		25			-	25	-	GREEN	Work to harmonise security software is ongoing with implementation expected March 2017
71440/7531	Shared service print investment costs 50%	H. Lewis						21	21			-	21	-	GREEN	SHARED SCHEME w/Stevenage BC Work is currently being undertaken to review the way forward, as a number of new opportunities have been identified. A business case will be presented in the near future, clear identifying the investment required
71449/7531	New Desktop Software	H. Lewis					4	(4)	-			-	-	-	GREEN	Funds transferred to Rolling programme (71450/7531).

Exp Code	2016/17 Approved Schemes	Project Manager	Original Completion Date	Expected Completion Date	Project RAG Status	2016/17 Original Budget	2015/16 Slippage	2016/17 Amendments	2016/17 Revised Budget	2016/17 Actual to Date	2016/17 Commitment to Date	2016/17 Total to Date	2016/17 Forecast Outturn	Variance between Forecast Outturn & Revised Budget	Outturn RAG Status	COMMENTS
						£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
71453/7531	New HR & Payroll System	N. Roberson		Mar-17				55	55			-	55	-	GREEN	SHARED SCHEME w/Stevenage BC NGA selected as preferred solution and project kick off taking place in July. First payroll on new system anticipated in Apr-17, although some HR self-serve elements may be launched sooner.
71459/7531	New Finance System	P. Gregory		Mar-17		175			175			-	175	-	GREEN	Tender to go out Aug/Sept, update on prices once offered. Predict most will be in 16/17
71460/7531	New Asset Management System	P. Gregory	Sep-16	Dec-16		20			20			-	20	-	GREEN	System is the next in line for implementation following the upgrade of Uniform to v10, anticipated completion by Dec-16
71456/7531	Client Equipment	H. Lewis	RP	RP			5	10	15	11		11	15	-	GREEN	Budget used to service new and replacement equipment needs identified within year
71458/7531	Electoral Management Software							75	75			-	75	-	GREEN	The procurement documentation is complete, and the formal procurement process can start when it fits in with the service's timetable (the European referendum has delayed matters).
71461/7531	Revs & Bens EDM Solution	R. Brock		Dec-17				110	110	37		37	110	-	GREEN	Northgate I@W selected as the preferred solution and the project kick-off taking place in July.
71462/7531	Car Park Data Warehousing	P. Tyler						22	22			-	22	-	GREEN	Drawn down from rolling programme. Work is progressing with the supplier to define the data requirements
71463/7531	Audio & Visual Equipment Council Chamber Wallfields	P. Wain						5	5				5	-		Drawn down from rolling programme
71464/7531	Audio & Visual Equipment Hertford Theatre	P. Wain						10	10				10	-		Drawn down from rolling programme
71450/7531	Rolling programme to be utilised on ICT projects subject to ITSG review	H. Lewis	RP	RP		405	171	(178)	398			-	293	(105)	AMBER	Additional draw down anticipated for infrastructure investment and any early projects to support the digital strategy
Total Shared Business & Technology Services						675	250	151	1,076	87	-	87	971	(105)		

Page Exp Code 444	2016/17 Approved Schemes	Project Manager	Original Completion Date	Expected Completion Date	Project RAG Status	2016/17 Original Budget	2015/16 Slippage	2016/17 Amendments	2016/17 Revised Budget	2016/17 Actual to Date	2016/17 Commitment to Date	2016/17 Total to Date	2016/17 Forecast Outturn	Variance between Forecast Outturn & Revised Budget	Outturn RAG Status	COMMENTS
						£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
	Head of Operations															
71253/7531	Car Park Management System - To implement a cost effective car park management system for the Council to manage its car parks for the next 10 years	A. Pulham	Sep-16	Oct-16	AMBER	340			340	1	33	34	340	-	GREEN	Order raised for new tariff board signs. Completion of scheme in October 16
	Refurbishment of Hertford Theatre Café/Bar								-							
72712/7502	The layout, design and equipment provision is in need of upgrade in order to meet the needs of our customers and maximise the potential for revenue generation	B. Cannell	Sep-16	Dec-16	AMBER	50			50			-	50	-	GREEN	Final designs received 19.9.16. Completion in December
72710/7531	Hertford Theatre replacement of 6 lighting hoists	B. Cannell	Dec-15	Aug-16	RED			13	13	7	6	13	13	-	GREEN	Partly completed in 15/16, however, due to timescales of events at the Theatre, the remaining work had to be completed in August 2016 when the Theatre closed for 2 weeks
	Refuse Collection & Recycling											-				
75165/7531	Containers Replacement Programme	D. Allen	RP	RP		100	19	(10)	109	53	9	62	109	-	GREEN	Rolling programme for containers - on target
75145/7531	Replacement Litter Bins	D. Allen	RP	RP		6	3	(1)	8	4	2	6	8	-	GREEN	Rolling programme for litter bins - on target
75152/7531	Commercial Waste Bins	D. Allen	RP	RP		34	11	12	57	7	1	8	57	-	GREEN	Rolling programme for commercial bins - on target
72513/7502	Bell Street, Sawbridgeworth - Modernise the public convenience facilities, in preparation for transferring the operation to Sawbridgeworth Town Council under an agency agreement	D. Allen	Sep-15	Mar-17	RED			67	67	(2)	2	-	0	(67)	GREEN	Progress is being made at a very slow pace. The Service Level Agreement is has been sent to STC however they have asked to revisit plans. Head of Ops exploring options.
72517/7502	Hartham Pavilion Refurbishment - Replace public toilets, redevelop existing café area, create functional changing area for footballers & incorporate meeting/training room.	M. Kingsland & S. Whinnett	Dec-15	Mar-17	RED		1	58	59		1	1	95	36	GREEN	Additional S106 funding of £36k approved at Leadership Team to cover priced specification that came in above initial estimate. Works still planned to be completed in 2016/17
72522/7531	Play Area Grange Paddocks, B/S - Install new play area, to include new activity equipment & surfacing. New footpath & installation of new seating.	I. Sharratt	Mar-17	Feb-17	GREEN	95			95			-	95	-	GREEN	Officers carried out desktop assessment of project in June. Concept plans have been drawn up and the consultation with residents is underway. The consultation is complete & consultees have all been responded to. Some minor areas were modified & the resultant specification is due to be
72504/7531	Play equipment & infrastructure replacement	I. Sharratt	RP	RP		50			50			-	50	-	GREEN	A project is underway with CMS to design the Hartham Common & Beyond scheme part of which will be funded through this budget along with a range of play area and access improvements across the district to be finalised by the end of October 16 and delivered by March 17
72516/7531	Play Area, The Bourne, Ware (Phase 2) - Installation of a fitness & play facility for older children & open space access improvements.	I. Sharratt	Mar-16	Nov-16	RED			41	41	38	7	45	48	7	AMBER	All works are now completed satisfactorily. A final sign off meeting will be conducted by the end of October 16. Part payment has been made & full payment will be made after this meeting, less the retention sum as per contract.
72508/7531	Hartham Common, Hertford - Preliminary works associated with the development of the major play site development project to be undertaken in 2016/17 in accordance with Hartham Common Development Plan	I. Sharratt	Mar-13	2017/18	RED	25			25			-	0	(25)	RED	This project is to be delayed & reviewed in 2017/18 pending decisions on plans for the leisure centre. The play area revamp is still an important improvement but may benefit from being considered as part of a larger project. A draft brief has been created & is ready to modify in line with any new objectives. Scheme will slip.
72521/7502	Open Space improvements Bishop's Park, B/S - Installation of a car park, footpath improvements & health/play facilities	I. Sharratt	Mar-17	Mar-17	GREEN	106			106			-	106	-	GREEN	Discussions are underway with County officers to explore Rights of Way further and opportunities for joined up approach with Safer Routes to School. The impact of access improvements on school routes and the technical element of negotiating the road across the park need to be established before consulting with the public. The Council's Health & Safety Officer has provided his feedback on the scheme. Preliminary designs have been considered and public engagement is delayed until October 16. Project to be delivered by March 17.
72507/7531	Pishiobury Park, Sawbridgeworth - Wetland Habitat Project - improvements to boardwalk/paths permitting safe access to the wetland area of the park	I. Sharratt	Mar-13	Dec-16	RED		12		12			-	12	-	GREEN	Plans still temporarily on hold due to delays in completing agreement with current owners of the Osier Bed woodland. EHC legal documents to secure the transfer have now been issued following agreement from the owners who are currently instructing their solicitors. Works were not possible over the summer due to bird nesting but should go ahead in November 16.
72511/7531	Buryfield Recreation Ground, Ware - Installation of play area to encourage healthy activity for younger children	I. Sharratt		Oct-16	GREEN		3		3		3	3	3	-	GREEN	Retention only

KEY: Project RAG status: Green = on schedule; Amber = 1-3 months delay; Red = over 3 months delay

KEY: Outturn RAG status: Green = up to 10% variance; Amber = 10-50% variance; Red = over 50% variance

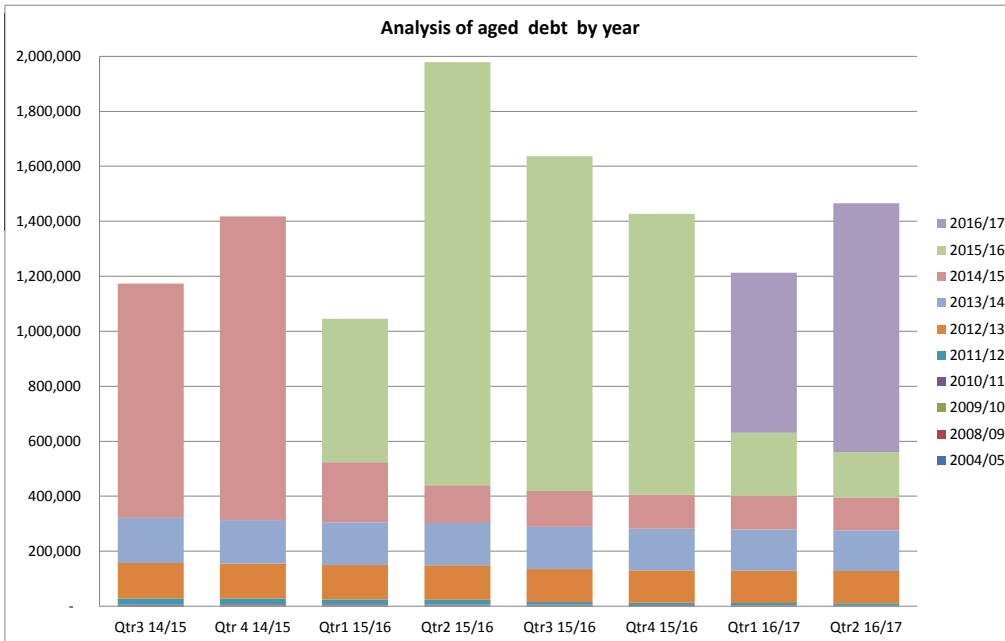
Exp Code	2016/17 Approved Schemes	Project Manager	Original Completion Date	Expected Completion Date	Project RAG Status	2016/17 Original Budget	2015/16 Slippage	2016/17 Amendments	2016/17 Revised Budget	2016/17 Actual to Date	2016/17 Commitment to Date	2016/17 Total to Date	2016/17 Forecast Outturn	Variance between Forecast Outturn & Revised Budget	Outturn RAG Status	COMMENTS
						£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
75168/7502	Energy Efficiency & Carbon Reduction Measures - Installation of solar panels at Wallfields, Hertford	D. Thorogood/S. Whinnett	Mar-12	Nov-16	RED			45	45			-	45	-	GREEN	Potential contractors are being asked to provide revised costings and estimated FIT paybacks for the project (after revisions to government tariff payments). Assuming paybacks are satisfactory scheme start anticipated winter 2016.
72591/7502	Castle Weir Micro Hydro Scheme - To provide a small Hydro-electricity turbine in the river Lee at Hertford Weir. This is an invest to save project and will generate electricity providing power for Hertford Theatre and for sale to the Grid. The scheme is subject to a rigorous approval process by the Environment Agency for flood risk and protection of biodiversity.	D. Thorogood	Mar-12	Mar-17	RED	201			201			-	0	(201)	RED	Currently in discussion with EA to agree with EA consultants the final operating protocols together with revised water flow data following improvement works and automation of the main weir gates, which impacts upon flood risk modelling for the hydro scheme. Once data confirmed this will allow revised modelling and paybacks to be completed and scheme to progress. Project completion currently anticipated early 2017/18 year
74106/7531	Market Improvement Scheme	N. Kirby		Mar-17	RED	23		21	44	2		2	2	(42)	RED	Options appraisal for markets going to Community Scrutiny March 2017. Funds could support HUDS work potentially.
Total Head of Operations						1,030	49	246	1,325	110	64	174	1,033	(292)		
Head of Housing & Health																
72442/7601	Community Capital grants - to provide the right tools for people to get involved with projects that improve facilities such as green spaces or community buildings – inspiring ownership and pride.	C. Pullen	RP	RP	AMBER	120	(24)	41	137	42		42	92	(45)	AMBER	Of the 9 awards allocated in June 2016, 5 of those have now made a claim. Of the 28 awards made in 15/16, 21 have now claimed payment and others are expected in by the end of December. In the 2nd funding round, 11 organisations were awarded a grant. There is still funds remaining to be allocated so a 3rd deadline will be set. Note: spending this budget is always dependant on successful applicants being able to complete their project within the 1 year time frame or 6 months in case of a small capital grant. Still anticipate spending the all the budget but will chase successful applicants for status check on their project.
72685/7601	Future Social Housing Schemes	L. Harris				821			821			-	0	(821)	RED	No current commitments. First priority is to spend S106 sums which have been collected for affordable housing.
72685/7601	Ridgeway Scheme, Hertford (Network Homes)	L. Harris		Dec-16				500	500			-	250	(250)	GREEN	Grant to be paid to Network Homes - fully funded from S106 commuted sum. To build 120 new build properties which will all be affordable housing units, expecting payment to be made December when work on site commences. EHDC contributing to Phase 1, major project should be completed late 2018. 50% to be paid when work commences on site & 50% on completion
72686/7601	Gladstone Road, Ware (Network Homes)	L. Harris						77	77				38	(39)	GREEN	Grant to be paid to Network Homes - fully funded from S106 commuted sum. To build 10 affordable housing units. Scheme should be completed by early 2018. 50% to be paid when work commences on site & 50% on completion
Private Sector Improvement Grants																
72602/7601	Disabled Facilities (Govt funding of £530,136 rec'd for 16/17)	S. Winterburn	RP	RP		694			694	141		141	400	(294)	AMBER	Government funding through Better Care Fund has increased for 2016/17 to £530,136. This exceeds recent (though not historic) spend. Only £321K was spent on DFG in previous year. A county wide review of DFG services is underway, but is not expected to affect referral rates until next year. HCC's DHCS has confirmed that unspent BCF allocation can be carried forward to next year. Discussions underway to resolve OT waiting list, but currently expect max spend to be £400k. Current commitment (i.e., approved, unpaid grants) is £126k.
72605/7601	Disabled Facilities - Discretionary	S. Winterburn	RP	RP		100			100			-	50	(50)	RED	Current commitment on DDFG budget is only £31.6k. Unlikely to need more than £50k.
72606/7601	Decent Home Grants	S. Winterburn	RP	RP		150			150	12		12	100	(50)	AMBER	A few cases in pipeline. Current commitment +spend is £15k. Anticipate max spend of £100k.
72604/7601	Energy Grants	S. Winterburn	RP	RP		20		38	58			-	58	-	GREEN	Scope to expand range of measures was identified in energy strategy, to include higher cost measures enabling spend of budget.
71201/7613	Capital Salaries	P. Gregory	RP	RP		26			26			-	26	-	GREEN	

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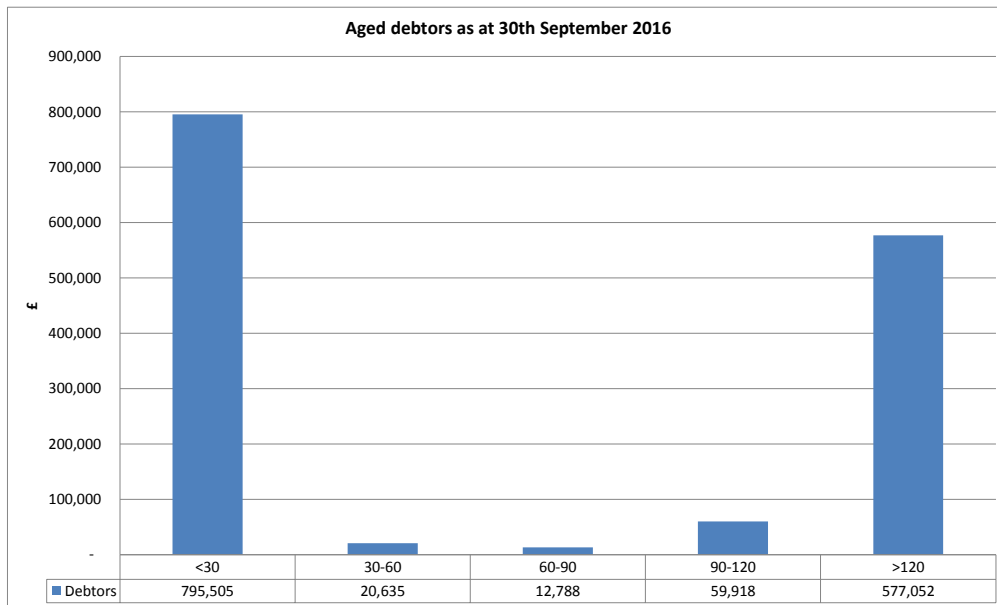
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						£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
75160/7502	River & Watercourse Structures - Improve, maintain & renew structures along rivers and watercourses to alleviate possible flooding throughout the district.	G. Field	RP	RP		47	8		55	5	7	12	55	-	GREEN	Bridge surveys on East Herts owned bridges have now been completed. We are waiting for the Report and if remedial works are identified these will be carried out depending on priority & budget available. The new grille and headwall at a flood site in Bishops Stortford has now been installed and will be added to the monthly inspection & clearance programme. Quotes have been requested for flood modelling for a site in Ware to assess flood alleviation works required as part of a Surface Water Management Plan area (SWMP)
75172/7502	Air Quality Capital Grant Scheme - Subway improvement works in Hertford to include bespoke artwork & signage	G. Field					1		1	1		1	1	-	GREEN	Small underspend from 15/16 (from DEFRA Grant of £31,320), to be used to install information signage.
75163/7502	Land Management Programme - Land Management Asset Register & Associated Works	G. Field	RP	RP		50	(4)	18	64	25	5	30	64	-	GREEN	Works are ongoing. Many assets have been identified and surveyed with areas still to investigate. The data will be correlated and any remedial and/or major works that are identified will be carried out depending on priority & budget available. Some safety works have been identified and work carried out.
75163/7513	Land Management Programme - Land Management Asset Register & Associated Works. Capital Salaries	G. Field	RP	RP				8	8			-	8	-	GREEN	To fund 7 1/2 hour post until September 16. Contract extended to March 2017
75173/7531	Air Pollution Monitoring Equipment	G. Field	Feb-16	Jul-16	RED		20		20	20		20	20	-	GREEN	Fully funded from HCC Contribution
Total Housing & Health						2,028	1	682	2,711	246	12	258	1,162	(1,549)		
Head of Planning & Building Control																
74102/7601	Historic Building Grants - Enable grants to be offered to the owners of historic buildings to encourage their maintenance and upkeep.	K. Steptoe	RP	RP		92	(1)	(23)	68	35		35	68	-	GREEN	Claimants have 6 months from grant offer date to complete works. Maximum payment now £2,000. However, if a grant is approved for a property on the Buildings at Risk Register, maximum payment will be £10,000.
Head of Communications, Strategy & Policy																
71252/7531	Device Responsive Template - Revised website templates including new navigation, enhanced accessibility and device	A. McWilliams	Not known	Oct-16	AMBER	20			20		9	9	13	(7)	AMBER	Negotiated delivery of new templates for public website to be bundled with existing project for delivery of new Intranet Templates – expected saving of at least £7,000
74105/7601	Environmental Enhancements to East Herts town centres	P. Pullin	Not known	Mar-17	RED			28	28			-	28	-	GREEN	This scheme was expected to complete last year but there have been delays in the delivery of the Tudor Square project by Ware Town Council. Town Council have given reassurances that the scheme will be delivered this year.
Total Communications, Strategy & Policy						20	0	28	48	0	9	9	41	-7		
Director																
72523/7502	Watton-at-Stone Parish Council - New Tennis Courts	A. Taylor							-			-	38	38	GREEN	Fully funded from S106 as agreed at CMT 9.2.16
72524/7502	Bishops Stortford Town Council - path works on Sworders Field	A. Taylor							-	29		29	29	29	GREEN	Fully funded from S106 as agreed in May 2014

DEBTORS

The following graph shows the Council's aged debt by year that the debt was raised. This position is shown for the most recent period and the preceding 7 periods. The debt outstanding as at 30th September 2016 is £1.5m



The following graph shows the age of the £1.5m of debts outstanding as at 30th September 2016.



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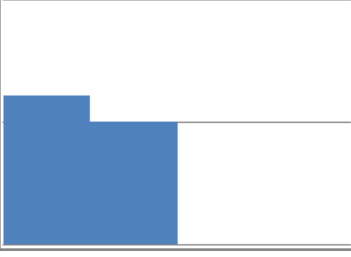
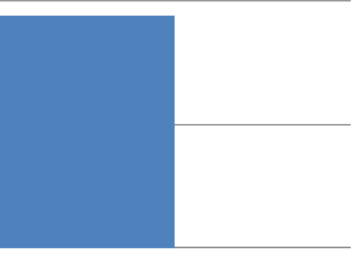



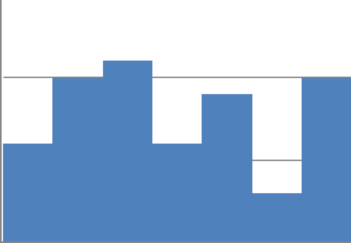
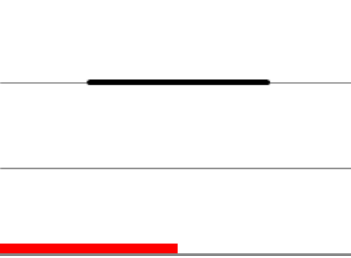

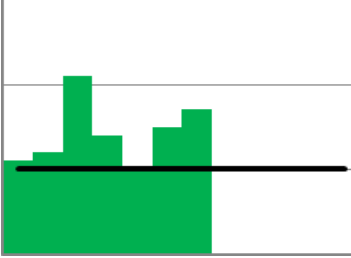


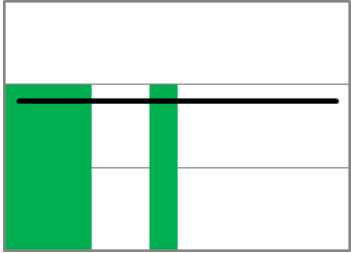
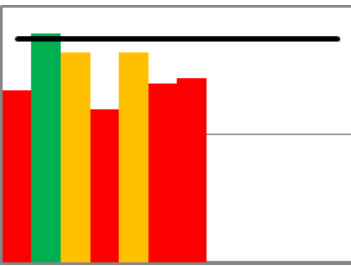
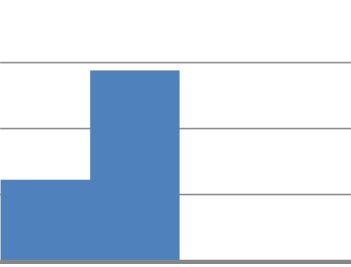
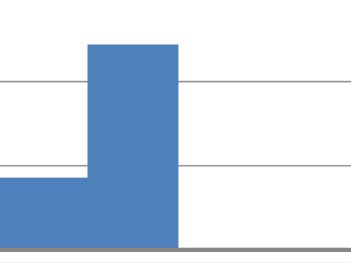
October/Quarter 2 Corporate Business Scrutiny and Executive


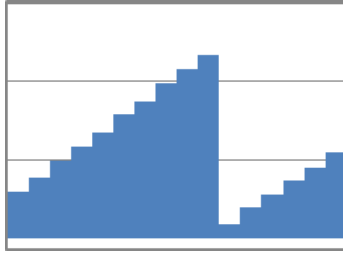
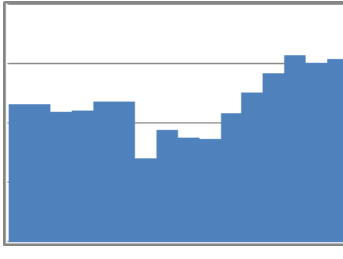
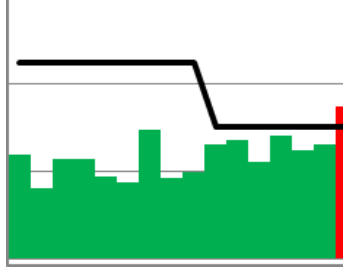
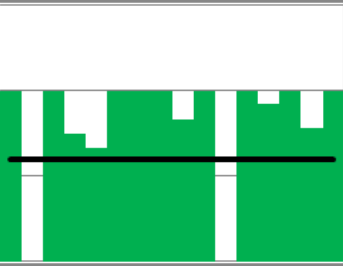
Corporate Priority 1: Improve the health and wellbeing of our communities

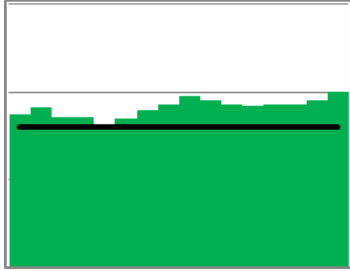

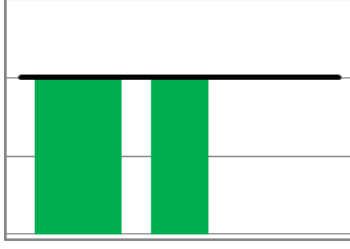
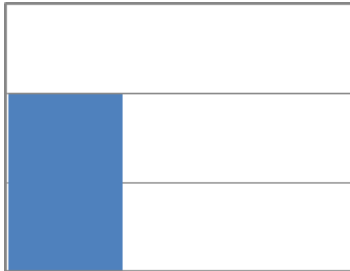
Period: October/Quarter 2 for 2016/17

PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
Outcome: Residents living active and healthy lives						
EHPI 140 Number of over 50s participating in 'Forever Active' programme.	Trend only	Trend only	N/A – Monitored six monthly (calendar year), next update due December 2016.	New PI for 2016/17 so no trend comparison for this quarter.		Attendance is within expectations of the project. 648 people mainly between the ages of 50 and 75 have participated in a Forever Active sports and physical activity class at least once. Future 'come and try' events in quarter three could further encourage participation.
Outcome: Support for our vulnerable families and individuals						
EHPI 181 Time taken to process Housing Benefit new claims and change events. (MINIMISING INDICATOR)	G	11.00 days	8.51 days	↓		Performance exceeding target, despite a declining trend compared to the previous period.
EHPI 151 Number of homeless households living in temporary accommodation at the end of the quarter. (MINIMISING INDICATOR)	Trend only	Trend only	21	↑		At end of September 2016 there were 21 households in temporary accommodation (compared to 23 in quarter 1). The council owned temporary accommodation (hostel) had 10 out of 12 flats occupied with one flat vacant and one flat waiting for repairs to be completed. Four households were in Bed and Breakfast: one household is waiting for a date to move into supported accommodation the remaining were either due to move out soon or their circumstances are such that they are not suitable for hostel. Five households were in temporary supported accommodation due to mental health issues and two are in longer-term private sector leased property.

PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
EHPI 150 Number of prevented homeless applications	Trend only	Trend only	50			The council prevented 50 households from becoming homeless, in the second quarter (compared to 61 in quarter 1), by the provision of advice to relieve homelessness or securing alternative accommodation through the housing register, supported accommodation or actively assisting the household secure accommodation in the private rented sector.
EHPI 155 Number of affordable homes delivered (gross)	Trend only	Trend only	94	New PI for 2016/17 so no trend comparison available for this 6 month period.		94 new affordable homes have been completed and advertised through choice based lettings in the first 6 months of 2016/17. The estimate for 2016/17 is for a total of 162 new affordable homes (both rented and shared ownership).
EHPI 132 Percentage of full applications for Disabled Facilities Grant approved within 7 weeks.	G	95%	100%			2 grants were approved in October 2016, both on time.
EHPI 133 Pilot council tax debt intervention project (total appointments attended)	Trend only	Trend only	10			Commentary to be verbally updated.
EHPI 141 Participation in Team Herts volunteering	R	100	7	N/A		Since launching the scheme in April and following the appointment of the TeamHerts Volunteering Coordinator in August 2016 two individuals have joined the flexible volunteering database, along with five volunteer involving organisations (these are organisations who wish to promote their one off, short term volunteering opportunities). Further work is planned to increase the number of participants through awareness raising events e.g. drop in sessions; introduction to volunteering sessions; promotion of the project to other voluntary organisations and key partners e.g. housing associations.
Outcome: Communities engaged in local issues						
EHPI 5.13a Customer Satisfaction (GovMetric) - Face to Face.	G	80%	87%			In face to face interactions, 86.9% or 87% of respondents gave a 'Good' satisfaction level. 4.8% or 5% were 'Average' with 8.2% or 8% of respondents declaring a 'Poor' satisfaction. There were 267 respondents in total.

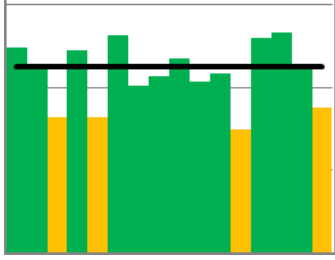
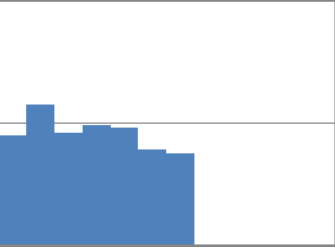
PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
EHPI 5.13b Customer Satisfaction (GovMetric) - Telephone.	N/A	90%	N/A	N/A		No feedback was given during this month.
EHPI 5.13c Customer Satisfaction (GovMetric) - Website.	R	35%	29%	↑		Only 29% of respondents gave a 'Good' satisfaction score during October. 14% gave an 'Average' score whereas the majority, 57% gave a 'Poor' satisfaction score for the website. There were 120 respondents. This follows a similar theme to every other month and the mixed response follows a similar patten to that reported in every other month in 2016.
EHPI 5.12a Social Media: Number of followers (twitter followers).	Trend only	Trend only	6,977	↑		The number of twitter followers has increased since 30 June 2016 by 334.
EHPI 5.12b Social Media: Number of followers (facebook likes).	Trend only	Trend only	489	↑		The number of facebook likes has increased since 30 June 2016 by 32.

PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
Outcome: Attractive places						
EHPI 2.4 (47) Fly-tips: removal. (MINIMISING INDICATOR)	G	2.00 days	1.55 days	↑		Performance continues to be within target despite the number of fly tips increasing (Total for Quarter 1 & Quarter 2 2016 is 574 compared to 449 in 2015).
EHPI 191 Residual household waste per household. (MINIMISING CUMULATIVE INDICATOR)	Trend only	Trend only	220kg	↓		This performance indicator is reported one month in arrears so data relates to the month of September. Performance continues to show the waste per household being less than the same time last year. The reduction in waste is also a result of the diversion of street sweepings to recycling.
EHPI 192 Percentage of household waste sent for reuse, recycling and composting. (MAXIMISING INDICATOR)	Trend only	Trend only	55.40%	↑		This performance indicator is reported one month in arrears so data relates to the month of September. The recycling rate remains above 50% but will start to fall with the loss of garden waste tonnage, a seasonal trend.
EHPI 2.2 Waste: missed collections per 100,000 collections of household. (MINIMISING INDICATOR)	R	30.00	34.94	↓		Missed collections have exceeded the target of 30 for October; this was anticipated as a result of changes in the garden waste rounds to assist with the ever increasing communal properties. The contractor will be made aware the target has been exceeded and will be expected to implement measures to bring missed collection back below target.
Outcome: Future housing development meeting the needs of the district						
EHPI 157a Processing of planning applications: Major applications. (MAXIMISING INDICATOR)	G	60.00%	100%	↑		Performance exceeding target. 3 out of 3 applications determined on time.

PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
EHPI 157b Processing of planning applications: Minor applications. (MAXIMISING INDICATOR)	G	80.00%	100%	↑		Performance exceeding target. 36 out of 36 applications determined on time.
EHPI 157c Processing of planning applications: Other applications. (MAXIMISING INDICATOR)	A	90.00%	86%	↓		Performance off target. 107 out of 124 applications determined on time.
EHPI 205 Percentage of site visits undertaken in relation to urgent cases within 2 workings days of 'start date'.	G	100%	100%	→		Performance on target. Four site visits were required to be undertaken and all were completed in the required timeframe.
EHPI 149a Percentage of affordable housing delivered on sites subject to s106 agreements on affordable sites a) at the time of permission	Trend only	Trend only	100%	New PI for 2016/17 so no trend comparison available for this 6 month period.		For the period 1 April - 30 September 2016 there have been 3 schemes so far which needed to provide affordable housing as part of the S106. All 3 have been policy compliant. The 3 schemes are Ashpoles, Hunsdon Lodge Farm and Martletts.


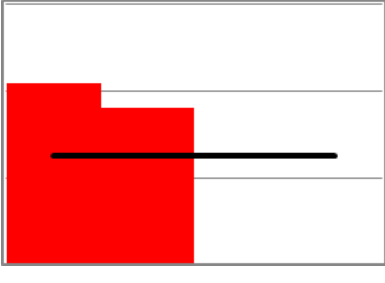
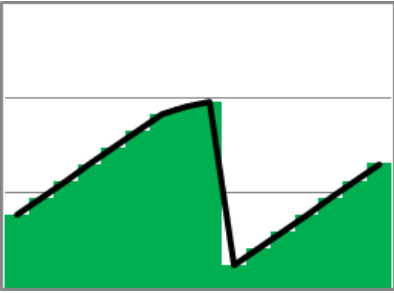
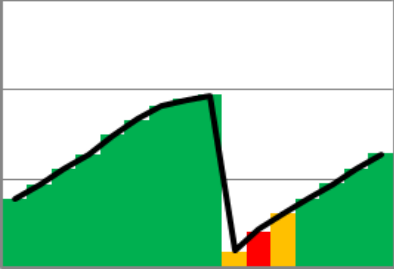
Corporate Priority 3: Enable a flourishing local economy

Period: October/Quarter 2 for 2016/17

PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
Outcome: Support for our businesses and the local economy						
EHPI 8 % of invoices paid on time. (MAXIMISING INDICATOR)	A	98.50%	97.50%	↓		Performance off target. Several services had minimal late invoices but Planning and Building Control had 10.
Outcome: Vibrant town centres						
EHPI 11.6 Town centre footfall (proxy measure based on Wi-Fi connections on market days).	Trend only	Trend only	3,764	↓		There were a total of 3,764 distinct clients for the October period with a daily average of 345 clients. This is a proxy measure for town centre footfall based on Wi-Fi connections made on market days. Since July there has been a steady decline of clients using the Wi-Fi connection and October is the lowest level since the measure was introduced.

Corporate Priority: All three

Period: October/Quarter 2 for 2016/17

PI Code & Name	Status	Current Target	Value	Movement since last period	Direction of travel (rolling 12 months or 4 quarters)	Comments
Corporate Health						
EHPI 5.1 Percentage of complaints resolved in 14 days or less.	R	70.00%	51.85% (14)	↓		During the second quarter of this year 14 complaints (out of a total of 27 stage 1 and stage 2 complaints received) were dealt with within 14 days, equating to 51.85%. During this quarter, as is common with most Q2 periods, there were a lot of complaints regarding complex or detailed planning issues which took longer than 14 days (or 10 working days) to resolve. In most of these cases, the customer was kept informed as to how this was progressing. Heads of service receive weekly updates via the infreemation system to let them know what complaints in their areas are live.
EHPI 5.2a Percentage of complaints about the Council and its services that are upheld a) 1st stage.	R	25.00%	36.00% (9)	↑		Of the 25 stage 1 complaints received out of a total of 27, 9 were upheld. This makes a % of 36%. Of these 9, 3 were related to the Operations team, 2 of which were related to non bin collection, the other related to a contractors conduct. 3 were within Health and Housing, one of which was only partially upheld and was upheld on the grounds of the tone of the email rather than the content or decision. The other two related to historic paperwork and one which was raised with a contractor. The remaining 3 were from Strategic finance (2) and Planning & Building Control where procedural errors and a complex land management issue were the reasons for the outcome.
EHPI 10.2 Council tax collection, % of current year liability collected. (MAXIMISING CUMULATIVE INDICATOR)	G	65.3%	65.6%	↑		Performance on target.
EHPI 10.4 NNDR (Business rates) collection, % of current year liability collected. (MAXIMISING CUMULATIVE INDICATOR)	G	63.5%	64.4%	↑		Performance exceeding target.

Key:

G	Performance is on target or exceeding target		Performance has improved compared to the previous period
A	Performance is 1-5% off target		Performance has stayed the same compared to the previous period
R	Performance is 6% or more off target		Performance has declined compared to the previous period

In total the dashboard will report on 42 performance indicators, of which 28 will be reported in the quarterly report and 13 will be reported annually and 1 biannually. Some performance indicators still need targets set, however in the past if no data exists the first year has been used to establish the baseline.

Code	Indicator / Action	Lead Service / Data Source	Monitoring Frequency	2015/16 Outturn	Future targets - Annual			Portfolio Holder
					2016/17	2017/18	2018/19	
Corporate Priority 1: Improve the health and wellbeing of our communities								
Outcome: Residents living active and healthy lives								
NEW - EHPI 130	Number of Green Flag awards.	Operations	Annual	2	N/A - Trend only indicator			Environment and the Public Space
NEW - EHPI 140	Number of over 50s participating in 'Forever Active' programme.	Health and Housing	Six monthly (Calendar year) / Annual	New PI N/A	854	To be determined later		Health and Wellbeing
Outcome: Support for our vulnerable families and individuals								
EHPI 181	Time taken to process Housing Benefit new claims and change events.	Shared Revenues and Benefits	Monthly / Annual	9.73 days	10 days	10 days	10 days	Health and Wellbeing
EHPI 151	Number of households living in temporary accommodation.	Housing and Health	Quarterly / Annual	19	N/A - Trend only indicator			Health and Wellbeing
New - EHPI 150	Number of prevented homeless applications.	Housing and Health	Quarterly / Annual	229	N/A - Trend only indicator			Health and Wellbeing
EHPI 155	Number of affordable homes delivered (gross).	Housing and Health	Annual	147	125	125	125	Health and Wellbeing
NEW - EHPI 132	Percentage of full applications for Disabled Facilities Grant (DFG) approved within 7 weeks	Housing and Health	Monthly / Annual	100%	95%	95%	95%	Health and Wellbeing
NEW - EHPI 133	Pilot council tax intervention project (total appointments attended).	Shared Revenues and Benefits	Monthly / Annual	New PI N/A	??	??	??	Health and Wellbeing
Outcome: Communities engaged in local issues								
EHPI 3	Overall satisfaction with the authority.	Communications, Strategy and Policy	Biannual	69%	2015/16 Residents Survey results due to be presented to Scrutiny Committee in May 2016. New target to be set by June 2016.			Development Management and Council Support
New - EHPI 5.13a	Customer Satisfaction (GovMetric) - Face to Face.	Communications, Strategy and Policy	Monthly / Annual	83%	80%	80%	80%	Development Management and Council Support
New - EHPI 5.13b	Customer Satisfaction (GovMetric) - Telephone.	Communications, Strategy and Policy	Monthly / Annual	92%	90%	90%	90%	Development Management and Council Support
New - EHPI 5.13c	Customer Satisfaction (GovMetric) - Website.	Communications, Strategy and Policy	Monthly / Annual	35%	35%	35%	35%	Development Management and Council Support
NEW - EHPI 141	Participation in Team Herts volunteering	Health and Housing	Six monthly (financial year) / Annual	New PI N/A	200	200	200	Health and Wellbeing
NEW - EHPI 5.10	Percentage of services accessible via digital channels.	Communications, Strategy and Policy - via Channel Shift Project Team	Annual	New PI N/A	Targets to be set after first full year (2016/17)			Development Management and Council Support
NEW - EHPI 5.11	Percentage of broadband accessibility in the district.	Operations	Annual	New PI N/A	N/A - Trend only indicator			Economic Development
NEW - EHPI 5.12a	Social Media: Number of followers (twitter followers).	Communications, Strategy and Policy	Quarterly / Annual	6274	N/A - Trend only indicator			Leader
NEW - EHPI 5.12b	Social Media: Number of followers (facebook likes).	Communications, Strategy and Policy	Quarterly / Annual	408	N/A - Trend only indicator			Leader
Corporate Priority 2: Enhance the quality of people's lives								
Outcome: Attractive places								
EHPI 2.4	Fly-tips: removal.	Operations	Quarterly / Annual	1.88 days	2 days	2 days	2 days	Environment and the Public Space

Code	Indicator / Action	Lead Service / Data Source	Monitoring Frequency	2015/16 Outturn	Future targets - Annual			Portfolio Holder
					2016/17	2017/18	2018/19	
EHPI 195a	Improved street and environmental cleanliness: Litter.	Operations	Annual	3%	2%	2%	2%	Environment and the Public Space
EHPI 195b	Improved street and environmental cleanliness: Detritus.	Operations	Annual	8%	7%	7%	7%	Environment and the Public Space
EHPI 64	Vacant dwellings returned to occupation or demolished.	Housing and Health	Annual	11	10	10	10	Environment and the Public Space
EHPI 191	Residual household waste per household.	Operations	Monthly / Annual	467 kg	475 kgs	470 kgs	470 kgs	Environment and the Public Space
EHPI 192	Percentage of household waste sent for reuse, recycling and composting.	Operations	Monthly / Annual	48.69%	50%	50%	50%	Environment and the Public Space
EHPI2.2 (45)	Waste: missed collections per 100,000 collections of household waste.	Operations	Monthly / Annual	22.47	30.00	30.00	30.00	Environment and the Public Space
Outcome: Future housing development meeting the needs of the district								
New - EHPI 149	Percentage of affordable housing delivered on affordable sites.	Housing and Health or Planning and Building Control	Annual	60% (estimate)	N/A - Trend only indicator			Health and Wellbeing
EHPI 157a	Processing of planning applications: major applications.	Planning and Building Control	Monthly / Annual	78.00%	60.00%	60.00%	60.00%	Development Management and Council Support

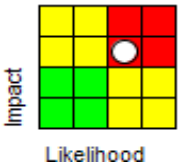
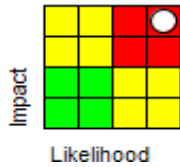
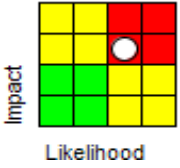
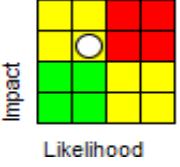
Code	Indicator / Action	Lead Service / Data Source	Monitoring Frequency	2015/16 Outturn	Future targets - Annual			Portfolio Holder
					2016/17	2017/18	2018/19	
EHPI 157b	Processing of planning applications: minor applications.	Planning and Building Control	Monthly / Annual	89.00%	80.00%	80.00%	80.00%	Development Management and Council Support
EHPI 157c	Processing of planning applications: other applications.	Planning and Building Control	Monthly / Annual	92.00%	90.00%	90.00%	90.00%	Development Management and Council Support
New - EHPI 205	Percentage of site visits undertaken in relation to urgent cases within 2 workings days of 'start date'.	Planning and Building Control	Monthly / Annual	New PI N/A	100%	100%	100%	Development Management and Council Support
EHPI 154	Net additional homes provided.	Planning and Building Control	Annual	TBA (December 2016)	455	737	748	Development Management and Council Support
EHPI 159	Supply of ready to develop housing sites.	Planning and Building Control	Annual	TBA (December 2016)	N/A - Trend only indicator			Development Management and Council Support
Corporate Priority 3: Enable a flourishing local economy								
Outcome: Support for our businesses and the local economy								
New - EHPI 11.3a	Business Counts: Local units in East Herts.	Operations	Annual	8,505	N/A - Trend only indicator			Economic Development
New - EHPI 11.3b	Business Counts: Enterprises in East Herts.	Operations	Annual	7,625	N/A - Trend only indicator			Economic Development
EHPI 8	Percentage of invoices paid on time.	Strategic Finance and Property	Monthly / Annual	98.23%	98.50%	98.50%	98.50%	Finance and Support Services
Outcome: Vibrant town centres								
New - EHPI 11.6	Town centre footfall (proxy measure based on Wi-Fi connections).	Communications, Strategy and Policy	Monthly / Annual	41,537 (Baseline)	N/A - Trend only indicator			Economic Development
New - EHPI 5.6	Total number of jobs in East Herts.	Operations	Annual	69000 (2015)	N/A - Trend only indicator			Economic Development
Outcome: Working with others, to have achieved the right infrastructure for our businesses and communities								
No performance indicators measure this outcome however key actions contained in the Corporate Strategic Plan and Service Plans do.								
Supporting Corporate Priorities 1, 2 and 3								
Corporate Health								
Amended - EHPI 5.1	Number of complaints resolved in 14 days or less.	Communications, Strategy and Policy	Quarterly / Annual	77.63%	67	67	67	Development Management and Council Support
Amended - EHPI 5.2a	Number of complaints about the Council and its services that are upheld a) 1st stage.	Communications, Strategy and Policy	Quarterly / Annual	24.60%	22	22	22	Development Management and Council Support
EHPI 10.2	Council tax collection, % of current year liability collected.	Shared Revenues and Benefits	Monthly / Annual	98.4%	98.6%	98.8%	98.6%	Finance and Support Services
EHPI 10.4	NNDR (Business Rates) collection, % of current year liability collected.	Shared Revenues and Benefits	Monthly / Annual	97.8%	97.5%	98.0%	98.0%	Finance and Support Services

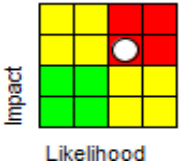
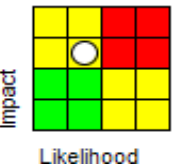
 New performance indicator

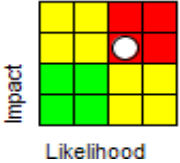
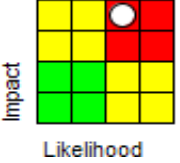
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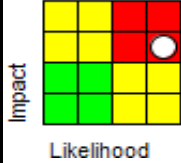
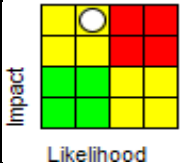
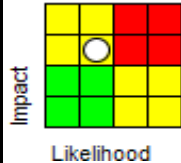
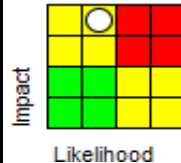
Strategic Risk Register - Quarter 2 - July to September 2016

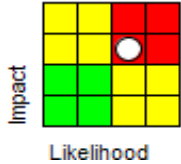
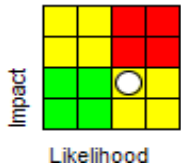
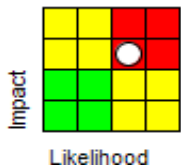
Essential Reference Paper 'G'

Code	Title	Description	Risk Matrix	Impact	Likelihood	Target Impact	Target Likelihood	Managed By	Controls introduced in 2016/17 quarter one, and future controls planned
1a	Risk of significant deviation from plan in terms of funding. This is predominately a risk of a significant reduction but a significant increase could also cause risks to materialise.	There is uncertainty around future funding, both from Government and other areas such as income from commodities markets for recycled materials, parking charges. There is some clarity on 2016/17 but little beyond then, particularly with the potential impact of leaving the EU and on trade relations. There are cost pressures combined with an increased awareness and scrutiny of financial position.		3	3	3	3	Philip Gregory	July to September 2016: The referendum vote to exit the EU has resulted in continued uncertainty. DCLG have indicated that they expect 100% Business Rates Retention to launch from April 2019. The funding situation is being carefully monitored. Settlement to be announced on 23 November 2016.
1b	Business rate income significantly reduced from planned anticipated level (and current levels).	Appetite and ability as a Council to influence economic development. Neighbouring authorities reducing rates. Revaluation and appeals. (Maximum liability circa £10m if all appeals were granted). Inability to influence economic regeneration. Economic vitality.		4	4	4	3	Philip Gregory	July to September 2016: Consultation for 100% business rate retention closed. DCLG to review fair funding - EHDC could benefit but could lose out.
2	Risk of not having capacity / capability and flexibility to continue to deliver service levels over time.	There are challenges to ensure the Council is fit for the future, in terms of workforce skills, capacity and flexibility. Also about being fleet of foot and responsiveness.		3	3	3	2	Emma Freeman	July to September 2016: A number of services are restructuring in line with service planning and reviewing whether they are fit for purpose in terms of capacity and capability.
3	Risk that supplier / contractor or key third sector partner fails or fails to deliver.	A number of key services are delivered through major contracts, both directly and in consortia. This is both through private sector supply chains and in conjunction with the voluntary and third sector.		3	2	3	1	All Heads of Service	July to September 2016: No concerns reported with any major contracts or shared service. Evaluation team and timetable established for refuse contract.

4	Risk that investment and effort in alternative service delivery models does not deliver benefits and returns.	Moving more towards other delivery models in future with public sector partners. This is part of the wider context of the changing role of Local Government moving forward. Potential for lack of consistent political buy-in by all partners resulting in considerable effort without benefit. There is also a challenging skill set for managers due to the complexity.		3	2	2	2	All relevant Heads of Service	July to September 2016: Hertfordshire Building Control company commenced trading. Managed through a programme board to which Helen Standen has been appointed. Staff transferred in August 2016. New MD appointed. Housing Improvement Agency in consultation phase. Waste shared service being delivered with North Hertfordshire District Council. Timetable is slipping but remains achievable.
5	Information management: Misuse or loss of key information leading to breach. The potential disclosure of personal data inappropriately.	The Council handles a large amount of information and data which if not managed properly could be compromised. This could be perhaps through carelessness or hacking and security of the information could be compromised. Failure to comply with information governance principles. Action may be taken by the ICO. Individuals may suffer if their personal data, particularly sensitive personal data is disclosed.		3	2	3	1	Kevin Williams	July to September 2016: No reportable data breaches. 'Bob's Business' on line training for staff continues. Annual data protection review report submitted to July 2016 Corporate Business Scrutiny Committee. Joint IT security group established and met for first time in September 2016. Terms of reference and initial actions agreed.

6	Impact of Housing and Planning Act.	<p>The key potential impacts are:</p> <ul style="list-style-type: none"> • Introduction of Starter Homes as a form of affordable housing, with nationally prescribed percentages to be delivered through the planning process, is likely to reduce the supply of new affordable rented homes thus reducing housing options for those on no / low incomes. This could place increased pressure on existing housing stock and potentially increase homeless approaches to the Council, leading to higher workloads • The opening up of the planning application assessment process to third parties could see workloads/income drop for the Council and its influence in decision making reduced. Potential for significant impact on staff resources, income and the ability to support direct and back office services. • Provisions for the Government to determine district plans where local authorities have not done so within certain time limits could erode the Council's reputation and ability to shape local development. • Further provisions for flexibilities with regard to fee levels and self setting of fees if the Council continues to operate established performance levels. 		3	3	3	2	Jonathan Geall and Kevin Steptoe	<p>July to September 2016: The Housing Service is closely monitoring levels of demand. Work has commenced to investigate the viability of a Council-owned housing company which could contribute to local supply of housing in all tenures.</p> <p>District Plan (pre-submission version) approved through Committee process in September 2016 for publication in November.</p>
7	Development of a District Plan that is acceptable to the community and the planning inspectorate.	<p>Risk of not being able to agree plan in timeframe meaning: Increased costs, Lack of effective development management, Cannot bid for funding for infrastructure, lost opportunity, open to challenge in meantime, legal / reputational / political issues. Impact on New Homes Bonus.</p>		3	2	3	2	Kevin Steptoe	<p>July to September 2016: District Plan (pre-submission version) approved through Committee process in September 2016 for publication in November. Represents significant step forward in preparation of final plan.</p>
8	Significant development proposals at strategic sites (Welwyn Garden City, Bishop's Stortford) - need to ensure good quality developments securing all necessary infrastructure.	<p>Ambitions not achieved. Ability of building industry to deliver, including contribution for infrastructure. Poor environment. Loss of development opportunity. Reputational risk.</p>		4	3	4	1	Kevin Steptoe	<p>July to September 2016: Some land owners / promoters of significant sites are starting to engage with the development management process. Appropriate advice and support engaged at all relevant stages in the development process to ensure that quality development is achieved.</p>

9	Failure to deliver Digital East Herts.	<p>Risk that services are not provided across multiple channels to improve the customer experience and realise efficiency gains.</p> <p>Step change to digital basis for service delivery will not be made within the window of invest opportunity in the next two to three years.</p>		3	2	2	2	Adele Taylor	July to September 2016: Digital East Herts steering group established and work underway to identify the overall Target Operating Model for the Council which will underpin the move to a digital council. Overall programme plan being developed including service reviews of processes to support the move to digital delivery. Consideration will be given to any short term investment required to deliver overall programme on a case by case basis.
10	Compliance with the Childrens Act 2004.	Whilst the Council's self-assessment obtained ratings of at least 'adequate' there is a commitment to improve and thereby ensure the safety of children.		4	2	4	1	Jonathan Geall	July to Sept 2016: A self-assessment of the Council's position regarding tackling Child Sexual Exploitation has been completed and actions to further training and awareness raising have been identified. These will be enacted during the remainder of 2016/17. The Council's Safeguarding Policy has been revised and is being consulted on internally until mid-October before being adopted.
11	Safeguarding adults.	Maintain and develop interagency relationships, Council policy and training.		3	2	3	1	Jonathan Geall	July to Sept 2016: The Council's Safeguarding Policy has been revised and is being consulted on internally until mid-October before being adopted. A further series of PREVENT awareness sessions is being carried out in September to November 2016.
12	Encouragement of economic vitality cross the District.	<p>Risk that opportunities to develop and improve Bishop's Stortford and Hertford town centres are not maximised through the Old River Lane Planning Framework and Hertford Urban Design Study.</p> <p>Also ensure regular dialogue with business and organisations representative of business. Interventions to be proposed where appropriate e.g. business improvement district opportunities.</p>		4	2	4	1	Ben Wood	<p>July to September 2016: The economic development service is being restructured to focus more upon business engagement. A new model will be implemented from January 2017 to help build stronger relations with the business community.</p> <p>Risk that HUDS funding does not come forward.</p>

13	Extreme weather - Either unable to resource or prioritise emergency planning response and other mitigation measures.	Frequency of events likely to increase. Emergency planning response could be compromised. Impact on east/west travel in District and on infrastructure, especially transportation. Lack of resource for mitigation activity e.g. land drainage function. Impact on Council properties, particularly sites on flood plains.		3	3	2	3	Jonathan Geall	<p>July to September 2016: Emergency Planning training undertaken by Leadership Team. Duty rota now in place.</p> <p>Staff and volunteer contact data placed on secure page of intranet to improve resilience. (Website hosted externally).</p> <p>(Business Continuity Plan and key officer contact data to be added October 2016).</p>
14	Devolution - fail to engage and influence partners to engage leading to missed opportunities.	Hertfordshire not seen as a 'player' nationally and regionally. Unable to be proactive and engage early on in this agenda. Missed opportunities to maximise benefit.		2	3	2	3	Liz Watts	<p>July to September 2016: Since June 2016 a cross-county strategy group has been established to consider the five agreed themes and opportunities for deeper collaboration (potentially with some limited devolution 'asks' at some point in the future). The new Conservative leadership has still not given clear guidance about the future of devolution in two tier areas.</p>
15	Referendum vote to leave EU.	Further budget reductions likely. Potential impact on the economy, particularly employment and the housing market. Loss of EU funding for local schemes. Legislative changes.		3	3	3	2	Ben Wood	<p>July to September 2016: Watching brief being kept due to uncertainty around timing and impact of Brexit. EU funded projects which are approved before the Autumn Statement have been financially guaranteed by the Treasury and the team have worked hard to get as many projects approved as possible. RDPE funding is secured for the life of the project.</p>

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