

## NEWSLETTER

Summer 2013

Welcome to the Summer edition of our newsletter.

Planning issues are very much to the fore in this issue. Peter Norman updates us on the latest planning applications and we also have a report of his talk at our AGM on how the evolving District Plan may affect Hertford. You can follow national developments in the National Planning Policy Framework and many other issues on the Civic Voice website.

We have had two very successful summer events. Almost thirty of us had a fascinating day at Bletchley Park learning about the work of WWII code-breakers and early developments in computing. If you have any suggestions for next year's outing, please contact Malcolm Ramsay. Our destination would need to be within reasonable travelling distance and ideally would have an active Civic Society to help us get the best out of our visit. We also had a very enjoyable party in the beautiful garden of North Road House and we are very grateful to Simon Garratt and Philip Stancliffe for their hospitality. Both these events will be reported fully in the Autumn newsletter.

The planned water bus service between Hertford and Ware mentioned in the last newsletter is now running and provides not only transport but a new way of observing wildlife, particularly birds nesting along the banks of the Lea.

One of our members has asked to receive an electronic rather than paper copy of the newsletter and we are interested to see if there is a wider demand for this. If you would prefer an electronic copy, please contact Sue Jones and, if there is a demand, we will consider how this might be achieved.



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#### PROGRAMME FOR 2013

**Balls Park** (lecture, Wednesday 18 September)

This grand house, dating from the C17<sup>th</sup>, has been described as Hertford's finest building. Architectural historian Madeline Edmead will help us to understand and enjoy the recently-restored masterpiece by comparing and contrasting it with other buildings of its period. After renovation was finished, but before people had moved into the new flats in the mansion, she took some lovely photos and these will form the basis of her talk and slide show.

# Footpaths and countryside access from Hertford (lecture, Wednesday 9 October)

Richard Cuthbert (replacing Bob Fenton), who works in the 'rights of way' team for Hertfordshire County Council, will be talking to us about how and on what paths we can access the country estates (such as Panshanger, Goldings and Balls Park) and other places in and around Hertford.

Our lecture venue remains the church hall in St John's Street. Current renovation work is scheduled for completion well before our first autumn lecture.

Malcolm Ramsay

#### PLANNING MATTERS

#### Bentley House, Pegs Lane:

We were pleased that permission was granted for the conversion of this vacant office building into a care home for the elderly. But unfortunately the Council declined to assist the Hertford Dramatic and Operatic Society, who occupy an adjoining building and will no longer have the opportunity to use the former office car park which was empty in the evenings. The District and County Councils both have large parking areas close to Bentley House which are not fully used in the evening, and if HDOS do have serious problems we hope one or the other will yet find it possible to let visitors to HDOS events use the vacant spaces.

#### Bengeo Nursery:

Following strong objections not only from the Society but also from Molewood Residents Association, the Town Council and the Campaign to Protect Rural England, the District Council refused the application for 50 houses and 8 flats on this Green Belt site. Bovis Homes have not appealed.

### Site between Hertford East Station and Mead Lane:

As foreshadowed in the Spring Newsletter, an application has been made for 136 flats

and 4 houses on the vacant site between Hertford East Station and Mead Lane. In our submission to the Council we welcomed the principle of residential use and, bearing in mind that the site is so close to the station and the town centre, we did not object to it taking the form of flats rather than houses. But we did object to the detail of the proposal, raising four main concerns. Firstly, a new link road to serve the factory units in Mead Lane is proposed, but it is not clear whether or how industrial and residential traffic would be separated, and the design and positioning of the blocks of flats do not reflect the fact that the link road would be in frequent use by heavy vehicles.

Secondly, only 82 parking spaces are proposed for the 136 flats, presumably on the assumption that many people living so close to the station and the town centre would choose not to run a car. We made the point that such an assumption is unrealistic, even though people living in this location might well use a car less than if they lived on the edge of town; the most likely result of providing only 82 spaces would be cars parked illegally or inconsiderately in streets and on pavements as close as possible to the development, to the detriment of other local residents. We also commented that one of the

four-storey blocks would loom over the 2-storey houses on the opposite side of Mead Lane, and that another block next to the station could dwarf the Listed station building.

#### 79-83 Railway Street:

An infill block (shop with flats above) is proposed for the gap beside the Funeral Directors' on the corner of St John's Street, as well as raising the roof of the existing building to accommodate an additional flat. Whilst we made no specific criticism of the design we objected to the application because the area to the rear would remain as a common parking area for the flats, existing and proposed, the adjacent car repair workshop and the Undertakers. We suggested that the mixture of commercial and residential parking, including parking associated with the workshop, together with the comings and goings of the hearse (and funeral cars?) would be unsatisfactory. Further, the overall parking provision on the site is inadequate, particularly as the proposed apartments would all have two or more bedrooms; the result could only be to increase the pressure on the limited number of on-street spaces in St John's Street. We also guestioned the appropriateness of including a new retail unit in this

location: when demand for retail floorspace is so slack it would surely be wise to restrict the construction of new shops outside the town centre in order to concentrate demand within it.

### Beesons Yard, Railway Street:

This is an attractive proposal for nine flats on a disused site next to the town centre, but here again we questioned the wisdom of including three commercial units at groundfloor level. We reminded the Council that the architect's earlier design for a purely residential scheme had found favour with the Design Review Panel.

#### Adams Yard:

With Dolphin Yard and the new library now finished, Adams Yard is the last piece of the jigsaw in the redevelopment of the land between Maidenhead Street and the river. Once the work on Adams Yard is complete, the public riverside walk from the theatre to Folly Bridge can be opened up, and a direct link between Maidenhead Street and the riverside provided. The project has been delayed by the County Council's decision not to take space in the Adams Yard scheme as an extension to the library, which has made a redesign necessary. Important though

the scheme is, we objected to the revised design, which included at least one single aspect flat where the only window of its only living room would have looked on to the back wall of a house only two metres away. Presumably the developers believed that the flat would find a buyer, but it seems wrong that the redevelopment of this important part of the town centre should rely on such substandard accommodation. The application was refused, and we are pleased that a further redesign has now been submitted which - by some judicious adjustments to floor levels - appears to overcome the problem.

## Gravel extraction at Bayford Lane:

The owners of Water Hall quarry have applied to the County Council to work gravel on the south side of the Lower Hatfield Road. The proposed workings would be on the west side of Bayford Lane, extending up the hill as far as Broad Green cottages. The site is not identified as a preferred area for extraction in the adopted Minerals Plan, and the onus is therefore on the applicants to show why permission should, exceptionally, be granted. They submitted that the exploitation of sites identified in the Plan is being delayed by ownership, capital availability and technical

issues. We have lodged a formal objection to the proposal, arguing that the root cause of the failure to progress approved sites is the current low level of demand for aggregates, which has presumably depressed their price; exploitation of the application site may be a relatively cheap option for the industry, but if demand picks up the approved sites will once again become viable.

Peter Norman, for the Planning Subcommittee

## PREVIOUS TALKS TO MEMBERS

## Why Water? William Pye looks back on 50 years of sculpture

Most children lucky enough to have a stream at the bottom of their garden would enjoy playing and experimenting with the water, but it was not until many years later that sculptor Bill Pye realised that his early dams and diversions could help him turn his artwork into something much more interesting. Instead of constructing his sculptures from metal, they would be made of water.

Water has many interesting properties for the artist. It can transport, reflect, refract and dispel light and even break it up into colours. It can

be transparent, it can be perfectly still or it can be constantly moving and changing shape. The challenge is to make shape and form out of something that cannot be carved, moulded or smelted and that simply slips away through your fingers.

Bill Pye told Society members in his illustrated talk on March 20 how he began with water features in gardens, for which there is a long tradition in European and Muslim countries. These historic gardens generally used hydrostatics by storing water at a high level to create a constant flow for fountains and other features, the C16th Villa d'Este in Italy being a spectacular early example. Pye has used this principle in a series of installations called 'Trellis' in which water emerges from holes in pipes to fall in elegant parabolas to form criss-crossing patterns.

But the modern sculptor has much more equipment at his disposal, such as pumps, computer-controlled timers and coloured lights, and many more materials, such as stainless steel, acrylic and fibre optics. Sometimes the object is to convey stillness, as in the enormous bronze and stone font in Salisbury Cathedral where a sheet of water reflects the roof of the nave while at the same time circulation is maintained by

water flowing from four corner spouts into a cistern below. In other works, the aim is constant movement and change, which is achieved by pumping water into transparent containers at high pressure, creating a vortex that can be viewed from the side or below, or into a bowl to create a swirling motion.

Pye is also interested in the way water flows across surfaces, reflecting light and creating a rollwave effect. Some spectacular works use the Coanda effect, named after Henri Coanda the 'father of fluid dynamics', in which the water overflows a polished stainless steel bowl and clings to the underside, creating a shimmering reflection of its surroundings. The example at Woolbeding House in Sussex is four metres in diameter and slightly higher, similar in size to the work outside Lloyd's Registry of Shipping in London in which the bowl is shaped like the hull of a ship. In other works, water is made to flow across colourless acrylic structures which seem to disappear leaving the impression of flowing water suspended in space.

Over time, Pye's works have become larger and more complex and are in demand in many countries. The Vannpaviljong in the town square in Drammen in Norway was commissioned after a world-wide competition and is the size of a small building which people can walk through. It includes rollwave effects on stainless steel walls, curtains of water jets and a double transparent dome through which water is pumped and illuminated by programmed LED lighting. Work on this scale clearly requires close co-operation with engineers; the Vannpaviljong comprises thousands of parts which were manufactured in the UK and shipped out to Norway and each part has to be positioned exactly or the illusion will be spoiled.



Bill Pye with 'Confluence' Picture by John Bevan

Pye freely admits that 'Confluence' in Hertford's Salisbury Square was an early work created before he had fully realised the importance of precision engineering, both in construction and water chemistry. In a hard water area our installation suffers badly from lime-scale and its position in a busy public space will always leave it vulnerable to wear and tear and pollution. Nevertheless, it is not every small town that has a water feature by a sculptor whose works can be found across Europe, in Brazil and the Middle East and which currently sell for tens of thousands of pounds, and we were fortunate to be able to see how remarkable they are.

More information at <a href="https://www.williampye.com">www.williampye.com</a>

Sue Jones

#### The District Plan

Planning regulations for future housing needs under the previous government were widely criticised as overly complicated and undemocratic. However, new plans under the Coalition government which abolished Regional Development Agencies are seen as equally bureaucratic and flawed.

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Sue Jones - Newsletter Editor 9 Villiers Street Hertford SG13 7BW 01992 587949 The issues as they affect East Herts were spelled out in a talk at our AGM by Peter Norman, the Society's Committee member for planning. The new District Plan covers Hertford, Ware, Bishop's Stortford, Sawbridgeworth, Buntingford and the surrounding villages from 2011 to 2031.

Before public consultation has even started, reports on the Council website already total 1,912 pages, as East Herts endeavours to abide by the law and two central government flagship policies: localism and simplification of the planning system.

There was widespread opposition to the original Regional Spatial Plans as "undemocratic" because the RDAs were not directly elected. Lacking any way of spreading prosperity more evenly around the country, they tried to direct growth in housing to areas that were already strong. The resulting housing targets were, however, reckoned to be more than the region could bear, such as plans for 'Harlow North'. The new localism policy abolished Regional Plans and allowed Councils to plan.

In an effort to simplify procedures, the National Planning Policy Framework (NPPF) guidance was reduced from hundreds of pages to just 50. But, Peter Norman

said: "These contain a raft of procedures councils have to follow that may make localism a bit of an illusion." Independent inspectors will decide whether local plans are "sound" and whether strategy meets "objectively assessed requirements". These requirements include a duty on neighbouring authorities to co-operate. For example, Stevenage has no remaining building space, so East Herts must help meet its needs. "It means a council doesn't have the option of saying 'we are happy as we are and want to keep our countryside'. It is obliged to meet objective assessment requirements," he said.

In East Herts, a range of issues to be planned for include housing, transport, conservation and water. But housing is the most controversial. The Plan must meet the needs of the market and the need for affordable housing. "But how do we decide what is 'needed'?" Peter Norman asked. "It is not the same as demand. Need is a well understood concept which can be measured as young people wanting to set up home or on waiting lists for social housing. It's not possible to stick with plans for only the current population because this won't meet actual housing needs in East Herts. That's because we have a free market and East Herts is a desirable location

to live." Local need would meet only that of the existing population, which is insufficient since people who can afford the prices would move in, forcing out those who cannot.

Population projections based on natural change and migration predict a rise from 138,000 in 2010 to between 160,000 and 165,000 by 2033. If there were nil net migration, the increase would only be about 3,000. Also, with higher numbers of aging people living alone, average household size is expected to fall from 2.4 now to 2.2 by 2033, he said. Therefore, if population increased by 18%, households would increase by nearer 30%.

East Herts is looking to three types of area for new housing:

- Within towns
- New settlement
- Extensions to towns

The estimated need is for 725 new dwellings per year over 20 years and the Council is looking at 500-850 per year, giving a total of 10,000-17,000. The Strategic Land Availability Assessment (SLAA) shows a capacity for about 2,500 within existing towns, but many sites are small and awkward, for example, Waters Garage. It would take time and effort to get acceptable designs agreed and many sites are only suitable for flats. "That

leaves 7,500-14,500 outside towns to be decided as a whole. It doesn't include any allowance for meeting the needs of other authorities - the duty to co-operate," said Peter Norman.

Of 14 possible sites for a new settlement of 5,000 people, six with links to the A10 corridor, A120, A507 and A602 were considered but only Hunsdon proved feasible, which is in single land ownership and being actively promoted for development.

Whatever combination solution is adopted, he said, "the scenario for Hertford remains the same and is quite modest compared to some areas within the District". It comprises:

- 875 in the built up area
- 600 west of Sele Farm
- 100 at Bengeo
- 100 on south side

Development options of more than 1,700 were not realistic because of traffic congestion on the A414 and north/south routes, the Meads floodplain, coalescence with Ware, ancient woodlands west of Hertford and coalescence with WGC. However, this number would not even meet Hertford's natural population change and would require outward migration.

Whichever approach East Herts opts for, there are flaws

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Members of the Committee can also be contacted by email via the Society's website at www.hertfordcivicsociety.org.uk

in the process defined by central government, he said. A CPRE Report on the NPPF claimed that past predictions were being treated as "facts". A policy of "predict and provide" based on these figures would lead to water shortages in the South-East and more derelict land in other areas. "High level projection is being used to determine growth. It's the worst kind of approach to the plan," said Peter Norman.

There was also potential conflict between central government policies of protecting the Green Belt and meeting housing need. "It will be up to the Inspector to decide whether a Local Plan has given 'due weight' to both."

#### Questions from the floor

Points raised by Society members included a reminder that the 1955 Green Belt Circular asking local authorities to keep land around towns open had served the country well.

There were concerns over the proposed Lafarge development on Birchall Lane. While it would be in East Herts, it might not count towards our total because of the requirement to cooperate with Welwyn Hatfield. On the question of land banks, it was pointed out, a lot of land north of Harlow and around Hunsdon is

owned by pension funds who would like to see it developed.

Then there was the issue of the status of various sites. For example, is Archers Spring a brownfield site? It has become a wasteland and is therefore a prime candidate for development. There is no gravel left underneath, although there is some on the other side of the B1000.

Government policy requires development to be "sustainable", but what does this mean? There is no agreed definition. Strictly speaking, said one member, no development was sustainable because it uses finite resources; but the general understanding is that it means encouraging the use of public transport, energy saving buildings, etc., although it could mean as little as requiring every development to have some open space and workable drains.

Ian Nash

# CELEBRATING WALLACE AT HIS CENTENARY:

#### New Sculpture for Hertford

The Victorian scientist Alfred Russel Wallace, who grew up in Hertford and received all his formal education in the town, died a century ago, in

1913. Now Hertford Civic Society is actively promoting a sculpture in his honour. It has gained funding, or the clear promise of financial support, from both East Herts Council and Hertford Town Council. The plan is for a wall-mounted sculpture on the exterior of Hertford Theatre. To this end, the website of East Herts Council carries an invitation to sculptors to submit proposals, to be assessed through public consultation at Hertford Theatre on Saturday 31 August (perhaps a date for your diary or whatever handheld device you might use) and then by a selection panel. So if you know of any talented sculptors, do prompt them to look at the invitation. The closing date for proposals is 12 August 2013.

## http://www.eastherts.gov.uk/wallace

Later this year, various other celebratory events are also planned, including an exhibition at Hertford Museum. Wallace was a hugely important scientist, who can be credited with discovering the process of evolution by natural selection - quite as readily as can Charles Darwin. He was also a widely admired travel writer whose main book is still in print. How best to sum up his achievements in a few words is quite a challenge. We need to do a good job of exactly

this kind, as the plan is for the sculpture to be accompanied by a short inscription. The current draft text, as appended to the invitation on the East Herts website, is below. If you think you can do better without using any more words, please feel free to get in touch.

ALFRED RUSSEL WALLACE

1823-1913

COLLECTOR, NATURALIST AND EVOLUTIONIST

Wallace grew up in Hertford, attending the grammar school, now Richard Hale, before going to Brazil and Asia to collect animal and plant specimens. He recognised the variability of specimens and natural selection, stimulating Darwin to publish 'The Origin of Species'. He also identified the sharp division between Asian and Australian species: the Wallace Line.

Malcolm Ramsay

## FRIENDS OF PANSHANGER PARK

A grouping of residents and conservation societies living around the boundaries of the Parkland - Hertingfordbury, Birch Green, Panshanger, Welwyn Garden, Tewin, Bramfield and Hertford - has united during the past two

months to contribute requirements for access to the new Country Park.

Conversations are starting with the Lafarge/Tarmac manager who is tasked with running the last extraction of gravel and, we trust, reinstatement of the landscape and making it available for enjoyment by the Public. The committee formed under a new constitution will seek provision for walkers, runners, cyclists, horse riders and family parties.

All activities will have regard for the important ecology of the Park, including unique birds and mammals, flora and fauna and the historic landscape -the river Mimram and lakes and ancient woodland and the 500 yearold Great Oak. The history of the house is to be explained around the foundation plan and gardens recreated beside the repaired conservatory and orangery. The park is registered as grade 2\* and the buildings listed as grade 2. The range of stable buildings is in use as offices for the gravel workings.

The new committee is very pleased that HCC Planning officers are being supported by the County Executive, and lawyers, to enforce the section 52, now section 106, conditions of the planning permission granted in 1982. The conditions require

reinstatement of the landscape and development of a Country Park. This was to be completed in twelve years and made great headlines for the Mercury. However, demands of road building and construction did not continue as projected.

The Park is to be developed across the 89 acres (36 hectares) of land bought in 1953 when the Desborough estate was broken up and sold. The historic importance of the landscape and buildings includes some work by Capability Brown to land at the south west around Cole Green House. The major work around the new mansion house from 1806 was in the Gothic style. The house and landscape through the valley were designed by Humphrey Repton and his son John Adey Repton at the instructions of the fifth Earl Cowper. The Hertfordshire Gardens Trust published research on the gardens around the house and Orangery in 2006 as The Pleasure Gardens at Panshanger.

Richard Threlfall

For further information contact Richard Threlfall or Barrie Goldsmith

#### A WIDER VIEW

#### ASSOCIATION OF NORTH THAMES AMENITY SOCIETIES (ANTAS)

ANTAS held its Spring Meeting in Radlett in April. Instead of having a guest speaker it had been decided by the Committee to conduct an audit of the Association's activities, similar to the proforma version produced by Civic Voice. The audit took the form of a workshop with attendees split into groups to consider five different aspects of the Association's activities. These were meetings, society reports, communications, sharing best practice and links to other bodies.

The general conclusions were that ANTAS is still valued by its member societies. However, since its formation nearly twenty years ago the means of communication available to organizations from government down have been transformed. So it was no surprise that the meeting concluded that the Association should change the way it operated in order to take account of these changes. In future instead of ANTAS submitting responses to government and other consultations on behalf of its members, its member societies will be encouraged to respond separately reflecting particular concerns in their community. One

benefit of this approach will be that the views of member societies will not get diluted by trying to find a common position within the Association on particular matters. It was agreed that meeting twice a year was worthwhile. But in these meetings the Association will now concentrate on sharing views and experience in dealing with community matters with the aim of providing help to other members, instead of reports and discussion on representations made centrally. In addition the ANTAS brand will continue to be promoted but focused on internal communication to its member societies with a view to reinforcing networking. In the past a hard copy Newsletter was distributed to public libraries, local newspapers and planning authorities. In the future an electronic newsletter will be circulated to member societies for distribution amongst their own members and for promoting their own external objectives. This will be in a form that can be printed to provide a hard copy version.

Two other areas that will be explored will be the setting up of a database to bring together the collective knowledge within the Association and the use of social media to promote the activities and achievements of

the civic movement in the North Thames area and, most importantly, to encourage younger people to join. Two members of the Hertford Committee took part in the workshop so the views of your society were represented.

**Andrew Sangster** 

#### CIVIC VOICE UPDATE

#### Wind farm planning rules

Paula Ridley, chair of Civic Voice gave a cautious welcome to the Government's announcement that local communities would have more say in the siting of wind farms.

"We do not dispute the need to reduce carbon emissions but know how important it is that the concerns of local communities are taken into account. We welcome this announcement, giving people more say in their local area and look forward to reviewing the detail," she said.

#### National Planning Policy Framework

The issues raised by Peter Norman in his talk at the AGM are covered in some detail in an archive of documents, interviews and videos on the Civic Voice website. The main concern is that the planning system will be weakened and growth will be haphazard.

"Effective planning supports smart growth - securing economic recovery alongside social, cultural and environmental progress. It produces quality development in the best locations and stands the test of time. Our economic future lies in high quality, well designed towns and cities which respect their history in developing their future. This requires strong planning," says Civic Voice in its NPPF Key Issues document.

For more information, see www.civicvoice.org.uk

## LETTERS TO THE EDITOR

We have received one letter regarding the report on Barrie Goldsmith's talk on the River Lea

I'm afraid that whoever wrote this piece is ill-informed. Having lived in a flat in Dolphin Yard for over two years I can assure you that there is a super view of the River Lea. Indeed, it is a major selling point when any of these flats comes up for sale. I do accept that if you stand by the Dolphin Yard sign in Maidenhead Street you will see only the Library and the flats above. If, however, you walk down Bull Plain and take a sharp left just before the bridge you will arrive in the Dolphin Yard residential area.

Not only can you see the Lea, watch the swans, coots etc. but you can sit on benches provided by the developers and admire the expertise of (some of) the narrow boat sailors turning around.

As for the lack of a footbridge to Old Cross Passage, who needs it when there is the existing road bridge and the new footbridge across Little Hartham to Sainsbury's and Hartham Common? When the Adams Yard development is completed and the hoardings in Dolphin Yard disappear it will be possible to walk over Folly Bridge, through Dolphin Yard, emerge beside the Seed Warehouse, cross the road by the Theatre and continue into the Castle grounds and onwards. What is the problem?

Brian Wike

Dear Brian,

Thank you for taking the trouble to comment on my talk. I am pleased that you agree that there is a beautiful view over the river and that is a major selling point when flats come up for sale. I think my first slide at the talk was a view of the river as used by a local estate agent!

I referred in my talk to it being unfortunate that the library has NO view over the river and that the Dolphin Yard flats were built with a special access to the back of the library for lorries to collect or deliver books. Unfortunately this does not seem to be being used and the lorries use Maidenhead Street instead.

I agree that the 'Sainsbury' bridge between Folly Island and the store is a considerable benefit to the town and that the continuation of a riverside walk from Dolphin Yard to the Wash would be highly desirable. That was a point of considerable emphasis in my talk but I have seen no evidence that it might happen soon. If you have any positive news about this, do let us know.

I am still concerned that a large chunk of the riverbank is taken up by a supermarket goods entrance, multi-storey car park, and turning area for buses. There are no windows along this wall at all, not even for supermarket staff!

Do please tell your friends, councillors, planners and neighbours what a wonderful amenity our river is and encourage them to make it more of a feature in the town.

Thank you.

Barrie Goldsmith

Subscriptions, per annum, are as fol Full membership £9.00 Full membership with concessions £5 Joint membership (one full and one of Corporate membership £20.00	Full joint .00 Full joint concession) at the sar	membership with come address £11.00	same address £14.00 oncessions at the same address £8.00 years of age) £5.00	0
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To apply for or renew membership of Hertford Civic Society, please complete and send this form to:

Existing members need submit the form only if their details have changed, e.g. new address

Linda Haysey, Roxford House, St Mary's Lane, Hertingfordbury SG14 2LF