



*Kimpton Parish Plan 2006*  
*(Updated July 2012)*

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Produced by the Kimpton Parish Plan Steering Group 2006 (edited 2012).  
The authors do not accept any responsibility for any legal or  
financial consequences arising from errors in this Parish Plan.



# Foreword

## What is the Parish Plan for?

This Plan was written by The Parish Plan Steering Group in consultation with everyone living in the parish. It is our wish that the Plan is thought of as a “living document”; that it is not set in stone, and that it will continue to change, develop and be subject to review in the years to come.



As Kimpton parish changes over the years, we the residents of Kimpton Parish, can look to this Plan for help and advice as to what is best, whether the change is a large new development or just a small extension. It also contains guidance (in blue type) for residents and public bodies such as Hertfordshire County Council, Regional Government, the Police, Primary Care Trusts etc.

The Plan will not be used to decide whether or not any building works should take place; that is a job for the Local Plan produced by North Herts District Council (NHDC) in Letchworth in the usual way. It will be used to help decide how any building works should be carried out and should be thought of as supporting, extending and refining the District Plan.

We expect that the District Council will feel that parts of this Parish Plan are outside its area of responsibility. However there are references to any appropriate NHDC Local Plan policies in Appendix 2. Permission is granted to copy or quote from this plan and indeed we hope that other communities will make use of it to help produce one for themselves.

## Who is the Parish Plan for?

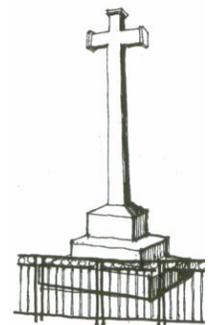
Residents - for all of us to identify and appreciate the things today that we value in our parish and to provide guidance for keeping alterations and extensions in sympathy with the character of the parish. *See checklist in section 14*

Developers, their architects and designers - in order to explain what the parish community expects to see in new and altered buildings. *See checklist in section 14*

The local planning authority - as additional planning guidance to the North Hertfordshire District Local Plan.

## What geographical area does the Parish Plan cover?

This Plan covers the whole of the parish of Kimpton, including Kimpton village, Peters Green, Blackmore End, Porters End and outlying farms. *(See General Description on page 6 and map on page 3)*



## Why and how was the Plan produced?

The Plan came into being due to concern shared by many Parishoners arising from the continued pressure on our environment from development in the South East of England. Particular areas of concern in Kimpton Parish were the East of Luton and West of Stevenage development, the expansion of Luton Airport, and 'Plotlands' speculative developments on the parish boundary.

In the spring of 2005, the Kimpton Protection Group (KPG), a planning watchdog, in conjunction with the Kimpton Parish Council (KPC), arranged a series of public meetings. A steering group was formed consisting of representatives from different organisations, including the Parish and Methodist (since closed) churches, the school, the History Group, the Environmentalists and Probus, as well as the Parish Council and the Protection Group. There were also representatives from Peters Green, Blackmore End and the farming community.

In the autumn of 2005 a questionnaire was professionally designed, and then distributed to every household in the parish, and the results\* of this (there was a 15% response) were analysed and presented to a public parish meeting in the village hall in November 2005. The steering group then formed focus groups of volunteers to look at specific issues. It was the information gathered from these groups, together with the results of the survey that has determined most of the content of this Plan. Members of the steering group edited the information and the final draft was presented to Kimpton Parish Council in the summer of 2006. Following consultation with North Hertfordshire District Council, the Kimpton Parish Plan was adopted as supplementary planning guidance to assist in future town and country planning decisions affecting the parish.

For its residents, the parish of Kimpton is much more than a landscape and a collection of buildings. It is the sum of all the buildings, spaces, streets and trees; it is where they live and work. This Kimpton Parish Plan records the distinctive features that contribute to the character and quality of life in the parish of Kimpton and registers how we, the people of Kimpton, want the parish protected and improved. The plan also contains guidelines designed to ensure that changes to the Parish are sympathetic to that character and will help to maintain Kimpton as a diverse and thriving rural community.

\* Parish Survey Results. Results can be found in Appendix 1. More details can be viewed on the Kimpton Website [www.kimpton.org.uk](http://www.kimpton.org.uk) on the Parish Plan page.



**View of Kimpton from**

## **KIMPTON PAST AND PRESENT**

### **1. General Description**

The parish of Kimpton is situated in rural Hertfordshire countryside between the towns of St Albans, Harpenden, Luton, Hitchin, Stevenage and Welwyn Garden City, and has a border with Bedfordshire. The present parish extends to over 3700 acres from the hamlet of Peters Green in the north, to the Cross Keys Public House and Gustard Wood in the south, and from Pool House in the west to Kimpton Mill in the east. It is almost entirely farming land; only about 170 acres of woodland remain.

The village of Kimpton lies in the centre of the Parish. It is situated at the meeting point of two dry river valleys, one of which runs along Kimpton Bottom to the west towards the town of Harpenden and the other along Whiteway Bottom northwards towards Luton Airport. The valleys join to form a single valley, which then runs eastwards towards the River Mimram.

The Name 'Kimpton' is derived from the Saxon 'Cyma-tun,' meaning 'homestead of a person called Cyma.' It is possible that this gave the name to the River Kyme which is thought to have originally run through the centre of the village and now rises approximately half a mile to the east of the village. The population of the parish,

according to the 2001 census, is recorded as being 2250

*[Note – 2011 Census statistics not available at time of production]*



**The Parish Church of St Peter and St Paul**

Kimpton village itself has a church, a village school for children between the ages of 3 and 11, a doctors' surgery, a village stores/post office, two public houses and several retail outlets. A small industrial estate is situated on the north-west of the village. A third public house and a chapel are situated in Peters Green, which lies to the north-west of Kimpton village. A fourth Public House lies on the southern boundary of the Parish in Gustard Wood.

### **2. Kimpton and its History**

Kimpton would almost certainly have been occupied in some way and the land used for crops and animal husbandry for many thousands of years. There is, however, no evidence of occupation in prehistory.

Perhaps even more surprisingly, given the considerable amount of Roman settlement in the surrounding area, there is no evidence today of Roman dwellings, although there are still three Roman roads which pass through the parish. Kimpton with its mill is mentioned in the Domesday book of 1085. With a population of perhaps 100 people or more, it would have been a thriving Saxon village.



By the 19<sup>th</sup> century, the community had grown sufficiently to support 7 pubs and many shops, and life was dominated by agriculture. Today the land is still predominantly agricultural, but mostly arable rather than mixed farming, and employing very few people.



**Cannons Farm**

By far the oldest building in the village is the Parish Church of St. Peter & St. Paul. This Grade 1 listed stone and flint church was started at the beginning of the 12th century with a simple nave and small chancel. The structure has been much altered and repaired over the centuries with considerable refurbishment in the last 50 years.



**Hall Farm**

The Parish Church Restoration Trust has, since its formation in 1984, overseen the expenditure of £690,000 on structural repairs. In 1981 the Kimpton Guild of Change Ringers masterminded the replacement of the old bell frame and the purchase of 2 new bells to give the church a ring of 8 bells. The church lies in a conservation area, which extends from the Bury Farm along the eastern end of the High Street, including The Green and Church Lane. Within this area there are many listed buildings. *(Please see Appendix 3 for details)*



**Claggy Cottage**

The oldest houses and farms in the parish date back to the late 16<sup>th</sup> and early 17<sup>th</sup> centuries while the farmhouse at Rye End dates from the 15<sup>th</sup> century. Today many of the old farms have been joined together to provide more economic units, and due to mechanisation only employ a handful of people, although the farmhouses still remain. Most have been extensively altered, with some turned into private dwellings. A few still carry the name of the original farmer of hundreds of years ago.

### 3. Landscape and Wildlife

#### Character

On the edge of the Chiltern hills, the parish lies in an area of peaceful rolling Hertfordshire countryside. The surrounding areas of land, particularly to the north of the parish, are considered of important natural beauty. Large arable fields dominate the landscape, with some areas of woodland remaining in and on the edges of the parish. The soil is generally light clay-with-flints overlying Chalk.



**Winner of the Junior Photographic Competition**

#### Use of Land

Over the centuries agricultural activity has shaped the landscape around Kimpton. At Kimpton Bottom, next to the B652, the land has mixed uses, which are relatively small in scale with pasture fields being common. There are small areas of parkland, e.g. at Kimpton Grange, Lawrence End, Ayot St. Lawrence and the Kimpton Hoo estate, and



areas of pasture for horses with a range of small paddocks for 'hobby farms'. The Blue Cross

Animal Sanctuary is also located on the B652.

In the remaining areas the land cover is mostly arable. Much of this is owned by the Oxford University Chest and managed by tenant farmers, with some holdings having been run by generations of the same tenant farm families.

The majority of the area originates from patterns dating back before the 18<sup>th</sup> century, and some of these field patterns still exist. Elsewhere, there is evidence of fields created in later times. These patterns have been broken down by the widespread removal of hedgerows in the latter part of the 20 century to create the larger prairie-style fields we see today.

#### Views



There are several attractive views throughout the parish e.g. of Kimpton village from the Luton Road, the top of Ballslough Hill, the Codicote Road and from Parkfield Sports Field. Also over the village from the top of the Recreation Ground, the top of Commons Lane and from Hall Farm. There are other views worth preserving.

#### Vegetation and Wildlife

Woodland cover in the area is generally fragmented and accounts for only about 5% of land-use. There are a few ancient woods, including Park Wood, Priors Wood and Hall Wood. Many of these ancient woods contain wood anemone, primrose and yellow archangel as well as bluebell. Within Kimpton village there is a wide diversity of flora and fauna including

oak/ash/beechn/holly/cherry/hazel mix with some hornbeam coppice and bluebell ground flora. Hedges are mixed species including hawthorn/hazel/field maple and elm. Fields to the south of Kimpton Bottom have common orchid.



**Bluebells in Park Wood**

Species in hedge banks include marjoram, cuckoo pint, dog mercury and wood medick. The open aspects provide good feeding areas for breeding hobby and buzzard.



**Hall Lane**

Hall Lane running down from Kimpton Hall Farm follows the line of a Roman Track; its hedgerows are medieval or older and include field maple and spindle. Some of the hedgerows are encouraging standards to re-establish.

To the east of the village, the River Kyme now rises in the springs of a disused

watercress bed and flows to join the Mimram at Kimpton Mill. Part of the site of the old watercress beds is managed as a wildlife reserve by a village conservation group and is a locally important site for green sandpipers, snipe and for bird ringing generally.



**The Kyme Nature Reserve**

To the south of the village are some ancient chalk and flint pits. Some of the woodland is coniferous and managed for timber, although there is also deciduous woodland.

Birds of special importance in the open fields are lapwing, grey partridge, skylark, corn bunting, kestrel, little owl, barn owl and yellowhammer. Kimpton village has a varied bird population including sparrow hawk, whilst green and greater spotted woodpeckers are commonly seen. There is also a large bat population in the churchyard area, with some nesting in the wood cladding on the 1970s Parkfield development. Mammals include badger, fox, hare, fallow deer, muntjac and rabbit. According to the Survey, the landscape is of great concern to the whole community and there is a desire that its distinctive character should be preserved.

### **Landscape and Wildlife Guidance**

Landowners, householders and developers can help to conserve existing wildlife habitats in a number of ways. These include conserving verges and wild flowers and reducing the use of agrochemicals.

The planting of new hedges, trees and woodlands is to be encouraged, and should be with locally native species, particularly on the boundaries of properties. Species include ash, hazel, spindle, field maple, cherry, plum, blackthorn, buckthorn and hawthorn.

*(Please see Appendix 2:3 for more detailed guidance.)*

#### 4. Community



**Photographic Competition Prize Winner**

Kimpton is well known in the area for its strong sense of community, which is probably due, in part, to the thriving church and school communities, but also because of the fact that the parish is somewhat isolated in its rolling landscape.

The main community event of the year is the Kimpton May Festival. This lasts over 3 days and includes a procession with floats, the crowning of the May Queen, Maypole dancing, stalls on the recreation ground, tug of war, craft market, evening social event, 5-a-side football tournament, junior disco, bell ringing, wine tasting evening, art show, Morris dancing, 'Kimpton Entertains' show, senior and junior fun runs, art exhibition, cream teas, jazz band, car boot sale, Kimpton trail, Brains of Kimpton finals, grand auction and a community service in the Parish Church.

There are over 40 thriving clubs and societies and many sporting facilities within

the village such as those used by Kimpton Rovers Football Club, Kimpton Tennis Club, Kimpton Cricket Club, Kimpton Bowls Club etc. The lack of a playing field in Peters Green is something that was noted as a result of the Parish Plan Survey.



**May Festival**

In the parish there are a number of buildings for holding large meetings, including the Parish Church and Church House, Kimpton Memorial Hall, the Dacre Rooms, Peters Green Chapel and Peters Green Village Hall. Some indoor sports such as badminton and table tennis take place in these buildings.

In summary: Kimpton parish could be regarded as scoring well on the measures normally associated with a sustainable community.

#### Community Guidance

In order to keep Kimpton as pleasant and vital a place to live in as possible, community facilities, for everyone, must be preserved and encouraged. The more facilities that are provided within the parish, the less people will need to travel outside the parish to enjoy these amenities, thereby strengthening the community, reducing traffic and protecting the environment.

*(Please see Appendix 2:4 for more detailed guidance.)*

## Prosperity

Kimpton is a relatively affluent parish overall. Central Government's Multiple Deprivation Index in 2010 gave Kimpton ward the rank of 29,698 out of 32,428 nationally (where rank 1 was the most deprived). The latest available statistics (1998) indicate that there were 50 income support claimants in the ward (3% of the population over 16 years of age) compared to 6% for North Hertfordshire as a whole. At the time of the 2001 census 20% of the population was over 60 years old and 21% under 18.

*[Note – 2011 Census statistics not available at time of production]*

## Housing



**Commons Lane**

Kimpton is a stable community with almost half of the population of the parish having been resident for over 20 years. The Housing Focus Group recorded that in recent years home ownership has been approximately 78% with almost 85% of the homes in the parish having three bedrooms or more. According to Land Registry statistics, the average price of a property in April 2012 was about £388,000 compared with the national average price of about £225,000.

Results from the Parish Plan Survey revealed that there is a significant demand

for affordable housing within the parish, with the greatest demand/need being for two-bedroom homes (mainly for new and elderly households). The 2002 Housing Needs Survey revealed that no young families wished to live in local authority housing, preferring to buy their own homes.



**The High Street**

Since the publication of the 2002 Housing Needs Survey, North Herts District Council has sold a site with planning permission in Lloyd Way. This was purchased by Howard Cottage Housing Association who completed building eleven homes in the 2006.

Further, in 2007 North Herts Homes announced the closure of Probyn House together with plans to redevelop the site and adjacent vacant area. The proposed development comprises 36 residential units for mixed affordable and private sale, and 8 apartments for social rent. It is acknowledged that these developments will go some way towards solving this problem.

## Housing Guidance

House prices in general are beyond many local first time buyers and key workers. The proposed Lloyd Way development will provide some affordable and social housing and will assist provide housing for key workers in the village. KPC should liaise with NHDC and housing associations to provide further affordable housing through rent to buy, shared equity schemes, etc.



**The Upper Green**

## **Education**

The Primary School has been a central part of the village since 1843. The original Victorian building has been greatly extended over the years, most recently including a new Pre-School building opened in 2011. September 2011 saw attendance at Kimpton Primary School at 190 with an additional 25 at the Pre-School. Results for tests taken in June 2011 reveal above national average results in English, Maths and Science.



**Kimpton Primary School**

State secondary education is available for children in the parish in a number of surrounding towns including Harpenden, St. Albans and Hitchin.

## **Education Guidance**

The survival of the village school is pivotal to the health of the community of Kimpton and should be supported and protected.

## **Health Issues**

There is a good and efficient doctors' surgery in the village which is a part of the practice based in Welwyn. This surgery offers

- daily GP appointments (Mon to Fri)
- twice monthly phlebotomy sessions
- once monthly practice nurse
- Twice monthly ante natal clinic
- Annual flu immunisations
- a prescription dispensary which is open daily.

It does not provide the facility for blood tests which means that patients have to travel to the Welwyn surgery or hospitals in Welwyn Garden City, Luton or Stevenage. Therefore the provision of tests, particularly for those who do not have their own transport, would be most welcome at the surgery.



**Kimpton Surgery**

Whilst recognised as desirable to have a dispensary at the surgery, this is not possible under the GP's contract with the Dept. of Health.

## **Health Guidance**

Provision of blood tests and provision of additional products at the dispensary are desirable.

## Youth Issues

Feedback from the Parish Plan Survey indicated that a large number of people felt that some groups of teenagers had nowhere to go. As in many rural communities, providing facilities for teenagers with differing needs is a continual problem, but the Youth Club has been very active in the past few years in meeting some of these needs.



**Kimpton Recreation Ground**

Considering the size of the population, there are a significant number of activities available in Kimpton for young people with supportive families. Most of the sporting clubs have youth sections, and there are Guides, Cubs, Seekers, Youth Club and the Youth Players.

Kimpton has very active Scout and Guides groups. The Scout group was founded in 2006 and has seen year-on-year increased attendance since. There is a constant need for new leaders for the Scouts. Reasons for this are that potential adult leaders have to be extensively trained, and also have less time to devote to voluntary activity these days.

Football in Kimpton is thriving, with training on Friday nights and from there, many youngsters graduate to Kimpton Rovers who play in the Herts League. There is a feeling amongst the youngsters that a football / multi-function 'cage' would be excellent for Kimpton. This flexible facility

would be accessible to all ages and would need little maintenance. On the down side: nobody would want it near their house and it is not an attractive construction.

There are no play facilities for children of any age in Peters Green. Due to fast traffic, it is no longer possible for children to kick a ball on the Green in the middle of the village. There are many younger children growing up and one idea is to dismantle the disused water tower and use this land for children's activities, or alternatively to acquire the privately owned and unused portion of land between Orchard House and the Village Hall and turn that into a safe playground.

### Youth Issues Guidance

Existing youth facilities must be preserved and improved. The Parish Plan Survey highlighted the definite need for activities for 13-16 year old boys. This is to a large extent addressed by the formation of the Scout group in 2006. The success of this group leads to a constant need to recruit new leaders and helpers.

It was felt that if parents or other adults could organise activity trips (e.g. cinema, swimming or bowling) once a fortnight, there would be interest in this. It might be possible to fund some professional Youth Leaders to run other evenings in the Dacre Rooms, and that this might be a cheaper option for reducing crime in the village than paying for a community policeman. Thought should be given to providing some play facilities in Peters Green and a multi-activity cage in Kimpton village.

Outings were started in 2005, however these were poorly attended and did not continue. Similarly, a Youth Council was established in 2010, however, whilst there was some initial enthusiasm, this waned with time.

*(Please see Appendix 2:4 for more detailed guidance.)*



**Church Lane**

### **Policing and Crime**

Kimpton is currently relatively crime free, suffering only occasional outbreaks of vandalism and anti-social behaviour. However, some more serious incidents arise from more organised crime imported from local towns.

Police presence is provided by the ward constable supported by Community Support Officers (PCSO's), all attached to the Rural Community Team based at Hitchin police station. Involvement of our local PC and PCSO has been very effective in controlling criminal activity in Kimpton village and in the outlying areas. Increased attendance by a PCSO has been in place in the Parish since 2009 funded by the Parish Council.

A mobile Police Station visits Kimpton twice a month, providing security advice, intelligence gathering and a confidential service if required.



The Kimpton Neighbourhood Watch scheme (NHW) is an integral part of the network based at Hitchin, and can be an important element in the fight against crime in the parish, principally because residents

can act as the eyes and ears of a crime prevention force which the police respect and value. The NHW network in the parish consists of a Watch Liaison Officer, an Area Co-ordinator, a Village Co-ordinator, and 21 Street Co-ordinators. Street Co-ordinators maintain close liaison with neighbours in their watch, acting as a focal point for receiving and passing on local crime information. They can also advise on house and car security, security items and hardware, and supply literature. NHW supported the Parish Council in its successful campaign to improve street lighting (and hence the feeling of security) in Lawn Avenue, Claggy Road and Commons Lane.



The Parish Plan Survey revealed a degree of anxiety in relation to rising crime levels. Anti-Social Behaviour Orders (Asbos) have been issued in the Parish, however, these are no longer police policy. A large number of residents feel that there is too much low-level crime such as vandalism and rowdy behaviour.

### **Crime Guidance and Reporting**

For serious crime, of course, the public should ring 999. On a day to day basis, residents must be vigilant, and report suspicious behaviour immediately. Ring the police communication centre on 101. The Rural Team's number is 01438 757604. The quickest response will be most likely come from the ward constable or support officer out on their beats. Their numbers can be found at the back of the current Parish Magazine.

The Parish Plan Survey indicated that residents want to bring back a regular police presence on foot, and regret the loss of the village police house.

This has subsequently been addressed by more evidence of the PCSO on the streets

of the parish, and funding of a wider PCSO presence by the Parish Council. The part funded PCSO is shared 50/50 with the nearby parish at Ikleford. The post is agreed on a two year period and we are currently (2011) in our second agreement period. Following review of the efficacy of this increased police presence in light of increasing funding pressures, the additional PCSO services will cease from March 2012.

## 5. Business

### History

The early prosperity of Kimpton came from farming, mainly growing barley for malting. In the mid-19<sup>th</sup> century a brewery, now closed, was started in the village. This period also saw the rise and fall of straw-plaiting to serve the hat-making industry in nearby Luton and Hitchin.



**The Enterprise Park**

Agriculture now provides less employment than it used to, but is still important locally. Changes in farming methods have meant that some farm buildings have been converted to business premises or housing. In the last 30 years the increased use of cars has meant that people can travel further afield for work and can shop

elsewhere. As a result, a number of shops in the village have closed and some traditional industries have disappeared.



**The Boot  
Kimpton**



**The Bright Star  
Peters Green**



**The White Horse**

### Today

A high proportion of the working population works in London and nearby towns. A small but rising number of people work in the parish.

A survey in 2005 by the Parish Plan Steering Group identified 78 businesses in the parish. Subsequently, the Kimpton Business Network was established [www.kimptonvillagebusinessnetwork.co.uk](http://www.kimptonvillagebusinessnetwork.co.uk), who have in excess of 120 business interests listed on their directory. There are many traditional businesses including 8 farms, 7 repair garages and 3 pubs/restaurants. Many businesses are associated with the provision of services to the farming community (engineering, chainsaw sales, poultry products etc.) and others provide services to the community (builders, garden supplies and services, decorators etc.). Perhaps surprisingly, relatively few businesses could be identified in the information technology and manufacturing sectors. It has been

estimated that approximately 200 people are employed full time within the parish, with a significant number commuting from outside.



**The Corner Store**

### Business Guidance.

It is important to strengthen Kimpton as a working village, offering a variety of services and employment, i.e. small-scale retail, commercial and office. These will give people a measure of independence and reduce car use. The Parish Plan Survey revealed that a large number of people wanted more local employment, so priority should be given to proposals for small commercial and industrial concerns requiring 'B1' planning permission. These are businesses which can take place in a residential area. Conversion of commercial premises to residential use will not normally be supported.

*(Please see Appendix 2:5 for more detailed guidance.)*

## **6. Location of Buildings**

Kimpton village is designated as “an excluded village within the green belt”. This means that inside the village boundary,

building is allowed, whereas in the green belt outside of the village, development is severely restricted. The shape of the village is long and narrow, built either side of a main street (B652) running for a mile or so east to west. In the Middle Ages Kimpton was a self-contained village which is reflected in the current pattern of houses with the buildings densely packed in the old centre of the village.



**Stone House at the corner of Hitchen Road**

Peters Green is situated at the joining of three lanes with the main road from Kimpton to Luton. Buildings, which include the Bright Star public house, are grouped around the Green in the centre of the village.

The hamlet of Porters End is a community built either side of a narrow lane and having its roots in the farms which form the character of the settlement.



## Beech Way, Blackmore End

Unlike Kimpton, Peters Green or Porters End, the homes in Blackmore End do not conform to medieval street patterns. Development here has generally been of large homes for car-borne families.

## Shape of Kimpton Village

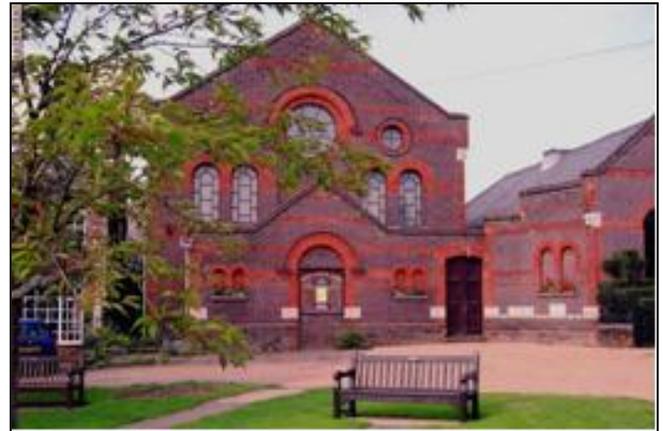
In past times Kimpton was largely a farming community. Labourers lived in cottages, which were usually terraced, either directly fronting the main road or in Church Lane. The village expanded substantially in the twentieth century. Individual houses have formed ribbon developments along the High Street while to the north of the High Street large areas such as Dacre and Parkfield Crescents, Hampden, The Wick, Canham Close and Old Brewery Place have been developed. The site of Kimpton Brewery was re-developed in the 1970s and is now known as Lion Yard. In the post-war period, the local authority built houses in Claggy Road, Commons Lane and Lawn Avenue with Wren Close and Lloyd Way following in the 1960s and 1970s, and further development in Lloyd Way in the 2000s.



**The Old Goat Inn**

The density of building in the village core is high and has become higher as old buildings have been extended and open spaces have been in-filled. Many houses in

Church Lane and on the south side of the High Street front directly onto the street and this adds to the feeling of closeness. Away from the centre, houses are generally set back from the street and are less densely packed. There is also a tendency for the height of buildings to decrease away from the village centre.



**The former Methodist Church  
(now a private dwelling)**

Most buildings in the village are of two storeys, although there are some of three. There are some single storey and dormer bungalows in the western High Street and in Coopers Close.

## Development Guidance

Generally in Kimpton village, which is an 'Excluded Village within the Green Belt' (see page 15) the only building normally allowed by the planning authorities is small infilling. That means the filling in of existing spaces between existing properties.

The Development Focus Group recommended that new development should provide a variety of houses to suit all sorts of people thus helping the social mix of the community. The Parish Survey showed a need for affordable homes, and so any new large-scale development of over 6 units in the parish must include an element of these. Finally, development should be carefully sited in order not to be detrimental to the landscape.

In 2008, Kimpton Parish Council produced a Development Plan, which drew on the Land Allocations Issues and Options Study commissioned by NHDC. The Development Plan acknowledged the need for new development in the Parish to meet changing demographic and social needs, and included tacit agreement to the inclusion of two of the three potential development areas highlighted by NHDC. Of these the Lloyd Way site (K/r02) is in the planning process for development.

*(Please see Appendix 2:6 for more detailed guidance).*

## 7. Building Features

Kimpton is an attractive parish with a good balance and rich variety of building styles and materials. The variety of shapes and styles in the High Street shows how the village has grown over the years.



**Inglenook**

There are over 40 listed buildings in the parish, of which 22 are in the Conservation Area in Kimpton Village. The only Grade 1 listed building in the parish is the Parish Church of St. Peter and St. Paul.

*(Please see Appendix 3 for a list of listed buildings)*



**Archway**

**Inset porch  
(school)**

**Inset porch**

## Roofs

Roofs are generally made of either plain clay tiles or natural slates in older properties. Concrete plain and interlocking tiles have been used on many post-war houses. There is a wide variety of gables, the pitch varying with the roofing material. There are some hipped roofs but few half hips.

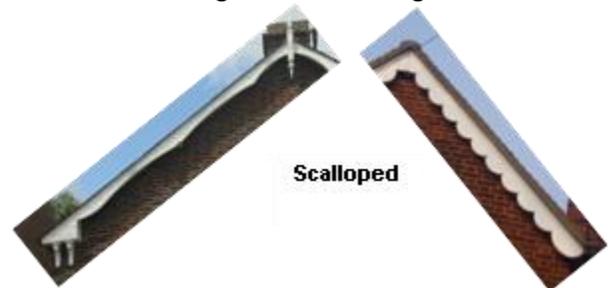


**Catslide verge.**

**The Commons**

Gables with scalloped bargeboards are a feature on late Victorian and early 20<sup>th</sup> century properties in

Kimpton village. There are many dormer windows throughout the village.



**Scalloped**



**Hipped**

**17<sup>th</sup> c**

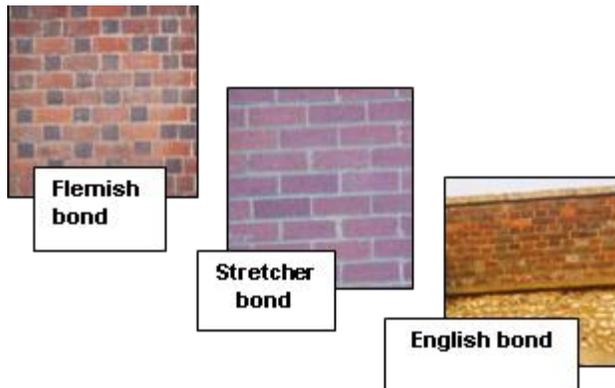
**Traditional**

**Dormer windows**

## Walls

There are one or two good examples of authentic exposed timber framing and also of the use of local materials such as stone and flint. These materials are usually used in conjunction with brick to form window openings, quoins etc. Most of the buildings in the parish are built of red brick. A number

of 19<sup>th</sup> century houses were built of Welwyn soft red bricks and the harder Luton grey bricks.



During the 20<sup>th</sup> century a wide variety of brick types has been used as fashions have changed and different types have become available. Some buildings have decorative brickwork below the eaves, or above windows and doorways. Others have walls that are rendered and painted in contrasting



**Pargetting**

colours of white, cream, beige and pink with decorative details including some pargetting. Many buildings are pebble-dashed and there is also some dark-stained weatherboarding.

Reclaimed materials have been used successfully in a number of recent building developments such as at Kimpton Mill, Bothy Barn and Bury Farm.

## Windows

Vertical sliding sash and casement windows can be seen. Windows are generally small-paned in wood frames with some leaded lights in older properties.

Panes are usually taller than they are wide. Most window frames are painted but in a few older buildings and many new ones, stain finishes are also seen. Plastic or aluminium framed sealed unit windows are

found in many new buildings and as replacements in some older buildings.



**Porthole**

**Brick arches with stone**

**Casement**

## Chimneys

Ornamental chimneys are a feature of some older houses. Chimneys on modern houses, where present, tend to be plainer.



## Building Guidance

The overall quality of a building and its design is more important than the style adopted, whilst the overall proportion of a development will be an important factor in determining its suitability for the local area.

Roof construction should respect the historic forms common in the village. Porches and canopies should be in keeping with the style and construction of the building and the overall building line.

*(Please see Appendix 2:7 for more detailed guidance.)*



**New Housing, Lloyd Way 2006**

## Boundaries

There is a variety of traditional construction of boundaries in the parish. Materials can be brick, flint, or brick and flint walls, timber fences or hedgerow.



## Boundaries Guidance

Boundary materials should be in keeping with the construction style of the immediate surroundings. Traditional hedges are appropriate, but quick-growing conifers such as Leyland Cypress are considered out of character with the Parish environment and are undesirable.

*(Please see Appendix 2:7 for more detailed guidance.)*



**New or Upper Green**

## 8. Open and Public Spaces

### Kimpton Village

Open spaces are important not only for leisure activity, but for their aesthetic contribution to the village, enclosed as it is in a narrow valley.

The most well-known and valued of these is the Green, which (along with the Green in Peter's Green) is protected under the Commons Registration Act 1965 S1(2)(a).



**The Green**

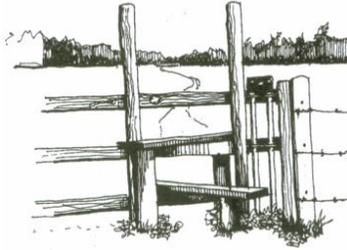
The Upper Green\* and the Wren Close play area provide additional safe areas for children to play, whilst The Recreation Ground and the Parkfield Sports Field provide space for sporting and general leisure activities. Unfortunately the grassed area in Lloyd Way has recently disappeared due to NHDC development.

Other open spaces valued by the Community are the school playing fields (an under-used resource) which give the centre of the village a feeling of openness, the allotments behind the school, and the 'Ron Hyde Gap' at the western end of the High Street. The open nature of the pasture fields at Kimpton Bottom are a precious feature of that part of the village.

\* Upper Green refers to the area of grass lying between Church Lane and Parkfield Crescent. It is also known as New Green, Parkfield play area or Garden Fields.

## Open Space Guidance

All new developments should recognise and respect that open spaces are an essential part of the parish fabric and provide important views throughout Kimpton village and to the countryside beyond. There should always be adequate publicly accessible space both for children's play and local amenities.



Particular consideration should be given to the creation of recreation spaces in Peters Green and in the next phase of the Lloyd Way development. Schemes to provide circular routes and links to existing rights of way, including bridleways, will be encouraged.

*(Please see Appendix 2:8 for more detailed guidance.)*

### **Rights of Way in the Parish**

Kimpton village is served by a network of footpaths, bridleways or 'Rights of Way'. These are well used and reduce both the vehicular traffic and pedestrian use of highways and narrow pavements within the village. Outside the village, the network of footpaths, bridleways and lanes is well used by walkers.

### **Rights of Way Guidance**

All rights of way should be kept open and hedges trimmed. Ploughed paths should be re-instated within the statutory two weeks. Bridleways need to be of sufficient width to allow horse-riders and walkers to pass with a separate track for walkers.

The parish needs more circular routes and links to existing paths. With the increase in horse activity, more bridleways are also required. Seats should be placed at vantage points on the ROW network.

*(Please see Appendix 2:8 for more detailed guidance.)*



**Porters End Lane**

## **9. Highways and Traffic**

### **Private Transport**

Like all ancient villages, Kimpton was not built for the demands of modern traffic and this causes problems. In recent years there has been an increase both in the volume of traffic and in the number of parked vehicles in the village. Some drivers use Kimpton parish as a short-cut in order to avoid hold-ups on the Lower Luton Road, but there is also a large amount of local traffic. Goods vehicles with heavy axle weights can cause damage, particularly to older buildings and to the verges of the narrow lanes.

Speeding traffic came up in the survey as of great concern to residents. Herts Police conducted a week-long traffic survey in Kimpton village in April 2006. This recorded a total of 18,000 vehicles. The maximum speed was 59 mph and the average speed was 28mph with 8% of drivers liable for prosecution due to speeding. This compares very favourably with the national average of 69%. As a result the police conclude that "these figures indicate that Kimpton doesn't have a significant problem from speeding traffic".

However, the perception of residents is obviously otherwise. It remains a fact that even speeds of up to 30 mph can be dangerous in places e.g. in the narrowest places in Kimpton High Street, outside the school or on many stretches of the lanes.

Some traffic-calming measures have been introduced on the approaches to Peters Green. Upkeep of these measures should be a priority. Worn 'rumble strips' have little effect on speeding traffic.



**Bibbworth Hall Lane**

### **Public Transport**

Public transport is essential to village life. During weekday daylight hours, there is a bus service every 2 hours through Kimpton to St Albans or Hitchin. Less frequent services run to Welwyn, Luton and Stevenage. Many respondents to the Survey (young, old and commuters) said they would like a bus service to Harpenden.

School buses currently connect Peters Green and Kimpton to schools in Harpenden, Hitchin and St Albans. Other than statutory provision, Herts County Council will cease providing free school transport in September 2012.

### **Cycleways**

Kimpton lies on the Chilterns Cycleway, which comprises a 170 mile circular route around the Chilterns Area of Outstanding Natural Beauty. The route generally follows minor roads and lanes.

There is a current initiative to establish an off-road cycle route between Kimpton and Harpenden. This will require construction of a purpose built metalled track following existing rights-of-way, with minimal use of public highways. The scheme is currently in Planning.

### **Street Character**

The historic twisting lanes bordered by hedged banks form a vital part of the landscape of the parish. These help keep traffic speeds down and must be protected.

There are some old tracks, e.g. Hall Lane (the route of a Roman road), which are largely unmade, sunken and lined with hedgerows.

Kerbing has traditionally been of varying sizes of natural stone blocks, although more recently concrete kerb-stones have been used. Dropped kerbs have been provided in places to assist those with limited mobility and people pushing wheelchairs and pushchairs.

### **Highways and Traffic Guidance.**

It should be agreed that the requirements of pedestrians, cyclists and agricultural machines should have priority over those of motorised traffic.

The current bus service (including school buses) needs to be protected and developed in order to reduce dependency on cars.

*(Please see Appendix 2:9 for more detailed guidance.)*

## **10. Street Furniture**

The Parish Survey indicated differing opinions as to the provision of street lighting. In the central part of Kimpton lighting is urban in nature and of relatively high intensity. Street lighting has recently

been extended to Lawn Avenue in consultation with the residents.

There are only a handful of attractive historic lampposts left, and attempts have been made to preserve these.



There are many wooden telegraph poles in the parish and some metal ones. Other utilities are generally provided via underground systems, although there are many conspicuous manhole covers, gas boxes and pipes. Post boxes are traditional in style.

In the conservation area (see page 7) there are few obtrusive television aerials and satellite television dishes. They are more noticeable elsewhere in the village.

The Parish Council has provided litter bins and dog-waste bins in the village as well as benches throughout the parish. The recently formed Kimpton Bench Working Party has also been responsible for the installation of benches.



Direction signs are finger posts with black lettering on a white background. Street names are also displayed in black on white, on wooden/plastic boards sometimes supported by wooden/plastic posts.

Unsuccessful efforts have been made to reinstate the traditional red telephone box next to the Dacre Rooms.

### Street Furniture Guidance

Traditional street furniture contributes to the character of the Parish, therefore all street furniture should be of good quality and appropriate to its setting.

*(Please see Appendix 2:10 for more detailed guidance.)*

## 11. Luton Airport

Proposals for the expansion of Luton Airport, possibly to the size of Heathrow, is perhaps the biggest threat to the environment of Kimpton parish today.



London Luton Airport exhibited their Draft Master Plan in the Memorial Hall in November 2005. Reaction to these proposals led to an open Parish Council meeting which over 300 residents attended. This galvanised opposition to the expansion plans which included residents petitioning Parliament through their MP; sending letters to Government Ministers; a 'Text NO' campaign and a demonstration of 50 Kimpton cars which inadvertently brought the approach roads to the airport to a standstill. This clearly highlighted the inadequacy of the transport infrastructure to serve the existing airport, let alone one three times the capacity.

Since then the Kimpton Protection Group has set up an Airport Committee to co-ordinate parish opposition to the expansion of LLA and liaise with other similar organisations. This committee will continue to monitor the situation.

In the Kimpton Parish Survey (which was completed prior to the publication of LLA's Draft Master Plan), an overwhelming majority of respondents strongly disagreed with expansion of the airport.

### Airport Guidance

All parishioners can and should monitor expansion developments at Luton Airport. Please refer to these websites:

Luton airport [www.london-luton.co.uk](http://www.london-luton.co.uk)

SLAP [www.stoplutonairport.org](http://www.stoplutonairport.org)

LADACN [www.ladacan.org](http://www.ladacan.org)

KPG [www.kimpton.org.uk](http://www.kimpton.org.uk)

*(Please see Appendix 2:11)*



**Peter Lilley MP with councillors at the Airport meeting November 2006**

## **12. Other Issues**

### **Dog Fouling**

A high proportion of respondents to the Parish Survey had complaints about dog mess, specifically Claggy Road, on footpaths and playing fields, on grass verges and at the edge of Kimpton village on the footpaths.



The Parish Council has installed 10 dog bins in the parish, and pays for them to be emptied and serviced. These are positioned at the Recreation Ground, Parkfield Sports Ground, Claggy Road, Lloyd Way, the footpath from Park Lane to Church Lane, and on the green and near the village hall in Peters Green.

### **Dog Fouling Guidance**

It is the responsibility of dog owners to prevent their dogs fouling in public places, and to clear up after their dog on village streets and on parts of the rights of way network, especially near a built up area. These measures would help protect the attractive parish environment.

### **Litter**

Kimpton parish has a street cleaner employed by the Parish Council. There was a mixed view in the questionnaire regarding litter, ranging from “The streets are very well maintained” to “Streets and footpaths are very dirty”. Many felt that while the centre of Kimpton village is well served, some streets and areas were less so.

### **Litter Guidance**

Everyone should take their litter home, or put it in a bin.

### **Miscellaneous**

Particular and individual problems raised by parishioners in the survey include the following: allotments, Blackmore End, Parkfield Sports Field, Britain in Bloom, dilapidated shop fronts, flower beds, Lloyd Way NHDC ground, recycling and vandalism.



Details of these have been passed on to the Parish Council for review.

## 13. The Future



### What will Kimpton be like in 100 years? (Delivering a Sustainable Community)

According to the former Office of the Deputy Prime Minister (now incorporated into the Home Office), a 'Sustainable Community' has to be:

- active,
- inclusive and safe,
- well run,
- environmentally sensitive,
- well designed and built,
- well connected, thriving, well served and fair for everyone.



This Parish Plan tries to discover whether Kimpton parish measures up.

**Active** Over 40 clubs and organisations, a school and church, 4 pubs, plus the vibrant annual May Festival, mean that the community is very active.

**Safe** Most people feel safe most of the time, however there is anxiety about speeding traffic and groups of youths who gather in seemingly threatening groups.

**Well Run** The Parish Council has been very effective in running the parish, with the Clerk winning the national award of Clerk of the Year in 2004 for her services to the community.

**Environmentally Sensitive** People in the parish care about their environment, and there is a strong sense of outrage when the community is under threat. The parish is keenly aware of the threat posed to the green belt and the environment by the proposed expansion of Luton Airport and the West of Stevenage housing development.

**Well Designed and Built** Some of the development of Kimpton village over the last century has been somewhat haphazard, however most buildings are of good quality.

**Well Connected** Public transport does leave a lot to be desired.

**Thriving** Despite the fact that agricultural businesses may be in decline, the closeness to the parish to places of employment guarantee a certain level of prosperity, enabling the parish to sustain itself as a community.

**Well Served** In the parish there is pre-school and primary schooling, and there is a choice of secondary schools locally. There is a doctors' surgery, a visiting library, a post office/shop, and Church of England and Baptist church.

**Fair For Everyone** The highest instance of unfairness could be regarded as the level of house prices (a national phenomenon) which prevent young people from setting up home in the parish. The other issue is that there are insufficient secondary school places allotted to Kimpton children to enable them all to attend the school of their choice, and this may also be regarded as a symptom of an unfair system.

In summary, Kimpton parish scores pretty well with regard to the measures normally used for sustainable communities.



**Wheelwrights built 2004**

## **14. Building Design Checklists** **(Please see Appendix 2:6 and 2:7 for more details.)**

### **Householders**

If you are a resident, thinking of carrying out any building works which would change the appearance of your home/property (this could involve the outside of the building, fences, walls, paintwork, signs, or garden), please first stand back and take a good look. Bear in mind that it does not always cost much more to buy and use traditional materials.

Make a list of any existing interesting features, and ask yourself the following:

- Will the changes I want to make improve or fit in with the character of the property and area or street?
- Is what I want to do in line with the Parish Plan?

### **Developers**

Will what you are planning:

- Blend in with the landscape?
- Make allowance for local wildlife?
- Enhance the social mix?
- Strengthen Kimpton as a working community?
- Respect the traditional settlement pattern of the village?
- Blend in with the surroundings in terms of scale, density, character and building numbers?
- Provide additional open space?
- Provide new or preserve existing vistas into, out of or within the village?
- Encourage pedestrian access and link in with existing footways?
- Include high quality street furniture which is appropriate for its setting?

### **Architects and Designers of New Buildings**

Please ask yourself the following questions about the building or extension which you are planning:

- Is its position and size in keeping with neighbouring buildings?
- Is the roof height and pitch appropriate for the area and the style of building?
- Are the construction materials in common use in the locality and is their colour appropriate?
- Are the type of windows to be used appropriate for the building and the area, and is their size and proportion in keeping with the historic norm?
- Are the parking arrangements sufficiently inconspicuous so that, for eg. the garage does not dominate the frontage?
- Will there be sufficient storage in the dwelling to allow the garage to be used for its proper purpose and avoid on-street parking?
- Are you retaining all existing hedgerows and native trees?
- Will what you are proposing harmonise with existing buildings and make a positive contribution to the character of the area?

## 15. Acknowledgements

### THE KIMPTON PARISH PLAN STEERING GROUP

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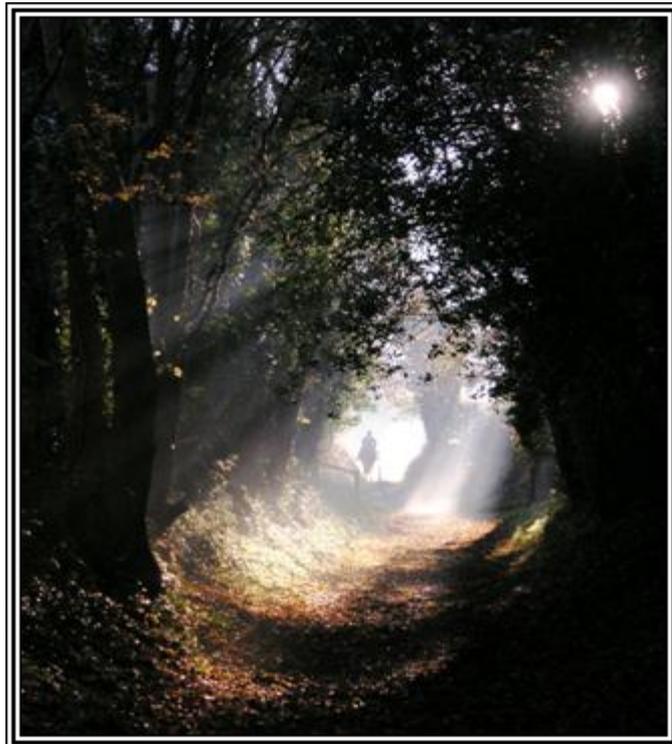
Kimpton Map  
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North Hertfordshire District Council

### Kimpton Parish Council

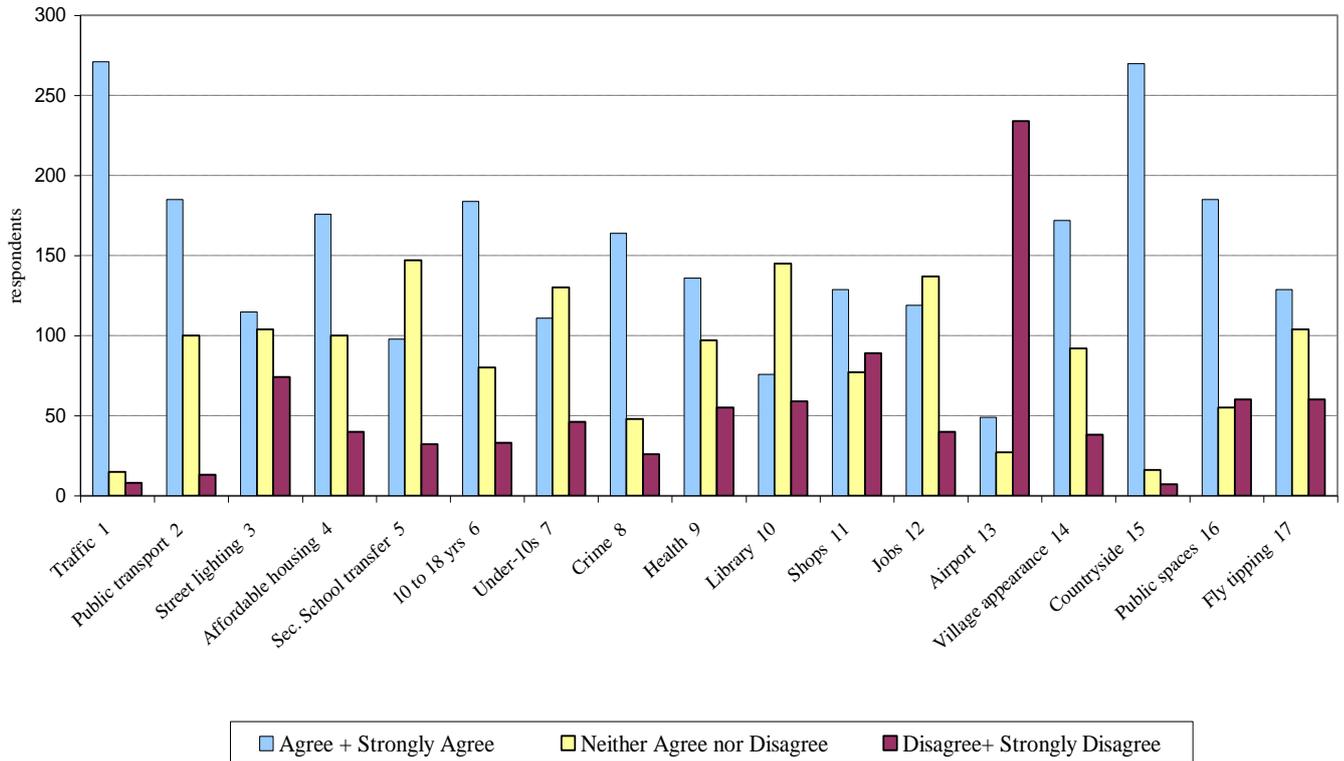
Contact	Tel	01438 832573
	Email	<a href="mailto:carina.helmn@kimptonpc.org.uk">carina.helmn@kimptonpc.org.uk</a>
	Parish Council Website	<a href="http://www.kimptonparishcouncil.org.uk">www.kimptonparishcouncil.org.uk</a>
	(Village Website)	<a href="http://www.kimpton.org.uk">www.kimpton.org.uk</a>

*The Plan may be downloaded from [www.kimptonparishcouncil.org.uk](http://www.kimptonparishcouncil.org.uk)*



Hall Lane.  
Photographic competition 1<sup>st</sup> prize

# APPENDIX 1 – 2005 Survey Results



<b>1</b>	Traffic speeds in the village and lanes are of great concern to me
<b>2</b>	More public transport is needed
<b>3</b>	Better street lighting is needed
<b>4</b>	There is not enough affordable housing
<b>5</b>	Not enough choice available upon Secondary School transfer
<b>6</b>	There are not enough facilities available for 10 to 18 year-olds in the village
<b>7</b>	Better play facilities for the under-10s are needed
<b>8</b>	I am worried about rising crime in the area

<b>9</b>	Better health facilities are needed
<b>10</b>	Better library facilities are needed
<b>11</b>	More shops are needed
<b>12</b>	More jobs are needed in the local area
<b>13</b>	I agree with the expansion of Luton Airport
<b>14</b>	The appearance of the village is at risk due to poor planning
<b>15</b>	The countryside around us needs to be protected from development
<b>16</b>	The public spaces are clean and well maintained in our village
<b>17</b>	Fly tipping is a major problem in the Parish

PARISH PLAN ANALYSIS NOVEMBER 05		Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
1	Traffic speeds in the village and lanes are of great concern to me	189	82	15	6	2
2	More public transport is needed	72	113	100	13	
3	Better street lighting is needed	47	68	104	64	10
4	There is not enough affordable housing	86	90	100	33	7
5	Not enough choice available upon Secondary School transfer	41	57	147	25	7
6	There are not enough facilities available for 10 to 18 year-olds in the village	85	98	80	29	4
7	Better play facilities for the under-10s are needed	36	75	130	41	5
8	I am worried about rising crime in the area	74	90	48	22	4
9	Better health facilities are needed	54	82	97	53	2
10	Better library facilities are needed	24	52	145	55	4
11	More shops are needed	49	80	77	74	15
12	More jobs are needed in the local area	32	87	137	34	6
13	I agree with the expansion of Luton Airport	16	33	27	39	195
14	The appearance of the village is at risk due to poor planning	79	93	92	33	5
15	The countryside around us needs to be protected from development	204	66	16	4	3
16	The public spaces are clean and well maintained in our village	29	156	55	56	4
17	Fly tipping is a major problem in the Parish	56	73	104	57	3

Questionnaire sheets delivered: **2000** (population of parish)

Returned: **296**

Percentage of population response: **14.8%**

## APPENDIX 2 - Detailed Guidance and Policies

Throughout this section, 'Policy' refers to the appropriate NHDC Local Plan policy.

### 1 General

*(no guidance)*

### 2 Kimpton and its History

*(no guidance)*

### 3 Landscape and Wildlife

In Landscape and Wildlife, the strategy and guidelines marked 'LCA' are taken from the North Hertfordshire Landscape Character Assessment. All other statements come from the Environmental Focus Group. As in other sections, items that fit in with the NHDC Local Plan are marked 'Policy.'

#### General

*3:1 The distinctive character of the landscape should be retained. Policy 13*

*3:2 Landowners, householders and developers can help to conserve existing wildlife habitats in a number of ways. These include planting hedges and copses, digging ditches and ponds, and creating areas of rough grassland. Policy 13 (i), (ii) and 14*

*3:3 All those involved with the care of Kimpton's landscape and its wildlife should be aware of its special importance for the birds of open fields. Policy 13 and 14*

*3:4 Mowing regimes designed to conserve wild flowers should be introduced for road verges and banks, especially on the more chalky soils of the Hitchin Road and Ballslough Hill. Garden plants should not be introduced. Policy 13(v)*

*3:5 Landowners should be encouraged to consider ways of reducing their use of agrochemicals, including nitrogen fertilizer.*

*3:6 Tracks which are rights of way should be maintained in good condition for pedestrians. Policy 13(ii).*

*3:7 'Green corridors', which encourage the movement of wildlife, should be protected. Opportunities should be taken, wherever*

*possible, to improve them and provide new ones. Policy 14.*

*3:8 The wildlife site at the old water cress beds on the river "Kyme" should be protected and managed.*

#### Trees and Hedges

*3:9 Indigenous native species and stock of local provenance should be used wherever possible.*

*3:10 Only native tree and plant species should be planted on boundaries of new development. Exotic or ornamental species should only be allowed if located close to buildings.*

*3:11 If shelter belt or wind breaks are planted, then they should be in irregular shapes. Replacing hedgerows where they have been removed in some fields will be encouraged. Policy 13*

*3:12 Existing hedgerows should be managed in a way that is sympathetic to wildlife wherever possible. Policy 13(ii)*

*3:13 Hedge heights and widths should be increased and hedges should be trimmed every other year at the end of the winter, rather than annually. Flailing should be sympathetic. Policy 13(ii)*

*3:14 Planting of new hedges, trees and woodlands should be with locally native species wherever possible. Suitable species include ash, cherry, plum, blackthorn, buckthorn and hawthorn. Policy 13*

*3:15 Hedges and verges are a local feature and must be preserved. This is particularly important where verges include hedgebanks, sunken lanes, ditches and hedges.*

*3:16 Promote native hedge and woodland planting to screen raw built edges to Kimpton village and other isolated residential housing.*

*3:17 Promote the creation of new orchards next to settlements, encourage the use of traditional varieties of fruit and minimise the use of herbicides and pesticides.*

3:18 Promote the diversity of hedgerow species and the planting of standard hedgerow trees. LCA34

3:19 Encourage policies for the safeguarding of existing hedges and the creation of new boundaries at appropriate locations, consistent with agricultural management practices. LCA213

3:20 Promote the use of traditional field hedges in place of post and wire enclosures to new grazing areas. LCA203

3:21 Promote management of ancient woodland to encourage a diverse woodland flora. LCA203

3:22 Promote hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas. LCA203

## **Land**

3:23 Restrict ploughing of grasslands within parklands.

3:24 Within Kimpton Valley encourage reversion from arable uses to pasture and grassland and the maintenance and development of the small scale of hedged paddocks.

3:25 Conserve unimproved and semi-improved grassland wherever possible, avoiding over-grazing, heavy public pressure, damage from vehicles, pollution and invasion by alien species.

3:26 Promote the creation of uncropped or grass field margins to link between intensive arable production and important semi-natural habitats and along rights of way. LCA132

3:27 Promote the creation of buffer zones between intensive arable production and areas of semi-natural habitat and the creation of links between habitat areas. LCA203

3:28 Protect the tranquil nature of Whiteways Bottom by ensuring that no adverse development is permitted. LCA201

3:29 Encourage the preparation and implementation of restoration and management plans for parkland landscapes including Lawrence End. LCA200

3:30 Encourage the preparation and implementation of restoration and management plans for parkland landscape at The Hoo. LCA203

## **Water**

3:31 Promote both the creation of new ponds and the retention/enhancement for wildlife, of existing ponds. LCA34

3:32 Restore ditches and discourage enclosing existing open drainage systems.

3:33 Ensure that engineering proposals to control seasonal flooding look acceptable and encourage wildlife.

3:34 Resist development that could lower the water table within river valleys and affect wetland habitats. LCA132

## **Buildings**

3:35 Encourage the re-use of existing agricultural buildings for equestrian activity and promote the use of traditional field enclosure where land is converted to equestrian pasture.

3:36 Ensure that the surroundings of converted and new buildings are in keeping with their agricultural surroundings. Hard detailing should be kept to a minimum, with an emphasis on the use of traditional materials

3:37 Retain the basic layout and shape of the Kimpton and Peters Green villages with open spaces running into the settlements.

## **Other**

3:38 Traffic calming measures, where considered necessary, must be of a scale and design that relates to the local landscape character of the area. The use of unsympathetic materials, such as concrete paviors, coloured concrete and brightly coloured road markings should be avoided and kerbing should be kept to a minimum.

3:39 Maintain and develop the traditional pattern of roadside verges as a local feature and a wildlife resource. LCA132

3:40 Protect and preserve the pattern of narrow winding lanes and associated hedge banks, sunken lanes, verges and hedges. LCA203

3:41 Resist the targeting of redundant or derelict pasture for development. LCA132

3:42 Encourage the eradication of invasive non-native species such as Japanese Knotweed. LCA132

## **4 Community**

It is important that community facilities survive and are increased in order to maintain vitality,

for the sake of residents of all ages and abilities.

If more facilities were provided in the Parish people would not need to travel outside the parish. Those wanting to provide new development or to make changes to existing buildings should recognize and respect that:

*4:1 The provision of social, recreational, cultural, educational and sports facilities would reduce the need to travel outside the parish, and will be encouraged. Policy 39*

*4:2 Existing facilities for the youth of the parish must be preserved, protected and if possible improved.*

*4:3 New development should take into account the needs of parishioners of all ages and abilities. Accessibility for all should also be taken into account when modifying existing buildings. Policies 52, 57 (G2)*

*4:4 New development should provide a variety of houses to suit all sorts of people thus helping the social mix of the village.*

*Policy 57 (G4)*

*4:5 New development should aid and promote good neighbourliness with open, shared, safe spaces, communicating paths and a degree of privacy. Policy 57 (G2, G3, G8)*

*4:6 Any new building should allow for future growing numbers of the population. Policies 51, 57 G12*

## **5 Business**

It is important to strengthen Kimpton as a working village, offering a variety of services and employment.

*5:1 Retail and service outlets in the village will be encouraged in order to give people independence and to reduce car use. Policies 36(ii)*

*5:2 A mix of homes and small-scale retail, commercial and office premises should be encouraged and developed where possible. Policies 36 & 57 (G2)*

*5:3 Priority will be given to proposals for small commercial and industrial concerns requiring 'B1' planning permission. (These are activities which can take place in a residential area.) Policy 37*

*5:4 Conversion of commercial buildings for housing will not normally be supported.*

*Policies 36 & 57 (G2)*

*5:6 Consider inclusion within the 'development plan' the provision of work/live space to encourage new businesses.*

## **6 Location of Buildings**

Different parts of Kimpton Parish have their own different characters.

Anyone wanting to make improvements or extensions to existing buildings, or build new development, should take these differences into account and should recognise and respect that:

### **General**

*6:1 The size of any building work should be in keeping with the buildings already in the area.*

*6:2 There should be a good balance between buildings and open or green spaces, including gardens, in the area.*

*6.3 The general building density of the immediate area should be taken into account.*

*6:4 Any development should respect the characteristics of the area where it is taking place. An example of good quality high density housing is 'Wheelwrights' the 3-storey development of 7 new homes on the site of the former Kimpton Garage in the High Street.*

### **Street Layout**

*6:5 New streets should reflect the characteristics of the existing street pattern.*

*6:6 New developments in Kimpton should be integrated with the village and form part of a linked pattern. Again, a good example of this being Wheelwrights Mews.*

*6:7 Ribbon development is difficult to integrate in Kimpton village and should be avoided.*

*6:8 Building density should decrease away from the centre of Kimpton village.*

### **Building Style/Appearance**

*6:9 Storey height should be varied to reflect the historic building form of the particular area.*

6:10 *Building identical houses in smaller developments can be acceptable if they show a particular feature, such as terraced houses.*

6:11 *Houses that front directly on to the road or pavement are a significant feature of the older part of Kimpton village. This should be encouraged where appropriate.*

6:12 *All new larger developments should include affordable homes sufficient to meet local needs. Policy 29(a)& (b)*

6:13 *New housing development should be small-scale, unless it meets a definite local need. Policy 29 Note: 'Small scale' here means not normally more than six units.*

6:14 *New development should be carefully sited and should blend in with the landscape*

6:15 *The basic layout and shape of Kimpton (and Peters Green) should be retained, with open spaces running into the village.*

## 7 Building Features

All the guidelines in this section are in line with NHDC Policies 1, 7, 18, 28, except where shown.

### Style

The overall quality and design of a building is more important than the style adopted. Therefore it should be recognised and respected that:

7:1 *Designs of buildings should be practical. Where possible, construction methods should be simple and appropriate for the building's use.*

7:2 *Architectural detail should be restrained. Copying features of older buildings can enhance a new design but slavish or exaggerated imitation of older features can give rise to a building which is little more than pastiche.*

7:3 *Good modern design will be encouraged but it is important that new buildings and extensions harmonise with their surroundings.*

### Size and proportion

The overall size of a development will be an important factor in deciding if it is suitable.

Therefore it should be recognised and respected that:

7:4 *New buildings should not dominate neighbouring buildings and should match the existing skyline.*

### Construction materials

7:5 *Materials of construction should be selected from those in common use in the parish.*

*The use of reclaimed materials can help to soften the effect of newly constructed buildings.*

### Walls

Suitable materials include:

7:6 *Brick: second-hand stocks, hand cut or of rustic nature. A pale painted finish is acceptable. Wire-cut and engineering bricks should be avoided.*

7:7 *Brick and flint. This is the traditional finish in this area.*

7:8 *Pebble dash or rendered finish in pale colours.*

7:9 *Dark-stained feather edged boarding. This is not a traditional building material for houses, but it has been used successfully in conversions and some new houses and may be used to add variety and 'soften' developments.*

### Windows

Windows are the eyes of the building and window detailing, particularly proportion, is critical to the overall design and appearance.

New designs and alterations should take into account that:

7:10 *Windows should generally have small panes, with both the overall window and individual panes taller than they are wide. Hence, pairs or triptychs of small casements should be used rather than large, single pane windows.*

7:11 *On new buildings, the frame material is of less importance than the style of window, although timber windows are preferred in the historic parts of the village. Where frames are plastic, the frame and glazing bars should not be too thick. False glazing bars should not be used but, where they are essential, applied or*

*bonded bars are preferable to glazing bars sandwiched in sealed units. Aluminium windows should be painted.*

*7:12 In older buildings, the traditional style and materials of the windows should be retained wherever possible. UPVC window frames are not appropriate unless they fully match the colour, form and proportion of the originals.*

### **Doors and porches**

Porches and canopies should be in keeping with the style and construction of the building and the overall building line. In addition, designers of new property and those improving existing buildings should recognise and respect that:

*7:13 Doors are traditionally panelled, sometimes including glazing.*

*7:14 Framed, ledged and braced doors are common on traditional buildings, but are also found on modern developments.*

*7:15 Mass-produced doors are often not appropriate, particularly when used to 'improve' older properties. For example, fanlights should be part of the door frame and not included in the door itself.*

*7:16 The style of, and the materials used for, replacement doors should match those in the original building.*

### **Roofs and Chimneys**

Roof construction should respect the historic forms common in the parish. These are generally:

*7:17 Red mixture plain clay tiles on steeper pitched roofs.*

*7:18 Grey slate, yellow or red mixture pantiles on low pitched roofs.*

*7:19 The use of chimneys will be encouraged where appropriate. They should reflect the character of neighbouring properties particularly when it comes to height and width.*

### **Other**

*7:20 Most houses in the parish have plain gable ends.*

*7:21 Decorative bargeboards are a feature of a number of buildings.*

*7:22 Where used, dormers are generally above the gutter line and pitched, with the pitch matching the pitch of the main roof.*

*7:23 Flat roofs are not appropriate on front elevations.*

### **Garages and Parking**

*7:24 Car parking should not predominate and garages should not overshadow houses.*

*7:25 Garages must not be converted to living accommodation unless there is already enough off-road parking. Policy 57 G11*

*7:26 New building should have adequate storage space to prevent the misuse of garages. The building of cellars will be encouraged wherever possible. Policy 57 G11*

### **Boundaries**

It should be respected that:

*7:27 Boundary materials, whether they are brick or flint walls or timber fences, should be in keeping with the construction style of the immediate surroundings. Attention should be paid to the use of traditional brick bonds especially in the conservation area. Re-pointing of existing flint or brickwork should be in lime based mortar. Policy 57 (G2 & G9)*

*7:28 Hedges should be retained and encouraged, especially away from the centre of the village. Policy 57 (G2 & G9)*

*7:29 Quick-growing conifers such as Leyland Cypress are not appropriate to the character of Kimpton. Native, broadleaf species are preferred. Policy 57 (G9)*

## **8 Open and Public Spaces**

### **Kimpton Village**

Open spaces are an essential part of Kimpton village. All developments should recognise and respect that:

*8:1 The open spaces in the centre of the village should be preserved to relieve the pressure of dense housing in that part of the village and to retain their rural character and value for wildlife.*

## *Policies 7 & 57 (G8)*

*8:2 Important views must be protected, especially those of the countryside from within the village. Where possible, new vistas should be created. Policy 57 (G1)*

*8:3 There is a need for more public open space, particularly at the western end of the village. Schemes to address this problem will be supported. Policy 57 (G8)*

*8:4 Safe, off-road and informal children's play areas should be both sympathetically sited and provided with play equipment suitable to the surroundings. Policy 57 (G8)*

*8:5 Where appropriate, new development should provide enough public space both for children's play and local amenity. Policy 57 (G8)*

## **Peters Green**

*8:6 Consideration should be given to providing recreation space in Peters Green.*

## **Rights of Way**

Footways, footpaths and bridleways are an important leisure and social asset for the parish. It is therefore desirable that:

*8:7 Schemes to promote awareness and use of the parish rights-of-way network will be supported. Policy 57 (G3)*

## Maintenance

*8:8 All footpaths should be kept open and in a condition appropriate to their rural setting.*

*8:9 Ploughed paths must be re-instated within the statutory two weeks.*

*8:10 Hedges next to Rights of Way should be kept trimmed up to a sufficient height where bridleways are concerned.*

*8:11 Bridleways should be of sufficient width to allow horse-riders and walkers to pass, with a separate track for walkers.*

*8:12 Seats should be placed at vantage points on the ROW network, in areas sensitive to location with consideration to horse-riders.*

## New Routes

*8:13 Schemes to provide circular footpath routes and links to existing Rights of Way will be encouraged.*

*8:14 More bridleways are needed to provide safe circular rides which will relieve the pressure from the few at present in the Parish which are over-used and muddy. This should not be at the expense of footpaths.*

*8:15 Off-road links should be made for walkers, horse-riders and cyclists to the neighbouring villages.*

*8:16 Farmers could perhaps be encouraged to release headlands for use as permissive paths for horse-riders or walkers, possibly by making use of the new agricultural subsidies.*

## Planning

*8:17 Wherever possible, additional footpaths should be provided for all new developments, and, wherever possible, linked to the Rights of Way network. Policy 57 (G3)*

*8:18 The Planning Authority should ensure that there is adequate access to bridleways before giving permission for new livery stables.*

*8:19 Farmers or landowners should be encouraged to allow, via specific paths, the use of their land as gallops for horse-riders in return for planning permission for livery stables.*

## Parish Council

*8:20 The Parish Council should give consideration to joining the Parish Paths Partnership scheme in order to obtain funding for rights of way improvements.*

*8:21 The production of walks leaflets would be desirable.*

*8:22 Application should be made for additional paths to be added to the Definitive Map before it is "closed".*

*8:23 The definition of the paths on the "ROW 2000 Statement" should also be improved.*

## **9 Highways and traffic**

In line with NHDC Traffic Policy 57 (G3)

It should be recognised and respected that:

*9:1 The requirements of pedestrians, cyclists and agricultural machines should have priority over those of motorised traffic.*

9:2 Where possible, priorities at junctions within Kimpton and Peters Green should be changed, in order to reduce traffic speed.

9:3 Provision of sympathetic traffic calming measures will be supported in order to improve the safety of people and to protect vulnerable buildings.

9:4 Priority will be given to measures that encourage walking and cycling.

9:5 Dropped kerbs will be encouraged where possible to assist those with limited mobility.

9:6 The use of road markings should be minimised.

9:7 Yellow lines should not be used.

9:8 There should be enforcement of weight and length restrictions for vehicles in the parish, except for access.

9:9 The introduction of a 20 mph speed limit in the centre of Kimpton and Peters Green will be supported.

9:10 The provision of discreet and secure off-street parking facilities in Kimpton village will be encouraged.

9:11 New kerbs should be of natural stone or engineering brick rather than moulded concrete. Policy 57 (G1)

9:12 The use of flexible road surfaces should be maintained where possible. Modular surfaces should be avoided. Policy 57 (G1)

9:13 New streets should reflect the rural nature of the village. Policy 57 (G1)

9:14 The introduction of "quiet lanes" would be encouraged on some parish routes.

9:15 Roads should not be widened by 'creeping' as a result of resurfacing or repair work. Policy 13(i) & (ii)

9:16 Roadside verges should be protected from encroachment on both sides. Policy 13(ii)

9:17 Unmade tracks are an important part of the character of the parish and should be retained. Policy 57 (G3)

### **Public transport.**

9:18 The current bus services should be promoted more vigorously, retained and improved.

9:19 Bus shelters, where required, should be in a style appropriate to their village setting. Policy 57 (G2)

## **10 Street Furniture**

All street furniture should be of good quality and appropriate to its setting.

Therefore the following should be recognised and respected:

### **Public utilities**

10.1 Where practical, new cables should be routed underground. Policies 20(v)

10.2 Existing overhead cables should be replaced with underground cables. Policies 20(v)

10.3 Recessed manhole covers should be used so that their appearance can reflect surrounding road or pavement surfaces. Policy 57 (G1)

10.4 Gas boxes, vents and meters should not be sited on front elevations. Policy 57 (G2)

### **Aerials and satellite dishes**

10.5 These should be located in roof spaces where possible. When they must be mounted outside, care should be taken that they are not intrusive. Air Conditioning units should also be sympathetically sited. Policy 48

### **Lighting**

10.6 Consideration should be given to the intensity of lighting in order to avoid pollution of the night sky. Down-lighting using white, not orange, light is preferred.

10.7 Private security lights should be carefully sited to avoid causing a hazard for road users. They should not light up other houses or act as street lights.

### **Bollards**

10.8 Any new bollards should be in keeping with the style, design and material of those already installed. Policy 57 (G3)

### **Path Surfaces**

10.9 Tarmac surfaces on pavements should be retained. Policy 57 (G3)

## **11 Airport**

The Parish Survey revealed an overwhelming opposition to major expansion of Luton Airport as this would result in unsustainable pressures for more housing and business space in the parish, as well as the obvious negative environmental impact.

## **12. Other Issues**

Dog Fouling      *(No further guidance.)*

Litter              *(No further guidance.)*

Miscellaneous    *(No further guidance.)*

## APPENDIX 3 - Listed Buildings in the Parish of Kimpton

### Grade 1

Kimpton Village

Parish Church of St Peter & St Paul.

### Grade 11

#### Ansells End

Ansells End Farmhouse, Barn & Granary  
Barleybeans Farmhouse  
Cannons Farmhouse  
Russells Farmhouse, Barn & Granary

#### Outlying Properties

Bibbsworth Hall Farmhouse, Ayot St Lawrence Road  
Kimpton Hall Farmhouse & 3 Barns  
Ramridge Farmhouse & Outbuildings, Luton Road  
Perry Green Cottage and Panmore, Kimpton Road  
Great Plummers Farmhouse & 2 Barns  
Lawrence End  
Rudwick Hall Farmhouse, Lawrence End

#### Kimpton Village

2, Church Lane & former bakehouse & slaughterhouse  
4, Church Lane  
14 [Beam Ends Cottage] & 16, Church Lane  
22/24 [Well Cottage], Church Lane  
5, 7 & 9, Church Lane  
25 [Flying Fox], Church Lane  
Claggy Cottage, Claggy Road  
13 [Old well Cottage], 14, 15, 16, The Green  
Kimpton Bury Farmhouse, High Street  
Kimpton Bury Farm, Stable Block & Barn, High Street  
12 [Stone House], High Street  
20, 22 [The White Horse PH], 24, 24a High Street

26 [The Little Priory], 26a [Brewers Cottage] High Street  
28 [The Old White House], High Street  
30, 32, 34 High Street  
44 [Kimpton House], High Street  
46, High Street & Maltings Workshop  
1&3, High Street  
41 [The Old Inn], 43 High Street  
Ballslough Farmhouse, Kimpton Road  
Park Farm Barn, Park Lane

#### Kimpton Bottom

20 [Bottom Cottage]  
Stoneheaps, Stoneheaps Cottage, Barn & Outbuildings  
Cottage Farmhouse  
Tallents

#### Kimpton Mill & Rye End

Kimpton Mill  
Rye End Farmhouse, Barn & Outbuildings  
Rye End Cottages  
The Bothy & Granary

## APPENDIX 4 - Action Plan (including notes on progress)

This Parish Plan is seen as a 'living document', and the following action points will therefore be reviewed annually. These points are the result of information gathered by the various focus groups, and if anyone wishes to contact a co-ordinator from one of these, please speak to the Parish Clerk.

Included in 2006 Parish Plan				2012 Update
Category	Action	Timescale	Who will do it?	
<b>EDUCATION</b>				
1	A greater choice of secondary schools is wanted.	Next two years	Parish Council School Governing Body Education Authority	Whilst the process of Secondary School placements has achieved almost universal placement to one of parents three choice preferences, this is unlikely to be the case in 2012, with the probability of similar going forward.
<b>HEALTH</b>				
1	The provision of blood tests particularly for those who do not have their own transport would be most welcome at the surgery.		Parish Council and Primary Care Trust	Kimpton Surgery now provide blood tests on the first Wednesday of each month.
2	An approach could be made to the local surgery to discuss options for the dispensary selling other "chemist shop" products that are not considered worth stocking in the village shop.	1 Year	Parish Council and Primary Care Trust	Kimpton Surgery have confirmed that under their contract with the Dept. of Health they are unable to provide a dispensary..
<b>YOUTH ISSUES</b>				
1	Look into the possibility of employing some professional Youth Leaders to run other evenings, which might be cheaper than paying for a community policeman.	1 Year	Parish Council and Dacre Room trustees	Anti-social behaviour has declined since the original Parish Plan was produced. The weekly Youth Club on Tuesday nights is currently considered sufficient.
2	Continue to liaise with our local Policeman who should have a zero tolerance policy with trouble makers	Ongoing	Police Parish Council Youth Club	KPC representatives attend quarterly Police Locality Meetings.

Included in 2006 Parish Plan				2012 Update
Category	Action	Timescale	Who will do it?	
3	Find a way to restart the Scout Troop, or similar club.	1 Year	Scout Movement and parents	Scout Troop established in 2006 and is thriving. Requirement for more Scout leaders and volunteers remains an issue
4	Explore the possibility of erecting a multi-activity "cage".	3 years	Youth Club + Parish Council	In 2008, KPC introduced a Slay Strategy aiming to provide new play facilities on a rolling programme to 2015. Provision of new play equipment is underway. Teen facilities are a priority going forward.
5	Find some land for children's activities in Peters Green.	2 years	Peters Green residents Water Authority + Parish Council	To be included in above strategy going forward, however, no action to date. Local habits appear to have changed, with no children playing on the village green any more.
<b>CRIME</b>				
1	Residents want to bring back a dedicated police presence within the parish of Kimpton	Long Term	Parish Council Herts Constabulary	Police provision and half time PCSO funded by the KPC meant a full time PCSO presence since 2008. Due to budgetary constraints and questionable efficacy, the KPC funding ceased reducing to half time presence from April 2011.
2	Some regular (but unpredictable in its nature) police presence, maybe a PCSO, is needed on foot patrol at certain times of the day.	Short Term	NHW re PCSO Parish Council Herts Constabulary	
<b>BUSINESS</b>				
1	Generate methods to actively encourage new business within the Parish to both serve the community and increase sustainability	Long Term	Parish Council and businesses	Kimpton Business Network established and has produced a paper and on-line directory of local businesses. The take-up of local networking opportunities has not been encouraging largely due to the

Included in 2006 Parish Plan				2012 Update
Category	Action	Timescale	Who will do it?	
				wider availability of similar and larger organisations.
2	Review parking and traffic flow for the Kimpton industrial estate.	Long Term	Parish Council + residents +businesses	Parking provision remain a problem, with no additional parking spaces having been made available since 2005, but increased car numbers.
3	Draw up a survey of shopping requirements of parish occupants, with a view to encourage local businesses to meet these needs	Long Term	Focus Group + businesses	Survey not yet completed.  Butcher, fish monger and fish and chips have been invited to call at the village. Efforts to get a mobile fruit-and-vegetable store have not been successful, although vegetable box distribution is to start soon.
4	Encourage local residents to make greater use of local businesses and shops to both reduce impact on the environment and maintain their presence. Increase awareness of local business by making facilities such as photocopiers available.	Long Term	Focus Group + businesses	Kimpton Business Network publish a local business directory, and promote local business via their website.
<b>PETERS GREEN</b>				
1	Investigate removal of water tower and use of land as village amenity, as well as exploring any interest in selling the land adjacent Orchard House.	Medium Term	Peters Green residents Water Authority + Owners of land between Orchard House and Village Hall + Parish Council	No action to date. The land has been purchased in a private sale.  Significant improvement of the village hall has however been completed.
<b>RIGHTS OF WAY</b>				
1	Encourage schemes that provide additional footpaths and bridleways, particularly circular routes and links to existing Rights of Way.	Long Term	Parish Council	Three new footpaths have been created.
2	Produce a walks leaflet.	Long Term	Parish Council	Leaflets have been produced for five separate walks.

Included in 2006 Parish Plan				2012 Update
Category	Action	Timescale	Who will do it?	
3	Improve the definition of the paths on the "ROW 2000 Statement." Held by the County Council.	Medium Term	Parish Council	No action to date.
4	Join the Parish Paths Partnership scheme in order to obtain funding for rights of way improvements and the production of walks leaflets.	Medium Term	Parish Council	Achieved
5	Apply for additional paths to be added to the Definitive Map before it is "closed".	Short Term	Parish Council	No action to date.
6	Seats to be placed at vantage points on the ROW network.	Long Term	Bench Working Party	Five new benches have been placed. More are planned.
7	Encourage farmers and landowners to release headlands to be used as permissive paths for horse-riders or walkers, possibly by making use of the new agricultural subsidies.	Long Term	Parish Council Herts County Council	New permissive right of ways established: <ul style="list-style-type: none"> <li>• adjacent to Kimpton Road in Blackmore End.</li> <li>• around some private properties at Rye End to avoid entering two gardens. This is a new path (not permissive) through NHDC land, and involves a rerouting of the path towards Porters End, and an extension of an existing headland path. The last two by agreement with land owners, Oxford University Chest</li> </ul>
8	Create off-road links for walkers/horse-riders/cyclists to the neighbouring villages.	Long Term	Parish Council	Kimpton to Harpenden cycle route in planning stages and fund raising is in progress.
<b>HIGHWAYS AND TRAFFIC</b>				
1	Promote, retain and improve current bus services more vigorously, particularly services to Harpenden	1 year	Parish Council	Bus route changes include: <ul style="list-style-type: none"> <li>• 44 &amp; 45 New Stevenage to Luton route, Mon –Sat.</li> <li>• 304 St Albans, Sunday</li> </ul>

Included in 2006 Parish Plan				2012 Update
Category	Action	Timescale	Who will do it?	
				<p>service has stopped.</p> <ul style="list-style-type: none"> <li>• No Sunday bus service now operational.</li> </ul> <p>A significant setback has occurred with the cessation of free school transport other than under statutory provision.</p>
2	Introduce “quiet lanes” on some parish routes. e.g. Claggy Road, and the lane running past “The Commons”.	Long Term	Parish Council Herts Highways	No action to date
<b>AIRPORT</b>				
1	Monitor development at Luton Airport	Ongoing	Airport Action Committee	Action is on-going in response to changing proposals for airport expansion.