

**THERFIELD REGULATION TRUST
THE CONSERVATORS OF THERFIELD HEATH & GREENS**

Financial Statements for the year ended

31 December 2012

Hardcastle Burton LLP

Chartered Accountants
and Business Advisers



HARDCASTLE BURTON LLP

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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

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for the Year Ended 31 December 2012

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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Charity Information
for the Year Ended 31 December 2012

TRUSTEES:	Rev R Morgan A Glaister (resigned 20 September 2012) J King M Weatherhead M Gregorios P Franks
CLERK:	D Smith
REGISTERED OFFICE:	6 Willow Close Reed Royston Herts SG8 8BA
CHARITY NUMBER:	277881
INDEPENDENT EXAMINERS:	Hardcastle Burton LLP Chartered Accountants Lake House Market Hill Royston Herts SG8 9JN

THE CONSERVATORS OF THERFIELD HEATH AND GREENS

THE THERFIELD REGULATION - REGISTERED CHARITY NO. 277881

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2012

The Conservators in Office during the year, and their appointing bodies were:-

Mark Weatherhead	(Chairman)	Inhabitant Ratepayers
Andrew Glaister	(Vice Chairman)	Commoners Resigned (20 Sept 2012)
John King		Commoners
Richard Morgan	(Rector)	Therfield Parish Church
Margaret Gregorios		Inhabitant Ratepayers
Peter Franks		Inhabitant Ratepayers

Conservators, elected by Commoners (stintholders, people with rights of common) and Ratepayers, serve for three years and therefore one of each retires each year, in rotation. The Annual General Meetings are held in February. Full Conservators' meetings are held every quarter year.

Objects, Organisation and Activities

The charity is established to manage one of the last surviving pieces of natural chalk/grass downland in the Chilterns, for the benefit of the general public, naturalists, archaeologists and sports enthusiasts. The site comprising some 420 acres, is maintained by rotational sheep grazing and is designated a Site of Special Scientific Interest (SSSI). It consists mainly of open grass downland with tree fringes and includes a golf course, football, cricket, hockey and rugby pitches – and an indoor sports centre. There are major archaeological monuments in the form of burial tumuli of the Neolithic and Bronze Ages and rare species of both plants and insects. The site is also home to a national racehorse training complex, and practice gallops are in frequent use. The Conservators also own and have responsibility for seven village greens in the vicinity.

Review of progress and achievements

Income is derived from rentals charged to the various tenants i.e., Royston Golf Club Ltd., The Heath Sports Centre and The Gallops, plus ad hoc hiring charges to funfairs, circuses and the like. Natural England guide the management of the site and their professional monitoring of important flora and fauna provide the basis for ongoing conservation activities.

Finances

The attached financial statements show the current state of the finances which the Conservators consider to be sound. Budgets are allocated to all management activities and are monitored on a monthly basis. Twice a year a Conservation Joint Advisory Committee meeting is held, which is open to all the Tenants, Statutory Bodies, Interest Groups and invited individuals, and they involve the local District Council. The Charity banks with Barclays Bank and the Saffron Walden Herts and Essex Building Society, both in Royston. Accountants are Hardcastle Burton LLP of the same town.

David Smith
Clerk to the Conservators

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Report of the Independent Examiners
Year ended 31 December 2012

I report on the accounts of the charity for the year ended 5 April 2012 which are set out on pages 4 to 5.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act 2011), and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act);
- Follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- State whether particular matters have come to my attention.

Basis of independent examiners' report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with my examination, no matter has come to my attention,

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Keith Bouttell
Hardcastle Burton LLP
Lake House
Market Hill
Royston
Herts SG8 9JN

22/05/13
.....
Date

THERFIELD REGULATION TRUST

The Conservators of Therfield Heath & Greens

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2012

	2012	2011
<u>RECEIPTS</u>		
RENTS		
Gallops	12,000.00	12,000.00
Rugby Club	500.00	500.00
Golf club	32,500.00	32,500.00
Tennis club	400.00	-
Sports club	24,999.96	25,175.57
NHDC	-	100.00
	<u>70,399.96</u>	<u>70,275.57</u>
LETTINGS		
S.Thurston - Fair	625.00	625.00
Circus	500.00	375.00
Xmas trees	<u>200.00</u>	<u>-</u>
	1,325.00	1,000.00
INVESTMENT		
3.5% War Loan	19.50	19.50
B/S interest	3.49	-
Bank interest	<u>70.52</u>	<u>44.31</u>
	93.51	63.81
MISCELLANEOUS		
Drainage wayleave	-	30,000.00
Grants	1,600.00	6,000.00
Phone box sale	230.00	
Other	25.00	
Wayleaves	746.39	28.75
	<u>2,601.39</u>	<u>36,028.75</u>
TOTAL RECEIPTS	<u><u>74,419.86</u></u>	<u><u>107,368.13</u></u>
<u>PAYMENTS</u>		
REMUNERATION		
Casual	200.00	
Clerk	<u>7,600.00</u>	<u>4,800.00</u>
	7,800.00	4,800.00
ADMINISTRATION		
Advertising	118.08	296.64
Insurance	5,380.00	5,864.47
Travel	165.89	138.90
Room hire	-	30.00
Stationery & phone	800.35	1,224.57
Legal & professional fees	3,196.92	13,984.17
Accountancy advice & assistance	204.00	-
Examiners fee	<u>594.00</u>	<u>564.00</u>
	10,459.24	22,102.75
CHARITABLE SUPPORT		
Donations		-
Grants paid	11,150.00	2,500.00
Sports activities	<u>7,660.00</u>	<u>7,660.00</u>
	18,810.00	10,160.00
WORKS		
Scrub clearance & grass cutting	21,105.20	12,334.30
Site management	5,077.94	5,458.47
Car park costs	-	2,022.00
Repairs & renewals	<u>-</u>	<u>884.04</u>
	26,183.14	20,698.81
TOTAL PAYMENTS	<u><u>63,252.38</u></u>	<u><u>57,761.56</u></u>
Excess receipts	<u><u>11,167.48</u></u>	<u><u>49,606.57</u></u>

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens

CASH ASSETS AT YEAR END

2011			2012
557.37	3.5% War Loan:	Nominal	557.37
541.65		Market value	511.16

RECONCILIATION

Opening balances at 01.01.12

Closing balances at 31.12.12

134,343.23	Bank	145,507.22
	Less: Unpresented cheques	0.00
	Add: Outstanding receipts	0.00
<u>134,343.23</u>		<u>145,507.22</u>
1,269.28	Building Society	1,272.77
	Excess Receipts	-11,167.48
<u><u>135,612.51</u></u>		<u><u>135,612.51</u></u>

Signed:

William Leach - Chairman

Date:

22nd May 2013

HB
OFFICE
COPY

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Financial statements for the Year ended 31 December 2013

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Charity Information
for the Year Ended 31 December 2013

TRUSTEES:	Rev R Morgan J King M Weatherhead M Gregorios P Franks
CLERK:	D Smith
REGISTERED OFFICE:	6 Willow Close Reed Royston Herts SG8 8BA
CHARITY NUMBER:	277881
INDEPENDENT EXAMINERS:	Hardcastle Burton LLP Chartered Accountants Lake House Market Hill Royston Herts SG8 9JN

THE CONSERVATORS OF THERFIELD HEATH AND GREENS

THE THERFIELD REGULATION - REGISTERED CHARITY NO. 277881

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2013

The Conservators in Office during the year, and their appointing bodies were:-

Mark Weatherhead	(Chairman)	Inhabitant Ratepayers
John King		Commoners
Richard Morgan	(Rector)	Therfield Parish
Margaret Gregorios		Inhabitant Ratepayers
Peter Franks		Inhabitant Ratepayers

Conservators, elected by Commoners (stint holders, people with rights of common) and Ratepayers, serve for three years and therefore one of each retires each year, in rotation. The Annual General Meetings are held in February. Full Conservators' meetings are held every quarter year.

Objects, Organisation and Activities

The charity is established to manage one of the last surviving pieces of natural chalk/grass downland in the Chilterns, for the benefit of the general public, naturalists, archaeologists and sports enthusiasts. The site comprising some 420 acres, is maintained by rotational sheep grazing and is designated a Site of Special Scientific Interest (SSSI). It consists mainly of open grass downland with tree fringes and includes a golf course, football, cricket, hockey and rugby pitches – and an indoor sports centre. There are major archaeological monuments in the form of burial tumuli of the Neolithic and Bronze Ages and rare species of both plants and insects. The site is also home to a national racehorse training complex, and practice gallops are in frequent use. The Conservators also own and have responsibility for seven village greens in the vicinity.

Review of progress and achievements

Income is derived from rentals charged to the various tenants i.e., Royston Golf Club Ltd., The Heath Sports Centre and The Gallops, plus ad hoc hiring charges to personal trainers, funfairs, circuses and the like. Natural England guide the management of the site and their professional monitoring of important flora and fauna provide the basis for ongoing conservation activities. In December a 5 year Higher Landscape Agreement (HLS) was signed with Natural England.

Finances

The attached financial statements show the current state of the finances which the Conservators consider to be sound. Every six months a Conservation Joint Advisory Committee meeting is held, which is open to all the Tenants, Statutory Bodies, Interest Groups and invited individuals, and they involve the local District Council. The Charity banks with Barclays Bank and the Saffron Walden Herts and Essex Building Society, both in Royston. Accountants are Hardcastle Burton LLP of the same town.



David Smith
Clerk to the Conservators

Therfield Regulation Trust
The Conservators Of Therfield Heath & Greens

Report of the Independent Examiners
Year ended 31 December 2013

I report on the accounts of the charity for the year ended 31 December 2013 which are set out on pages 5 to 5.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act 2011), and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act);
- Follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- State whether particular matters have come to my attention.

Basis of independent examiners' report

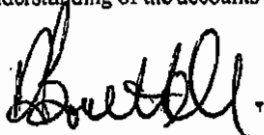
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiners' statement

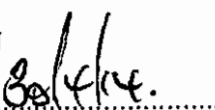
In connection with my examination, no matter has come to my attention,

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act
- have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Keith Bouttell ACA, TEP
Hardcastle Burton LLP
Lake House
Market Hill
Royston
Herts SG8 9JN



Date



THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2013

	2013	2012
RECEIPTS		
RENTS		
Gallops	9,000.00	12,000.00
Rugby Club	500.00	500.00
Golf club	32,500.00	32,500.00
Tennis club	200.00	400.00
Sports club	24,999.96	24,999.96
Emma Bryant	250.00	-
Parkfit	250.00	-
	<u>67,699.96</u>	<u>70,399.96</u>
LETTINGS		
S.Thurston - Fair	625.00	625.00
Circus	1,000.00	500.00
Xmas trees	100.00	200.00
	<u>1,725.00</u>	<u>1,325.00</u>
INVESTMENT		
3.5% War Loan	19.50	19.50
B/S interest	28.72	3.49
Bank interest	64.88	70.52
	<u>113.10</u>	<u>93.51</u>
MISCELLANEOUS		
Development wayleave	16,000.00	-
Grants	-	1,600.00
Phone box sale	-	230.00
Other	-	25.00
Wayleaves	113.06	746.39
	<u>16,113.06</u>	<u>2,601.39</u>
TOTAL RECEIPTS	<u><u>85,651.12</u></u>	<u><u>74,419.86</u></u>
PAYMENTS		
REMUNERATION		
Casual	-	200.00
Clerk	9,600.00	7,600.00
	<u>9,600.00</u>	<u>7,800.00</u>
ADMINISTRATION		
Rent	36.00	-
Advertising	127.44	118.08
Insurance	4,223.28	5,380.00
Travel	150.68	165.89
Stationery & phone	783.72	800.35
Legal & professional fees	5,839.00	3,196.92
Accountancy advice & assistance	-	204.00
Examiners fee	690.00	594.00
	<u>11,850.12</u>	<u>10,459.24</u>
CHARITABLE SUPPORT		
Grants paid	3,400.00	11,150.00
Sports activities	7,660.00	7,660.00
	<u>11,060.00</u>	<u>18,810.00</u>
WORKS		
Scrub clearance & grass cutting	18,828.40	21,105.20
Site management	5,276.89	5,077.94
Repairs & renewals	-	-
	<u>24,105.29</u>	<u>26,183.14</u>
TOTAL PAYMENTS	<u><u>56,615.41</u></u>	<u><u>63,252.38</u></u>
Excess receipts	<u><u>29,035.71</u></u>	<u><u>11,167.48</u></u>

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens

CASH ASSETS AT YEAR END

2012			2013
557.37	3.5% War Loan:	Nominal	557.37
511.16		Market value	448.91

RECONCILIATION

Opening balances at 01.01.13

Closing balances at 31.12.12

145,507.22	Bank	114,514.21
	Less: Unpresented cheques	0.00
	Add: Outstanding receipts	0.00
<u>145,507.22</u>		<u>114,514.21</u>
1,272.77	Building Society	61,301.49
	Excess Receipts	-29,035.71
<u><u>146,779.99</u></u>		<u><u>146,779.99</u></u>

Signed: *M. Weatherhead*

Date: 9th April 2014

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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens
Financial statements for the Year ended 31 December 2014

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Charity Information
for the Year Ended 31 December 2014

TRUSTEES:

Rev R Morgan
J King
M Weatherhead
M Gregorios
P Franks (Resigned 04/02/2014)
S Pearce (Appointed 13/02/2014, Resigned 15/10/2014)
N Guttridge (Appointed 13/02/2014)
R Law (Appointed 13/02/2014)

CLERK:

D Smith

REGISTERED OFFICE:

6 Willow Close
Reed
Royston
Herts
SG8 8BA

CHARITY NUMBER:

277881

INDEPENDENT EXAMINERS:

Hardcastle Burton LLP
Chartered Accountants
Lake House
Market Hill
Royston
Herts SG8 9JN

THE CONSERVATORS OF THERFIELD HEATH AND GREENS

THE THERFIELD REGULATION – REGISTERED CHARITY NO. 277881

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2014

The Conservators in Office during the year, and their appointing bodies were:-

Mark Weatherhead	(Chairman)	Inhabitant Ratepayers
Robert Law	Appointed 13 2 2014	Commoners
John King		Commoners
Susan Pearce	Appointed 13 2 2014 resigned 15 10 2015	Commoners
Richard Morgan	(Rector)	Therfield Parish Church
Margaret Gregorios		Inhabitant Ratepayers
Peter Franks	Resigned 4 2 2014	Inhabitant Ratepayers
Neil Guttridge	Appointed 13 2 2014	Inhabitant Ratepayers

6 Conservators, elected by Commoners (stintholders, people with rights of common) and Ratepayers, serve for three years and therefore one of each retires each year, in rotation. Plus the Rector of Therfield. The Annual General Meetings are held in February. Full Conservators' meetings are held every quarter year.

Objects, Organisation and Activities

The charity is established to manage one of the last surviving pieces of natural chalk/grass downland in the Chilterns, for the benefit of the general public, naturalists, archaeologists and sports enthusiasts. The site comprising some 420 acres, is maintained by rotational sheep grazing and is designated a Site of Special Scientific Interest (SSSI). It consists mainly of open grass downland with tree fringes and includes a golf course, football, cricket, hockey and rugby pitches – and an indoor sports centre. There are major archaeological monuments in the form of burial tumuli of the Neolithic and Bronze Ages and rare species of both plants and insects. The site is also home to a national racehorse training complex, and practice gallops are in frequent use. The Conservators also own and have responsibility for seven village greens in the vicinity.

Review of progress and achievements

Income is derived from rentals charged to the various tenants i.e., Royston Golf Club Ltd., The Heath Sports Centre and The Gallops, plus ad hoc hiring charges to funfairs, circuses and the like. Natural England guide the management of the site and their professional monitoring of important flora and fauna provide the basis for ongoing conservation activities. The Trustees have entered into a Higher Level Stewardship agreement with Natural England which will provide income for agreed work carried out on the site. The Trustees are working towards obtaining outline planning permission on a small detached area of the site. Net income from any sale would be reinvested in the site.

Finances

The attached financial statements show the current state of the finances which the Conservators consider to be sound. Budgets are allocated to all management activities and are monitored on a monthly basis. Twice yearly a Conservation Joint Advisory Committee meeting is held, which is open to all the Tenants, Statutory Bodies, Interest Groups and invited individuals, and they involve the local District Council. The Charity banks with Barclays Bank and the Saffron Walden Herts and Essex Building Society, both in Royston. Accountants are Hardcastle Burton LLP of the same town.

Therfield Regulation Trust
The Conservators Of Therfield Heath & Greens

Report of the Independent Examiners
Year ended 31 December 2014

I report on the accounts of the charity for the year ended 31 December 2014 which are set out on pages 5 to 5.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act 2011), and that an independent examination is needed.

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Basis of independent examiners' report

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Independent examiners' statement

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- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Keith Bouttell ACA, TEP
Hardcastle Burton LLP
Lake House
Market Hill
Royston
Herts SG8 9JN



Date

20th May 2015

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2014

	2014	2013
<u>RECEIPTS</u>		
RENTS		
Gallops	15,000.00	9,000.00
Rugby Club	500.00	500.00
Golf club	32,500.00	32,500.00
Tennis club	350.00	200.00
Sports club	25,024.96	24,999.96
Emma Bryant	600.00	250.00
Parkfit	600.00	250.00
	<u>74,574.96</u>	<u>67,699.96</u>
LETTINGS		
S.Thurston - Fair	625.00	625.00
Circus	500.00	1,000.00
Xmas trees	125.00	100.00
	<u>1,250.00</u>	<u>1,725.00</u>
INVESTMENT		
3.5% War Loan	19.50	19.50
B/S Interest	88.67	28.72
Bank interest	46.13	64.88
	<u>154.30</u>	<u>113.10</u>
MISCELLANEOUS		
Development wayleave	-	16,000.00
Grants	50.00	-
NE HLS Income	2,141.00	-
Other	-	-
Wayleaves	116.53	113.06
	<u>2,307.53</u>	<u>16,113.06</u>
TOTAL RECEIPTS	<u>78,286.79</u>	<u>85,651.12</u>
<u>PAYMENTS</u>		
REMUNERATION		
Casual	-	-
Clerk	9,825.00	9,600.00
	<u>9,825.00</u>	<u>9,600.00</u>
ADMINISTRATION		
Rent	36.00	36.00
Advertising	729.95	127.44
Insurance	6,258.36	4,223.28
Travel	93.15	150.68
Stationery & phone	933.37	783.72
Legal & professional fees	7,441.52	5,839.00
Other	200.00	-
Examiners fee	702.00	690.00
	<u>16,394.35</u>	<u>11,850.12</u>
CHARITABLE SUPPORT		
Grants paid	9,500.00	3,400.00
Sports activities	8,190.40	7,660.00
	<u>17,690.40</u>	<u>11,060.00</u>
WORKS		
Scrub clearance & grass cutting	35,019.60	18,828.40
Site management	5,541.05	5,276.89
Repairs & renewals	-	-
	<u>40,560.65</u>	<u>24,105.29</u>
TOTAL PAYMENTS	<u>84,470.40</u>	<u>56,615.41</u>
Excess receipts/(payments)	<u>- 6,183.61</u>	<u>29,035.71</u>

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens

CASH ASSETS AT YEAR END

2013			2014
557.37	3.5% War Loan:	Nominal	557.37
448.91		Market value	560.55

RECONCILIATION

Opening balances at 01.01.14

Closing balances at 31.12.14

114,514.21	Bank	78,241.93
	Less: Unpresented cheques	0.00
	Add: Outstanding receipts	0.00
<u>114,514.21</u>		<u>78,241.93</u>
61,301.49	Building Society	91,390.16
	Excess Payments	6,183.61
<u><u>175,815.70</u></u>		<u><u>175,815.70</u></u>

Signed: M. Ward - Chairman

Date: 18th May 2015

HB
OFFICE
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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens
Financial statements for the Year ended 31 December 2015

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

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Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Charity Information
for the Year Ended 31 December 2015

TRUSTEES:	Rev R Morgan J King M Weatherhead M Gregorios E W Faure-Walker N Guttridge R Law (resigned 18/06/15)
CLERK:	D Smith
REGISTERED OFFICE:	6 Willow Close Reed Royston Herts SG8 8BA
CHARITY NUMBER:	277881
INDEPENDENT EXAMINERS:	Hardcastle Burton LLP Chartered Accountants Lake House Market Hill Royston Herts SG8 9JN

THE CONSERVATORS OF THERFIELD HEATH AND GREENS

THE THERFIELD REGULATION -- REGISTERED CHARITY NO. 277881

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2015

The Conservators in Office during the year, and their appointing bodies were:-

Mark Weatherhead	(Chairman)	Inhabitant Ratepayers
Robert Law	Resigned 18 6 2015	Commoners
John King		Commoners
Edward Faure-Walker		Commoners
Richard Morgan	(Rector)	Therfield Parish Church
Margaret Gregorios		Inhabitant Ratepayers
Neil Guttridge		Inhabitant Ratepayers

6 Conservators, elected by Commoners (stintholders, people with rights of common) and Inhabitant Ratepayers of Royston Special Drainage District, serve for three years and therefore one of each retires each year, in rotation. Plus the Rector of Therfield. The Annual General Meetings are held in February. Full Conservators' meetings are held every quarter year.

Objects, Organisation and Activities

The charity is established to manage one of the last surviving pieces of natural chalk/grass downland in the Chilterns, for the benefit of the general public, naturalists, archaeologists and sports enthusiasts. The site comprising some 420 acres, is maintained by rotational sheep grazing and is designated a Site of Special Scientific Interest (SSSI). It consists mainly of open grass downland with tree fringes and includes a golf course, football, cricket, hockey and rugby pitches – and an indoor sports centre. There are major archaeological monuments in the form of burial tumuli of the Neolithic and Bronze Ages and rare species of both plants and insects. The site is also home to a racehorse training complex, and practice gallops are in frequent use. The Conservators also own and have responsibility for seven village greens in Therfield and the vicinity .

Review of progress and achievements

Income is derived from rentals charged to the various tenants i.e., Royston Golf Club Ltd., The Heath Sports Centre, Royston Rugby Club, Royston Archery Club, Royston Runners and John Jenkins Racing plus ad hoc hiring charges to funfairs, circuses and the like. Natural England guide the management of the site and their professional monitoring of important flora and fauna provide the basis for ongoing conservation activities. The Trustees have entered into a Higher Level Stewardship agreement with Natural England which will provide some income for agreed work carried out on the site. The Trustees are working towards obtaining outline planning permission on a small detached area of the site. Net income from any sale would be reinvested in the site.

Finances

The attached financial statements show the current state of the finances which the Conservators consider to be sound. Budgets are allocated to all management activities and are monitored on a monthly basis. Twice yearly a Conservation Joint Advisory Committee meeting is held, which is open to all the Tenants, Statutory Bodies, Interest Groups and invited individuals, and they involve the local District Council. The Charity banks with Barclays Bank and the Saffron Walden Herts and Essex Building Society, both in Royston. Accountants are Hardcastle Burton LLP of the same town.

Therfield Regulation Trust
The Conservators Of Therfield Heath & Greens

Report of the Independent Examiners
Year ended 31 December 2015

I report on the accounts of the charity for the year ended 31 December 2015 which are set out on pages 4 to 5.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act 2011), and that an independent examination is needed.

It is my responsibility to:

Financial statements for the Year ended 31 December 2015

- Examine the accounts (under section 145 of the 2011 Act);
- Follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- State whether particular matters have come to my attention.

Basis of independent examiners' report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with my examination, no matter has come to my attention,

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements:
- to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act
- have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Keith Bouttell ACA, TEP
Hardcastle Burton LLP
Lake House
Market Hill
Royston
Herts SG8 9JN



Date

24 May 2016

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2015

	2015	2014
<u>RECEIPTS</u>		
RENTS		
Gallops	12,000.00	15,000.00
Rugby Club	437.51	500.00
Golf club	32,651.00	32,500.00
Tennis club	166.67	350.00
Sports club	27,185.98	25,024.96
Emma Bryant	541.69	600.00
Parkfit	541.69	600.00
Royston runners rent	100.00	0.00
	<u>73,624.54</u>	<u>74,574.96</u>
LETTINGS		
S.Thurston - Fair	625.00	625.00
Circus	-	500.00
Xmas trees	125.00	125.00
	<u>750.00</u>	<u>1,250.00</u>
INVESTMENT		
3.5% War Loan	5.25	19.50
B/S Interest	91.39	88.67
Bank Interest	32.65	46.13
	<u>129.29</u>	<u>154.30</u>
MISCELLANEOUS		
Grants	-	50.00
NE HLS Income	4,840.09	2,141.00
Other	557.37	-
Wayleaves	120.51	116.53
	<u>5,517.97</u>	<u>2,307.53</u>
TOTAL RECEIPTS	<u><u>80,021.80</u></u>	<u><u>78,286.79</u></u>
<u>PAYMENTS</u>		
REMUNERATION		
Clerk	10,259.86	9,825.00
	<u>10,259.86</u>	<u>9,825.00</u>
ADMINISTRATION		
Rent	30.00	36.00
Advertising	460.32	729.95
Insurance	6,318.32	6,258.36
Travel	173.55	93.15
Stationery & phone	575.58	933.37
Legal & professional fees	4,109.50	7,441.52
Other	562.35	200.00
Examiners fee	1,790.00	702.00
	<u>14,019.62</u>	<u>16,394.35</u>
CHARITABLE SUPPORT		
Grants paid	2,345.00	9,500.00
Sports activities	8,138.81	8,190.40
	<u>10,483.81</u>	<u>17,690.40</u>
WORKS		
Scrub clearance & grass cutting	38,370.17	35,019.60
Site management	4,214.00	5,541.05
Digger hire	1,080.00	-
Repairs & renewals	11,864.00	-
	<u>55,528.17</u>	<u>40,560.65</u>
TOTAL PAYMENTS	<u><u>90,291.46</u></u>	<u><u>84,470.40</u></u>
Excess receipts/(payments)	<u><u>- 10,269.66</u></u>	<u><u>- 6,183.61</u></u>

CASH ASSETS AT YEAR END

LIABILITIES AT YEAR END

RECONCILIATION

169,632.09

HB
OFFICE
COPY

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Financial statements for the Year ended 31 December 2016

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Contents of the Financial Statements
Financial statements for the Year ended 31 December 2016

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Receipts and Payments Account	4
Cash Assets at Year End	5

Therfield Regulation Trust
The Conservators of Therfield Heath & Greens

Charity Information
for the Year Ended 31 December 2016

TRUSTEES:	Rev R Morgan J King M Weatherhead M Gregorios E W Faure-Walker N Guttridge C Combe
CLERK:	D Smith
REGISTERED OFFICE:	6 Willow Close Reed Royston Herts SG8 8BA
CHARITY NUMBER:	277881
INDEPENDENT EXAMINERS:	Hardcastle Burton LLP Chartered Accountants Lake House Market Hill Royston Herts SG8 9JN

THE CONSERVATORS OF THERFIELD HEATH AND GREENS

THE THERFIELD REGULATION – REGISTERED CHARITY NO. 277881

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2016

The Conservators in Office during the year, and their appointing bodies were:-

Mark Weatherhead	(Chairman)	Lord of the Manor of Therfield
Cynthia Combe		Ratepayers
John King		Commoners
Edward Faure-Walker		Commoners
Richard Morgan	(By office as Rector)	Therfield Parish Church
Margaret Gregorios		Ratepayers
Neil Guttridge		Ratepayers

6 Conservators, 3 elected by Commoners (stintholders, people with rights of common),

And 3 elected by the persons resident in the special drainage district for Royston who are registered as local government electors in the register of electors in accordance with the Representation of the People Act 1983 (3)", serve for three years and therefore one of each retires each year, in rotation. Plus the Rector of Therfield and the Lord of the manor of Therfield. The Annual General Meetings are held in February. Full Conservators' meetings are held every quarter year.

Objects, Organisation and Activities

The charity is established to manage one of the last surviving pieces of natural chalk/grass downland in the Chilterns, for the benefit of the general public, naturalists, archaeologists and sports enthusiasts. The site comprising some 420 acres, is maintained by rotational sheep grazing and is designated a Site of Special Scientific Interest (SSSI). It consists mainly of open grass downland with tree fringes and includes a golf course, football, cricket, hockey and rugby pitches – and an indoor sports centre. There are major archaeological monuments in the form of burial tumuli of the Neolithic and Bronze Ages and rare species of both plants and insects. The site is also home to a racehorse training complex, and practice gallops are in frequent use. The Conservators also own and have responsibility for seven village greens in Therfield and the vicinity.

Review of progress and achievements

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Finances

The attached financial statements show the current state of the finances which the Conservators consider to be sound. Budgets are allocated to all management activities and are monitored on a monthly basis. Twice yearly a Conservation Joint Advisory Committee meeting is held, which is open to all the Tenants, Statutory Bodies, Interest Groups and invited individuals, and they involve the local District Council. The Charity banks with Barclays Bank and the Saffron Walden Herts and Essex Building Society, both in Royston. Accountants are Hardcastle Burton LLP of the same town.

Therfield Regulation Trust
The Conservators Of Therfield Heath & Greens

Report of the Independent Examiners
Year ended 31 December 2016

I report on the accounts of the charity for the year ended 31 December 2016 which are set out on pages 4 to 5.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act 2011), and that an independent examination is needed.

It is my responsibility to:

Financial statements for the Year ended 31 December 2016

- Examine the accounts (under section 145 of the 2011 Act);
- Follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- State whether particular matters have come to my attention.

Basis of independent examiners' report

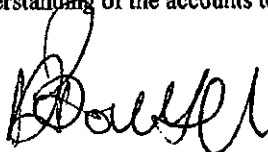
My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with my examination, no matter has come to my attention,

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Keith Bouttell ACA, TEP
Hardcastle Burton LLP
Lake House
Market Hill
Royston
Herts SG8 9JN



Date 22/6/17

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2016

	2016	2015
RECEIPTS		
RENTS		
Gallops	9,060.00	12,000.00
Rugby club	1,312.51	437.51
Golf club	24,375.00	32,651.00
Tennis club	166.67	166.67
Sports club	24,999.96	27,185.98
Emma Bryant	166.68	541.69
Parkfit	500.04	541.69
Royston Youth FC	833.33	-
Therfield & Kelshall Sports	41.67	-
Royston runners rent	-	100.00
	<u>61,455.86</u>	<u>73,624.54</u>
LETTINGS		
S.Thurston - Fair	925.00	625.00
Circus	420.83	-
Xmas trees	208.33	125.00
	<u>1,554.16</u>	<u>750.00</u>
INVESTMENT		
3.5% War Loan	-	5.25
B/S interest	91.48	91.39
Bank interest	34.80	32.65
	<u>126.28</u>	<u>129.29</u>
MISCELLANEOUS		
Grants	1,202.50	-
NE HLS/RPA Income	1,332.73	4,840.09
Other	2,395.61	557.37
Wayleaves	122.50	120.51
	<u>5,053.34</u>	<u>5,517.97</u>
TOTAL RECEIPTS	<u>68,189.64</u>	<u>80,021.80</u>
PAYMENTS		
REMUNERATION		
Clerk	10,815.48	10,259.86
	<u>10,815.48</u>	<u>10,259.86</u>
ADMINISTRATION		
Rent	148.00	30.00
Advertising	468.00	460.32
Insurance	-	6,318.32
Travel	176.50	173.55
Stationery & phone	1,753.18	575.58
Legal & professional fees	-	4,109.50
Other	121.54	562.35
Briary Lane costs	12,380.17	-
Examiners fee	1,050.00	1,790.00
	<u>16,097.39</u>	<u>14,019.62</u>
CHARITABLE SUPPORT		
Grants paid	4,135.00	2,345.00
Sports activities	441.96	8,138.81
	<u>4,576.96</u>	<u>10,483.81</u>
WORKS		
Scrub clearance & grass cutting	28,027.13	38,370.17
Site management	2,123.00	4,214.00
Digger hire	572.66	1,080.00
Repairs & renewals	1,232.00	11,864.00
	<u>31,954.79</u>	<u>55,528.17</u>
TOTAL PAYMENTS	<u>63,444.62</u>	<u>90,291.46</u>
Excess receipts/(payments)	<u>4,745.02</u>	<u>- 10,269.66</u>

THERFIELD REGULATION TRUST
The Conservators of Therfield Heath & Greens

CASH ASSETS AT YEAR END

2015		2016
0.00	3.5% War Loan: Nominal	0.00
0.00	Market value	0.00

LIABILITIES AT YEAR END


Current Liabilities	
VAT	-1,827.43

RECONCILIATION

Opening balances at 01.01.16

Closing balances at 31.12.16

70,332.79	Bank	74,361.85
	Less: Unpresented cheques	0.00
	Add: Outstanding receipts	0.00
<u>70,332.79</u>		<u>74,361.85</u>
91,481.55	Building Society	91,573.03
- 2,451.91	Current Liabilities	-1,827.43
	(Surplus)/deficit for year	-4,745.02
<u><u>159,362.43</u></u>		<u><u>159,362.43</u></u>

Signed: 

Date: 22nd June 2017

Ashwell

Introduction

- 13.4 Ashwell is the northernmost parish in the District (and county). The village of Ashwell has a relatively good range of facilities. At the 2011 census the population of the parish was 1,870, and there were 841 dwellings in the parish. Apart from the village the parish also includes a wide tract of countryside and some scattered farms.

Role in settlement hierarchy

- 13.5 Ashwell is identified as a Category A village. A development boundary is shown on the Proposals Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Ashwell's development needs during this Plan period.

Heritage

- 13.6 Ashwell has one conservation area, covering much of the central part of the village, and numerous listed buildings. The parish church of St Mary is Grade I listed. To the north of the village the grounds of Ashwell Bury are designated as a historic park and garden. To the south-west of the village lies the Arbury Banks Scheduled Ancient Monument.

Housing

- 13.7 One housing site is identified in Ashwell for 33 new homes. 62 further homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific criteria	Dwelling estimate
AS1	Land west of Claybush Road <ul style="list-style-type: none">Provision of pedestrian access into the village;Sensitive design and layout required in terms of ridge line and setting within landscape, additional planting required on the east and west boundaries to improve views from Arbury Banks and screen properties on Claybush Road;Heritage Impact Assessment required informing design and layout at southern extent of site to respect setting of Arbury Banks Scheduled Ancient Monument and the views of St Marys Church; andProvide archaeological survey prior to development.	33 homes
Total allocated sites		33 homes
Completions and permissions		62 homes
Total allocated, completed and permitted		95 homes

Economy

- 13.8 The facilities of Ashwell are designated as a Local Centre under policy SP4, Town and Local Centres. The extent of the neighbourhood centre is shown on a map in

Baldock

Introduction

- 13.13 Baldock is a market town near the source of the River Ivel. It lies on the site of a Roman town which stood at the junction of the Icknield Way and the Roman roads to Godmanchester, Braughing, and St Albans. The site of the Roman town appears to have been abandoned after the Roman withdrawal; the modern town was founded by the Knights Templar in the twelfth century on an area of land which formerly belonged to Weston. A parish was created for the new town which covered a relatively small area. The town's original parish boundaries were Icknield Way to the north, Station Road / Clothall Road to the east, South Road / Crabtree Lane to the south and Weston Way / Norton Road to the west. Baldock has since grown beyond those medieval boundaries to take in areas which formerly belonged to Norton, Bygrave, Clothall, Weston and Willian.
- 13.14 Hitchin, Letchworth Garden City and Baldock lie very close to each other and have strong relationships linking them in terms of housing markets and job movements. That said, each town retains a distinct identity of its own. The needs for development arising from the three towns are comparatively high, but the gaps separating the towns are small and of great importance if the town's urban areas and identities are to be kept distinct. Managing growth in this relatively developed part of the District whilst allowing each town to retain its identity is one of the challenges to be addressed.
- 13.15 At the 2011 census the population of Baldock (defined as the unparished area) was 10,280, and there were 4,491 dwellings in the town.

Role in settlement hierarchy

- 13.16 Baldock is classed as a town in Policy SP2: Settlement Hierarchy. A boundary for the town is shown on the Proposals Map. Land beyond this boundary is classed as Green Belt.

Heritage

- 13.17 Baldock has one conservation area, covering the town centre and older parts of the town. Most of the town's listed buildings are on one of the four streets radiating from the Town Hall crossroads: Hitchin Street, Church Street, Whitehorse Street and High Street. The parish church of St Mary is a Grade I listed building.
- 13.18 Baldock also has an important history as a Roman settlement, which was centred on Walls Field to the east of the town centre, which is a scheduled ancient monument. A large area around this is also of archaeological significance.

Housing

- 13.19 8 housing sites are allocated in and around Baldock. These will deliver an estimated 3,436 new homes (3,136 during the plan period to 2031). A further 154 new homes have been built or granted planning permission since the start of the plan period in 2011.

Ref	Strategic Housing Sites	Dwelling estimate
BA1	Land North of Baldock (<i>see Policy SP14</i>)	2,800 homes
Ref	Local Housing Allocations and site specific criteria	Dwelling estimate
BA2	Land west of Clothall Road (Clothall parish)	200 homes
	<ul style="list-style-type: none"> • Creation of appropriate, defensible Green Belt boundary along south-western perimeter of site; • Appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces; • Proposals to be informed by a site-specific landscape assessment; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon Weston Hills Local Wildlife Site; • Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and • Archaeological survey to be completed prior to development. 	
BA3	Land south of Clothall Common (Clothall parish)	200 homes
	<ul style="list-style-type: none"> • Deliver, in combination with Site BA4, a southern link road connecting Wallington Road to B656 Royston Road; • Site layout to take account of existing wastewater infrastructure; • Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need; • Appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces; • Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor along northern perimeter of site; • Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SuDS approach; • Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution; • Proposals to be informed by a site-specific landscape assessment; • Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and 	

	<ul style="list-style-type: none"> Archaeological survey to be completed prior to development. 	
BA4	Land east of Clothall Common (part in Clothall parish)	95 homes
	<ul style="list-style-type: none"> Deliver, in combination with Site BA3, a southern link road connecting Wallington Road to B656 Royston Road Site layout to take account of existing wastewater infrastructure Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SuDS approach; Proposals to be informed by a site-specific landscape assessment; Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution Archaeological survey to be completed prior to development. 	
BA5	Land off Yeomanry Drive	25 homes
	<ul style="list-style-type: none"> Site layout to take account of existing wastewater infrastructure; Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SuDS approach; Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution; Appropriate treatment of south-eastern and south-western boundaries to maintain access to, and integrity of, Footpath Baldock 036; Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and Archaeological survey to be completed prior to development. 	
BA6	Land at Icknield Way	26 homes
	<ul style="list-style-type: none"> Site layout to take account of existing wastewater infrastructure Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution; Investigate and provide adequate mitigation measures/remediation for contamination where identified from previous employment use; Incorporate footpath Baldock 001 through the site Archaeological survey to be completed prior to development; Adequate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; and Sensitive design to respect setting of Baldock Conservation Area. 	
BA7	Land rear of Clare Crescent	20 homes

	<ul style="list-style-type: none"> Archaeological survey to be completed prior to development; Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution. 	
BA11	Deans Yard, South Road	20 homes
	<ul style="list-style-type: none"> Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and Archaeological survey to be completed prior to development; Sensitive design to enhance the setting of Building of Local Interest; Investigate and provide adequate mitigation measures/remediation for contamination associated with previous use. 	
Total allocated sites*		3,386 homes
Completions and permissions		204 homes
Total allocated, completed and permitted 2011-2031*		3,290 homes

* Land North of Baldock is allocated for 2,800 homes in total with 2,500 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031

Economy

- 13.20 The town's current employment areas are relatively modest. In part this is due to the town's close proximity to the major employment area east of Letchworth Garden City. This Plan proposes extending the current small employment area on Royston Road into a larger business park to take advantage of the good location close to the junction with the bypass and within reasonably close proximity of the railway station and town centre.
- 13.21 In order to help deliver additional local jobs in the District in combination with residential development over the plan period, policy SP3 identifies that 19.6 hectares of employment land should be allocated at Baldock. Given the site's location adjacent to the A505 it provides an ideal location for employment development and it is considered this will allow for future growth over the plan period.

Royston

Introduction

- 13.282 Royston lies in a shallow bowl set in the East Anglian Heights chalk escarpment, overlooking and bounded by the Cambridgeshire Plain to the north. At the time of the 2011 census the town had a population of 15,781 and there were 6,800 dwellings in the town. Development of the town has tended to be informed by the busy roads running through and around the town and the Cambridge to London railway line which bisects the town.
- 13.283 The town historically straddled Hertfordshire and Cambridgeshire; the original county boundary was Icknield Way. The town did not exist at the time of the Domesday Book. Instead it appears to have been founded in the medieval period and did not become a separate parish until 1540. Prior to that it straddled the parishes of Barkway, Reed and Therfield (in Hertfordshire) and Melbourn and Bassingbourn (in Cambridgeshire). The boundary was last changed as recently as 1989 after the construction of the A505 bypass.
- 13.284 On the south-western edge of Royston is Therfield Heath, which forms an important open heathland. As well as providing open space for the town it is a rare chalk grassland habitat, and is protected as a Site of Special Scientific Interest and a Local Nature Reserve. Therfield Heath is also recognised for its historic and archaeological importance.

Role in settlement hierarchy

- 13.285 Royston is the third largest of the four towns in North Hertfordshire when measured by population. The relative isolation of the town means that it plays an important service role for many of the surrounding villages in both Hertfordshire and Cambridgeshire. A settlement boundary is defined for the town (shown on the Proposals Map) within which additional development will be allowed.

Heritage

- 13.286 The town grew up around the crossroads of Icknield Way and Ermine Street, although the market place is not at the crossroads itself but to the south-east. One theory as to why the market is not at the crossroads is that Ermine Street originally approached the town from the south-east along Grange Bottom, avoiding the steepest parts of the hill to the south, and that the present line of High Street / London Road is a result of medieval realignments. The town centre is covered by a conservation area.
- 13.287 The parish church of St John's is a Grade I listed building, being originally the church of an Augustinian Priory, becoming the parish church after the dissolution of the monasteries. The Old Palace at 23 Kneesworth Street, 18 Melbourn Street and Royston Cave are also Grade I listed buildings.
- 13.288 Therfield Heath contains Scheduled Ancient Monuments due to the presence of prehistoric barrows. The round barrow cemetery is the largest known example of its type in Hertfordshire, and provides important information on the beliefs and social organisation of early prehistoric communities.

Housing

13.289 Eight sites are allocated in Royston providing a total of more than 1,000 new homes. 663 further homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific criteria	Dwelling estimate
RY1	Land west of Ivy Farm, Baldock Road <ul style="list-style-type: none"> • Appropriate solution for primary education requirements having regard to up-to-date assessments of need and geographical distribution of existing provision; • Retention of Public Right of Way Royston 017 as a green corridor through the site; • Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; • Design to minimise visual impact of the development from Therfield Heath; • Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; • Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; • Address potential surface water flood risk through SuDS or other appropriate solution; • Archaeological survey to be completed prior to development. • Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows). 	279 homes
RY2	Land north of Newmarket Road <ul style="list-style-type: none"> • New vehicular access from the A505; • Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up-to-date assessments of need; • Design to minimise visual and landscape impact, including development limits below the 70 metre contours; • Undertake an ecological survey (including reptiles) due to adjacent habitats and provide mitigation and/ or off-setting measures as necessary. Developer to ensure management of the chalk grassland; • Protect and enhance hedgerows and trees where possible. Retain roadside trees and tree clump along the A505 and Newmarket Road; • Address potential surface water flood risk through SuDS or other appropriate solution; 	330 homes

	<ul style="list-style-type: none"> • Additional wastewater treatment capacity to be provided prior to commencement of development; • Archaeological survey to be completed prior to development. 	
RY4	Land north of Lindsay Close	40 homes
	<ul style="list-style-type: none"> • Access connecting from Old North Road in the west to Burns Road at the east; • Appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces; • Site design and landscaping to mitigate landscape impacts; • Protect and enhance tree belts where possible; • Address existing surface water flood risk through SuDS or other appropriate solution, particularly to the east of the site; • Site layout design to take account of existing wastewater infrastructure; • Undertake a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts and provide mitigation measures where necessary. 	
RY5	Agricultural supplier, Garden Walk	20 homes
	<ul style="list-style-type: none"> • Retain tree belts where possible; • Address surface water flood risk through SuDS or other appropriate solution, particularly along Garden Walk; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation. 	
RY7	Anglian Business Park, Orchard Road	48 homes
	<ul style="list-style-type: none"> • Higher density/flatted development may be achieved given surrounding built form; • Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations; • Address potential surface water flood risk through SuDS or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure. 	
RY8	Land at Lumen Road	14 homes
	<ul style="list-style-type: none"> • Ensure appropriate residential amenity having regard to adjoining employment uses • Design and layout to take account of foul pumping station within proximity to the site ensuring a buffer of 15m from the boundary of 	

	<ul style="list-style-type: none"> proposed occupied buildings; Address potential surface water flood risk through SuDS or other appropriate solution; Site layout designed to take account of existing wastewater infrastructure; Phasing of development to link with Sewage Treatment Works improvements; Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Sensitive design and / or lower density housing where the site affects the setting of the Grade II Listed 21 Mill Road. 	
RY10	Land south of Newmarket Road	300 homes
	<ul style="list-style-type: none"> Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up-to-date assessments of need; Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible; Design and layout to respond to topography; Address potential surface water flood risk through SuDS or other appropriate solution; Archaeological survey to be completed prior to development; Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	
RY11	Land at Barkway Road	18 homes
	<ul style="list-style-type: none"> Sensitive treatment of western boundary to maintain integrity of Bridleway Royston 010 	
Total allocated sites		1,049 homes
Completions and permissions		663 homes
Total allocated, completed and permitted		1,712 homes

Economy

13.290 The economy of Royston is split between the town centre functions and the large employment area to the north of the town although both are covered by the Business Improvement District (BID) area.

13.291 In order to help deliver the additional local jobs estimated to be needed in the District over the plan period, policy SP3 identifies that 10.9 hectares of employment land should be allocated at York Way. The existing employment area is currently thriving feeding off both the Hertfordshire and Cambridge economies, with a wide range of businesses located there including many operations associated with Johnson Matthey.

Mr D Smith
Clerk of The Conservators
Therfield Trust
6 Willow Close
Reed
ROYSTON
SG8 8BA

Ref: GCT/CAS/Lett.012

23 November 2017

Dear Sir

Re: Land at Briary Lane, Royston

We thank you for your instruction to value the above site. Our valuation is carried out on the basis that the Common Land Registration would be exchanged for a similar area of land off New Road at Therfield. We report as follows:-

This report is prepared Mr Graham C Thorne FRICS FCIOB a regulated and registered Valuer with the Royal Institute of Chartered Surveyors who has been in practise for over forty years. Graham Thorne is the principal of Thornes Chartered Surveyors of The Old Pump House, 45 Hill Street, POOLE BH15 1NR. and has acted for numerous land owners, public and private, over the course of his career.

Graham has acted for numerous land owners, public and private over the course of this career and has always personally been involved with the principals both to resolve problems, add value and use his experience and fascination with property to his clients' best advantage.

Situation

The site is situated within one mile of Royston town centre with substantial development having taken place within the immediate proximity over the last thirty years.

The site comprises a reasonably level area of land totalling 0.67 hectares (1.65 acres) which is overgrown and unused with a clump of mainly Sycamore trees to its eastern flank together with old excavations. The site is level adjoining Sun Hill to its northern side but Sun Hill rises to its eastern flank with Echo Hill and The Dell being substantially higher.

Description

The site, at the present time, forms part of Therfield Heath and is presently surrounded by housing on three sides. Briary Lane is an unmade bridleway which divides the site from the main heath whilst giving access to several properties and a farm as well as onto the main heath and car parking.

Planning consent has been granted for the erection of eight dwellings, these being four detached houses and two pairs semi-detached houses.

Valuation

We would value the site, with the current permission and on the above basis, at a figure of £1,400,000 (One Million, Four Hundred Thousand Pounds) as at today's date.

We trust the above information is of sufficient detail but would refer you to our normal valuation parameters at this time and will be in touch accordingly.

Yours faithfully



Graham C Thorne FRICS FCIQB
Chartered Surveyor & RICS Registered Valuer

Enc

EXCLUSIONS AND CONDITIONS OF ENGAGEMENT

1. This valuation report is provided for the stated purpose only and for the sole use of the named client. It will be confidential to the client and his professional advisers and the Valuer will accept no responsibility whatsoever to any other person.
2. Neither the whole nor any part of this valuation nor any reference thereto may be included in any published document, circular or statement nor published in any way without the Valuer's written approval of the form and context in which it may appear.
3. Unless otherwise specifically agreed the value is the 'Market Value' as defined by the Royal Institution of Chartered Surveyors.
4. Unless otherwise stated any plant and machinery is excluded from our valuation.
5. Floor areas are checked against any plans supplied and calculated in accordance with the RICS Code of measuring Practice unless specified otherwise.
6. Site boundaries are identified where possible but will not be checked or verified against any plans, deeds or documents.
7. Unless otherwise stated the report and valuation is made upon the assumption that all mains services are available. We have not carried out any tests upon services to the property and we do not therefore comment upon their condition. No warranty as to condition is either given or implied.
8. The Valuer is under no duty to carry out a building or structural survey nor to inspect those parts of a property which are covered, unexposed or inaccessible, nor to raise boards, move anything, use of moisture detecting meter, nor to arrange for the testing of electrical, heating or other services.
9. In preparing the report, unless otherwise stated by the Valuer the following assumptions are made which the Valuer shall be under no duty to verify:
 - a) That no deleterious or hazardous materials or techniques used in the construction of the property are incorporated;
 - b) That good title will be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
 - c) That the property and its value will be unaffected by any matters which may be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property nor its condition, nor its use nor its intended use, is or will be unlawful.
 - d) That inspection of those parts which are not inspected will neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;
 - e) Unless otherwise stated, that no contaminative or potentially contaminative uses will ever be carried out on this property and that there will be no potential for contamination of the subject property from past or present uses of the property or from any neighbouring property.
 - f) Thornes will value the property on the basis of the instruction and on our standard Terms. If for any reason the client decides to accept a Charge over a property with any lesser legal Title than is set out in the valuation without referring matters back to the Valuer then this action will be deemed to be at the client's risk.
10. No allowance will be made for rights obligations or liabilities arising as a result of the Defective Premises Act 1972.
11. We make no allowance for the possible presence of Radon Gas. Tests by the National Radiological Protection Board have identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. The client shall be advised to seek further advice on this.
12. No allowance is made for the existence of a mortgage or similar financial encumbrance on or over the property except as specifically referred to in the report.
13. No allowance is made for any liability for taxation which may arise on disposal whether actual or notional. No allowance is made for the payment of VAT in any respects.
14. We assume that the owner/occupier has complied with any statutory notices served upon the property.
15. Unless otherwise stated any information received from the Local Authority has been obtained by verbal enquiry only

Complaints Procedure

Any complaints and/or disputes regarding work carried out by Thornes Chartered Surveyors are taken seriously and managed in an understanding manner with conciliation designed to generate resolution. A copy of our Complaints Procedure is available on request



Invoice

Therfield Regulation
6 Willow Close
Reed
Royston
HERTS
SG8 8BA

2 Great North Road, Welwyn,
Herts AL6 0PL

Tel 01438 717175
Fax 01438 840408

enquiries@johnoconner.co.uk
www.johnoconner.co.uk

Invoice No. 56626
Invoice/Tax Date 31/07/2017
Your Order No.
Account Ref THERFIEL

Details

Net Amount Vat Rate Vat Amount

THERFIELD REGULATION
RE. 'GM' CONTRACT - Period from 1st Apr-17to 31st Mar-18

TO: Grass cutting of 'football pitches/ perimeters'
- 2nd quarter (Jul, Aug & Sept 2017)
@ £180/month + VAT

540.00 20.00 108.00



COPY

Total Net Amount 540.00

Vat 108.00

648.00

338

Invoice

Herts & Cambs Ground Maintenance

Invoice No.	Date	Page
INV3305	27/07/2017	1 of 1

Summerhouse Farm
New Road
Melbourn
Herts
SG8 6DL
Phone: 01763 261999
Email: justin@hcgmltd.co.uk
Company Number: 6936328
VAT Reg. Number: 987421972

Bill To:
The Conservators of Therfield Heath Mr David Smith Clerk to the Conservators 6 Willow Close Reed Royston Herts SG8 8BA

Purchase Order No.	Terms

Quantity	Description	Unit Price	Line Total	VAT
1	Monthly litter picking for July 17	£346.67	£346.67	20%
We welcome payments by BACS Nat West Bank Sort Code 60 18 42 Account Number 20572530 Quoting invoice number as your ref Please email office when payment has been processed		Subtotal:	£346.67	
		VAT Total:	£69.33	
		Total:	£416.00	
		Paid To Date:	£0.00	
		Due:	£416.00	

Invoice

Herts & Cambs Ground Maintenance

Invoice No.	Date	Page
INV3354	24/08/2017	1 of 1

Summerhouse Farm
New Road
Melbourn
Hert
SG8 6D

Phone: 01763 26199

Email: justin@hcgmltd.co.uk

Company Number: 693632

VAT Reg. Number: 987421972

Bill To:

The Conservators of Therfield Heath
Mr David Smith
Clerk to the Conservators
6 Willow Close
Reed
Royston
Herts
SG8 8BA

Purchase Order No.	Terms
	Payment on Receipt of Invoice

Quantity	Description	Unit Price	Line Total	VAT
1	Cutting all areas 1, 3, 5 & 7 -	£380.00	£380.00	20%
1	Cut of area on Hay Green	£80.00	£80.00	20%
We welcome payments by BACS Nat West Bank Sort Code 60 18 42 Account Number 20572530 Quoting invoice number as your ref Please email office when payment has been processed		Subtotal:	£460.00	
		VAT Total:	£92.00	
		Total:	£552.00	
		Paid To Date:	£0.00	
		Due:	£552.00	

340



ROYSTON HOCKEY CLUB

UPDATED COST ESTIMATE **(18.10.2017)**

DEVELOPMENT

OF A NEW

SYNTHETIC HOCKEY PITCH WITH TELESCOPIC FLOODLIGHTING

CONTENTS

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Section 1: Pre-Tender Cost Estimate	2 - 3
Section 2: Approved Pitch Layout & Features	4
Section 3: Pre Tender Cost Estimate	5 - 7
Additional Design Features	8

SECTION 1: INTRODUCTION

1.1 INTRODUCTION

Further to the site investigations and design review meeting on Thursday 12th March 2015, Notts Sport have been asked to update designs and costs to incorporate the results of the trial pits and porosity tests completed on the sub-grade and provide revised cost estimates for final approval to Royston Hockey Club.

The full design information is provided in further detail in the accompanying drawing package [NSRHC001b, NSRHC002b and NSRHC003b].

1.2 EXISTING GROUND CONDITIONS

1.1.1 Trial Pit Results

3no. trial pits were taken to add to the 2no. trial pits completed in 2013 and all offered a consistent picture of the depth of turf & topsoil which on average was measured at 100mm under which lies a heavily consolidate chalk/stony sub-grade, ideal for the construction of a synthetic pitch.

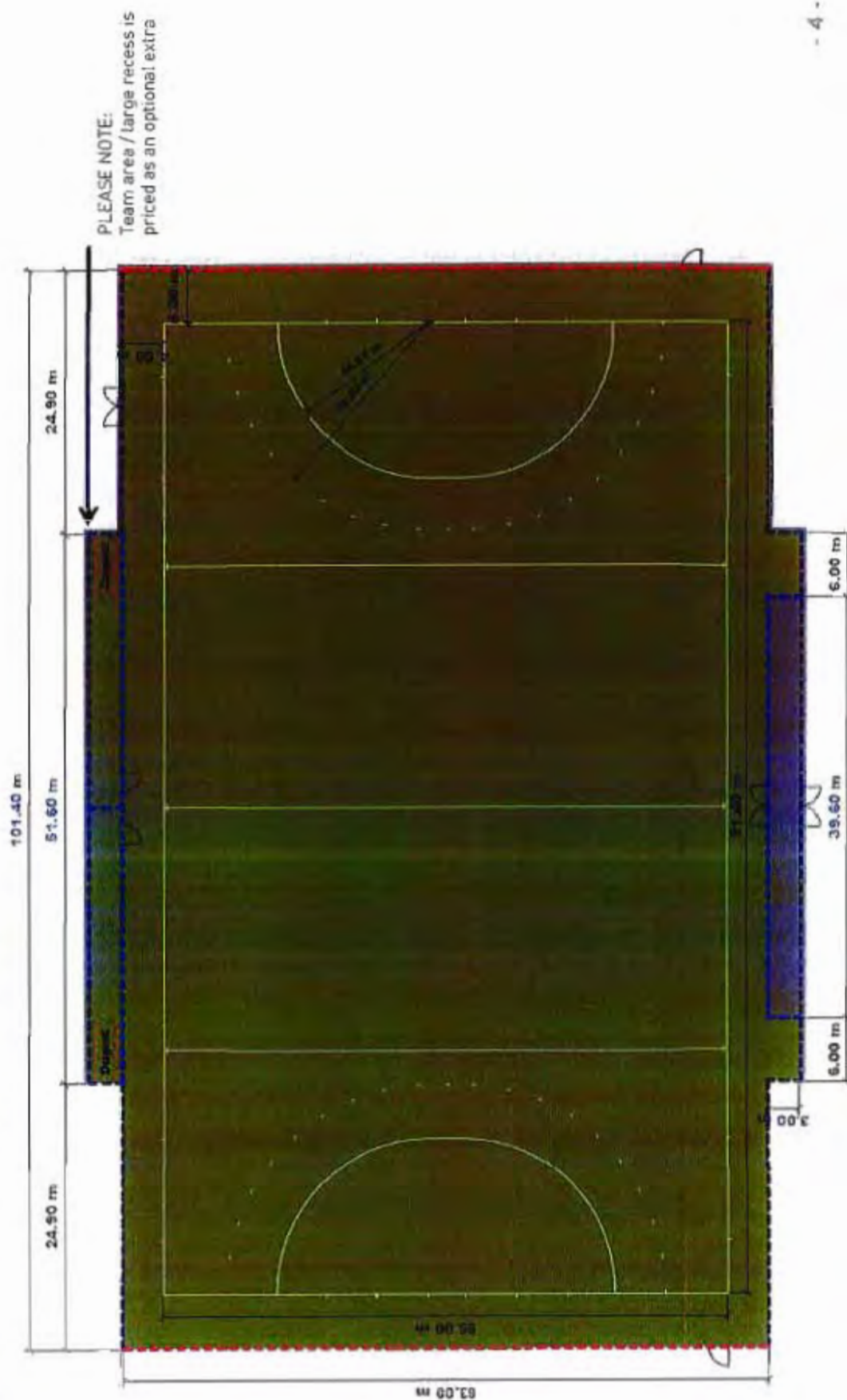


1.1.2 Percolation Testing

Ground porosity testing was completed with a infiltrometer on the 3 trial pit locations as shown numerically on the site map below. Tests showed that the sub-grade was fully porous with an average drainage time of 4 minutes and 10 seconds on each location.



SECTION 2: APPROVED PITCH LAYOUT & FEATURES



SECTION 3: PRE TENDER COST ESTIMATE

3.1 NEW SYNTHETIC TURF PITCH (101.4m x 63.0m + Recesses) – STANDARD / MINIMISED WORKS			
ITEM	DESCRIPTION	QUANTITY	SUM
Preliminaries	<ul style="list-style-type: none"> Contractor's management and supervision costs for the contract period Compliance with contract terms and conditions of contract 	Item	£8,500
Site establishment	Construct temporary access road and compound area as required	Item	£5,000
	Erect temporary steel mesh fencing surrounding the site and compound area	600m linear	
	Erect public safety notices	Item	
	Provide steel storage containers	2no.	
	Provide site office and welfare facilities as required	1no.	
	Maintain safe and secure working environment during the contract period	Item	
Earthworks	Move construction machinery to site	Item	£11,000
	Set out location and dimensions for new facility	1no.	
	Calculate and record construction levels	1no.	
	Strip 100mm average depth turf and topsoil from facility footprint & dispose <u>on site</u>	6543.00sqm	
	Trim, grade and consolidate the exposed sub-grade to construction formation level	6543.00sqm	
Drainage	Commission CBR strength testing to formation level	1no.	£8,000
	Supply and install positive UPVC piped drainage system within facility footprint to consist of:	-	
	Carrier drains to all sides	230m linear	
	Solid twin-wall smooth-bore drain connecting to inspection chamber	5m linear	
	Inspection chamber positioned adjacent lowest corner of facility	1no.	
	Solid twin-wall smooth-bore drain connecting to existing drainage ditch / pond	50m linear	
	Rodding-eyes to all corners of drains	6no.	
	All pipes laid into gravel-filled trenches	285m linear	
	All pipes laid to minimum 1:200 gradient	Item	
	Supply and install proprietary geotextile layer to cover formation level	6388.20sqm	
Geotextile			£6,500

Perimeter edgings	• Supply and install single-line PCC kerb edging stones to define the playing area	380.4m linear	£5,500
Pitch base	• Unbound base	-	£90,000
	• Supply and install unbound granular select lower stone base (min. 150mm thick) to previously grassed areas	6543.00sqm	
	• Supply and install unbound granular select stone blinding (min. 50mm thick)	6543.00sqm	
	• All base aggregates to consist of clean (washed) non-frost susceptible angular graded stone	-	
Performance control layer	• Specialist Shockpad (Football & Hockey specific – FIH compliant)	6424.20sqm	£62,000
Sand Dressed Synthetic grass surface	• Supply & install high quality tufted manufactured sand dressed synthetic grass (Category 2)	6424.20sqm	£160,000
	• Cost includes two return visits during the maturing period to apply further sand dressing into the synthetic grass pile and to groom, tension and brush the surface to aid final settlement	2no.	
Pitch markings	• Supply and install permanent in laid playing lines coloured white for hockey	1 pitch	£2,500
	• Supply and install semi permanent painted playing lines for smaller cross pitches	2 pitches	
Perimeter Fencing	• Supply and install proprietary fencing system to the perimeter of the pitch playing area consisting of:	-	£40,000
	• 4.5m high ROLLED WELDED MESH SYSTEM fencing (200 x 50mm mesh)	126.00m linear	
	• 3.0m high ROLLED WELDED MESH SYSTEM fencing (200 x 50mm mesh)	208.80m linear	
	• 1.2m high ROLLED WELDED MESH SYSTEM fencing (200 x 50mm mesh)	46.00m linear	
	• Weather resistant timber kickboards (200 x 50mm) as necessary	340.00m linear	
	• RHS fence post system	160no.	
	• Double leaf gate	2no.	
	• Single leaf gates	4no.	
	• All steel to be galvanised and powder coated green	Item	

Landscaping and re-instatement	Construct landscaping as required to tie the new facility into adjacent natural ground	Item	£4,500
	Deposit all other arisings within the site boundaries	Item	
	Mow, weedkill and if necessary seed all additional surrounding areas in new land footprint	2000.00sqm	
	Repair any surrounding areas affected by the works	Item	
	Remove contractor's compound, temporary fencing and haulage track	Item	
TOTAL			£403,500 + VAT

Contingency	5% of contract sum designed to be used only to cover unforeseen & additional works during construction period	Item	£20,175
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N.B. - Please note that total cost includes complete Notts Sport® Design & Advisory service as detailed in the enclosed information and that the attached designs are not the extent of the options available to you, merely an accurate cost estimate of constructions/designs that have been proven to meet the requirements of Royston Hockey Club.

ITEM	DESCRIPTION	QUANTITY	SUM
Retractable & Telescopic Floodlighting	350LUX Floodlighting System with telescopic masts to all recognised and accepted hockey performance standards	Sum	£110,000
	Full information to follow as further detail is available	-	

3.3 ADDITIONAL DESIGN FEATURES

ITEM	DESCRIPTION	QUANTITY	SUM
Team Recess / Dug Out Area	• To create team warm up areas / recesses outside of the TPA to house sports equipment with fencing extended to encompass alcoves within overall fenced facility.	154.8sqm	£10,500
	• Supply and install entire area to meet construction / design proposed for synthetic pitch (as described above)		
	• Supply and install 1.2m high fencing to separate the recess from main pitch as shown in Section 2 and as per drawing NSRHC002b	54.60m linear	
	• Supply and erect new high quality freestanding goals to include:	-	£10,000
Sports equipment	• 2 sets of hockey goals	4no.	
	• 2 heavy duty dug-outs	2no.	
	• All goals to be of aluminium construction and supplied with pneumatic wheel tyre units (where appropriate) nets and anchoring devices (to satisfy health & safety requirements)	-	
	• Hard standing sprayed porous concrete strip running around full pitch perimeter to provide barrier to prevent weed and grass growth into the pitch footprint and improve ease of mowing	165sqm	£3,500
Dividing Net	• Supply and install 150mm width treated "BaCement" trench to full pitch perimeter		
	• Supply and install 65m long dividing net to enable the larger pitch to be split into two separate teaching/coaching areas	1no.	£2,900
Site furniture	• Supply and install boot wipers	2no.	£800
	• Supply and install user-rules signboards	2no.	
Concrete Spectator Stand Base	• Supply & install reinforced 10m x 4m x 175mm hard standing concrete slab sized sufficiently to house 1no. 70 seat spectator stand (stand to be installed at a later date)	-	£4,500
	• To create access path from existing car park (58.70 x 2.5m) leading to proposed grandstand	146.54sqm	£9,500
Access Path	• Supply and install open textured macadam surfacing with MOT1 sub-base, single line kerb edge and extended perimeter fencing		

NORTH HERTFORDSHIRE DISTRICT COUNCIL



Town and Country Planning Acts

DECISION NOTICE

Correspondence Address:

Mr S Gourd
2 Blake Close
Hertfordshire
SG8 5UX

Applicant:

Mr S Gourd

PARTICULARS OF DEVELOPMENT

Application: 14/01875/1
Proposal: All weather hockey pitch with fencing
Location: Heath Sports Club, Baldock Road, Royston, SG8 5BG
Approved Plan Nos: NSRHC001; 002; 003; 004c

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 04/08/2014 subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
- 3 Prior to the completion of development the public footpath issue shall be resolved. The footpaths should be diverted (by an application to North Hertfordshire District Council or by a Highways Act diversion) or the footpaths should be accessible to the public at all times. If prior to commencement of work on site the footpaths have not been diverted or an application has not been received by North Hertfordshire District Council for the footpath diversion then during construction a 3m wide surfaced footpath should be maintained at all times creating a corridor with heras fencing to

maintain safe access for the user groups. If the footpaths are not diverted by the completion of the development hereby approved then gates would need to be installed in the fencing at the entry and exit points of the footpaths and these will need to remain open at all times.

Reason: To ensure that public footpaths no. 6 and no. 7 are not obstructed at any time and are kept open to the public at all times.

- 4 The use of the all weather sports pitch hereby approved shall be restricted to between the hours of 9.00am and 8.00pm Monday to Friday and between the hours of 10.00am and 4.00pm on Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the residential amenities of adjoining occupiers from the use of the pitch outside the stated times.

- 5 No construction debris or materials shall be placed or stored on land outside the application site, in particular on the adjacent grassland at Therfield Heath.

Reason: To safeguard the adjacent Heath and the local environment.

- 6 No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

- 7 i) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (6).

ii) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (6) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Informative

The application site lies within an area of common land. The development should be consistent with the Commons Act 2006, in particular section 16.

The applicant should check whether Faculty consent is required from the Diocese for the work.

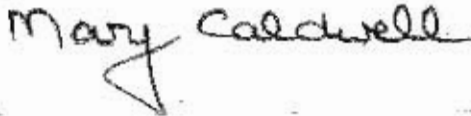
Advice upon this and information on requirements for Archaeological investigation and Archaeological Contractors can be obtained from the **Natural, Historic & Built Environment Advisory Team, Environmental Resource Planning, Postal**

Point CHN 108, Hertfordshire County Council, County Hall, Pegs Lane, Hertford,
SG14 8DN or telephone 01992 555021.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Signed:



Development & Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gerron Road
Letchworth
Herts
SG6 3JF

Date: 06 February 2015

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
(http://www.north-herts.gov.uk/index/planning/planning_control_and_conservation/applying_for_planning_permission/application_forms_2.htm).
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pes.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

PITCH SURFACES – EH CATEGORY 3



**ENGLAND
HOCKEY**

Sand Filled Artificial Sports Turf

What's it made up of?

Sand filled turf surfaces (or carpets) rely upon the pile of carpet to be filled with sand usually to within 2 – 3mm of the top of the pile. This surface functions as a true multi-sport surface and is arguably the most hard wearing and long lasting.

Characteristics

The surface is fully supported or stabilised by the addition of sand to help maintain its verticality and longevity. The nature of the turf means that it is highly durable and is able to accommodate a wide range of different sports, without favouring one in particular.

Whilst the nature of this turf is ideal to accommodate a range of different sports it is not necessarily for any particular sport, and are not typically installed for high level/performance hockey i.e. global, national or higher leagues.

What sport can be played on them?

Although this surface type is suitable for hockey, it is not traditionally associated with competitive high level or performance hockey, for example global, national or higher leagues. It is suitable for multi sports, football training and casual match play, but not for competitive football matches.

FIH Pitch Classification

Sand filled surfaces within the FIH National Parameter for all levels of competition excluding international training and matches, and England Hockey League National Premier.

- use the minimum reasonable force to resolve the incident
- not strike blows, act with unnecessary force or retaliate
- avoid contact with intimate parts of the body, the head and neck
- stay in control of your actions

The CSO or CBSM should be notified at the earliest opportunity of an incident of physical intervention which involves any possible dispute, as a complaint might be lodged with the RFU or the police by a parent whose child has been physically restrained. The incident should be recorded on the RFU Initial Issue/Concern Reporting Form which may be found on the Safeguarding Children section of englandrugby.com/safeguarding and sent to the RFU's Safeguarding Team.

Physical intervention, often referred to in education as 'Positive Handling', should only be used to achieve an outcome that is in the best interests of children, such as to prevent children from hurting themselves or others. It must never be used as a form of punishment. Further guidance on managing challenging behaviour can be found within the Safeguarding Toolkit on the England Rugby website.

Changing Rooms and Showers

Adults and children must never use the same changing or wash room facilities at a venue to shower or change at the same time. Where 17 year old children are playing in the adult game they should be offered separate changing and shower facilities.

Adults must only enter children's changing rooms by themselves when absolutely necessary due to poor behaviour, injury or illness, or in an emergency and when waiting for another adult could result in harm to a child.

If children need supervising in changing rooms, or coaches or managers need to carry out a range of tasks in that environment this must involve two individuals cleared to work in Regulated Activity of the same gender as the children. For mixed gender

activities separate changing and wash room facilities should be available.

If the same changing and wash room facilities must be used by adults and children on the same day a clear timetable should be established. No pressure should be placed on children who feel uncomfortable changing or showering with others; if this is the case they should be allowed to shower and change at home.

Where a disability requires significant support from a parent or carer, the child concerned and their parents/carers should decide how they should be assisted to change or shower. Before any assistance is offered by another person, appropriate consent should be given by a parent/carers and the child themselves if they are of sufficient maturity to consent.

Transportation

Clubs should develop a transport policy publicised to parents/carers via the club welcome pack and club website giving advice on dropping-off and collecting children.

It should be made clear that in most instances it is the responsibility of parents/carers, not the club, to transport their child to and from the club or nominated meeting point. If parents/carers make arrangements between themselves this is a private arrangement and at the parents'/carers' discretion.

If a club hires a coach from a reputable commercial coach company it is entitled to assume that the company provides properly maintained and insured vehicles and properly licensed drivers. However, children must never travel unaccompanied. A member of the club must travel with the children and that adult's contact details must be readily available to any parent/carers who has reason to contact them.

From: Emma Bowman
Sent: 24 November 2017 08:38
To: Emma Bowman
Subject: FW: Rugby Changing Rooms - Indicative cost - Our reference OPP1129744 [HEWITSONS-A.FID3779626]
Attachments: Foxhole FC Internals .zip

----- Forwarded Message -----

Subject: Rugby Changing Rooms - Indicative cost - Our reference OPP1129744

Date: Thu, 23 Nov 2017 08:21:59 -0000

From: mark.thomas@portakabin.com

To: clerk.conservators.therfield@gmail.com

Dear Mr Smith

Please find below our indicative cost for inclusion in your funding application for a two team rugby changing room and associated facilities.

I have attached supporting information for the product Portakabin Ltd would propose using for such a building which is known as Ultima.

I have also attached photographs of the internals of a building previously supplied to other customers.

Should your funding application be successful and you wish to pursue the project further with Portakabin please do not hesitate to contact me.

Regards

Mark Thomas
Area Sales Manager
07802 887792

THE SCIENCE OF BUILDING

Portakabin



Indicative cost for your office/storage/retail project

Prepared for
Mr David Smith
Conservators of Therfield Heath &
Green
Therfield Sports Club
Royston
Hertfordshire
SG9 9CD

Prepared by
D Mark Thomas
Area Sales
Manager
07802 887792

Our Reference – OPP1129744

Dear Mr Smith

Further to your recent enquiry I am pleased to provide our initial proposal for a permanent, high-quality, comfortable working environment tailored to your specific requirements. Our team aims to fully understand your needs and we have the resources and capabilities to deliver projects from concept to completion

For your total peace of mind Portakabin has a unique on time and on budget promise that your new building will be delivered exactly when you need it and matches your budget.

Project scope

To summarise our discussions we understand that the scope of your proposal will include the following:

- Two Team Changing Rooms

- 2 Shower Areas
- Officials Changing Area with showers
- Toilets

Indicative cost

Based on our experience we would suggest that you require a building with a floor area of of approximately 187m² and we estimate a cost of between £350,00 and £380,000 excuding VAT), and depending on the final specification of the building.

The design, manufacture, delivery and installation of the building (assuming good access for lorries and crane) are included in the above price but are "subject to site inspection." Typically we work using JCT contracts.

Typical programmes for the size of building range from 22 to 25 weeks from receipt of order.

The following would also be included:

- | | |
|--|---------------------------|
| • Preliminaries | • Internal doors |
| • Structural steel frame | • Ceiling height 2.8m |
| • Structural steel floors and floor finishes | • Mechanical installation |
| • External walls and roof | • Electrical installation |
| • Secondary claddings (if specified above) delete if not specified | |
| • Internal walls, partitions | |
| • Windows and external doors | |
| • Shower Areas | |
| • Toilets | |

The following are excluded from the above price:

- | | |
|-----------------------------------|-----------------------------|
| • Groundworks | • Planning application |
| • Connection for external service | • Building Control approval |

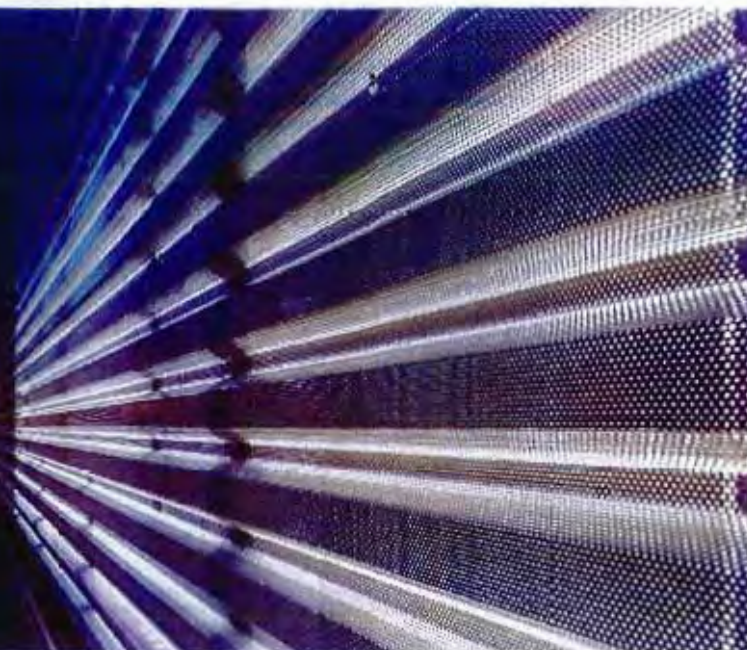
Thank you for the opportunity to discuss your project. I hope that our indicative cost meets your requirements. If you have any questions, wish to visit a completed building or require any further information then please don't hesitate to contact me.

D Mark Thomas
Area Sales Manager, Portakabin Limited
07802 887792

Why choose a Portakabin solution?

"Considering the extremely challenging timescales we were working to for this project, the whole process was made very straightforward for us. We needed the facility to be up and running as fast as possible and this was achieved."

Steve Walker
Senior Project Manager
University of Warwick



Telephone 0845 200 1111*

portakabin.co.uk

Portakabin Limited New Lane Huntington York YO32 9PT

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* For BT business customers, calls will cost no more than 4.5p per minute, min call charge 6p (current at time of release)

The price on non-BT and mobile phone lines may be different

D Mark Thomas
Area Sales Manager

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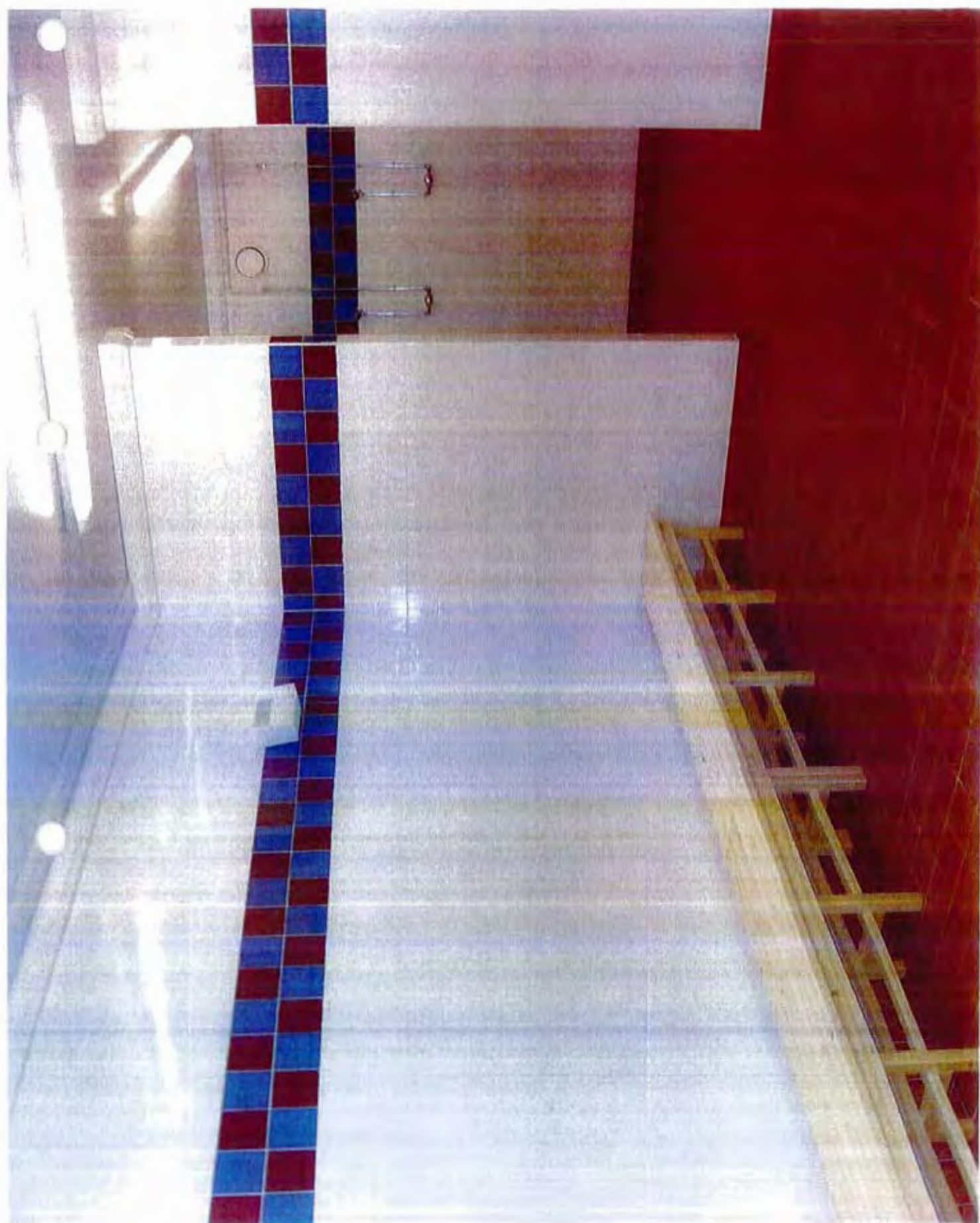
This message contains confidential information and is intended only for clerk_conservators.therfield@gmail.com. If you are not clerk_conservators.therfield@gmail.com you should not disseminate, distribute or copy this e-mail. Please notify mark.thomas@portakabin.com immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.



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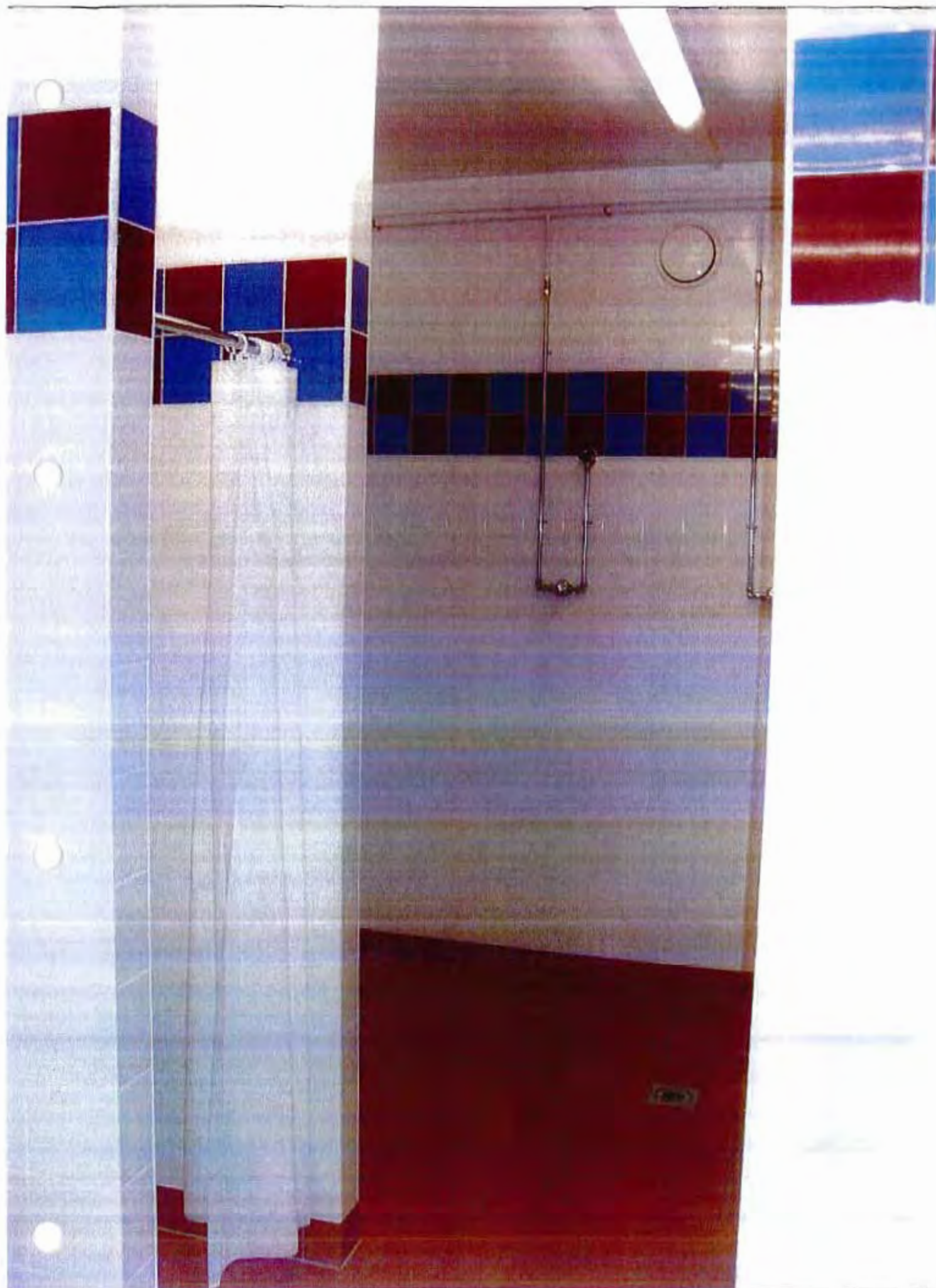












Emma Bowman

From: Emma Bowman
Date: 27 November 2017 15:18
To: Emma Bowman
Subject: FW: Ref - Football Pitch [HEWITSONS-A.FID3779626]

----- Forwarded Message -----

Subject: Ref - Football Pitch
Date: Fri, 20 Oct 2017 12:59:39 +0100
From: Paula Tye <paula@seearogroup.co.uk>
To: clerk.conservators.therfield@gmail.com

Good Afternoon John,

Thank you for asking us to look at this project for you. It is a difficult project to confirm a price for, however I would estimate the price would fall between £45,000 and £48,000.

This price would include the following –

- Stripping of topsoil and stockpiling on site
- Digging out of the chalk material; grade, level and compact on site.
- Screening of topsoil and re-distributing across the new football pitch
- Leaving the site clean and tidy.

This price would not include –

- Spraying off of the site
- Any fencing

I do hope this quotation meets with your approval and we shall look forward to hearing from you if you wish to proceed.

If you have any further questions, please do not hesitate to contact me.

Kind Regards,

Paula

On behalf of Clive Onslow

Paula Tye
PA to Clive Onslow

Email: paula@seearogroup.co.uk

Tel: 01763 208332
Fax: 01763 208880

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