

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 15 SEPTEMBER 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – CHAPTER 10 – VILLAGES:
RESPONSE TO ISSUES RAISED DURING PREFERRED OPTIONS
CONSULTATION

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To bring to Members' attention the issues raised through the Preferred Options consultation in connection with Chapter 10 (Villages) of the Draft District Plan Preferred Options version, together with Officer responses to those issues.

**RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE
PANEL: That Council, via the Executive, be advised that:**

(A)	the issues raised in respect of Chapter 10 (Villages) of the Draft District Plan Preferred Options, as detailed at Essential Reference Paper 'B' to this report, be received and considered; and
(B)	the Officer response to the issues referred to in (A) above, as detailed in Essential Reference Paper 'B' to this report, be agreed.

1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27th February and 22nd May 2014. Several thousand comments were received through the consultation exercise from over a thousand stakeholders including statutory consultees and members of the public.

- 1.2 In order to manage these comments, the Council's agreed approach, as set out in its Statement of Community Involvement (October 2013), is to summarise the issues raised through the consultation and record how these issues have been used to inform the next draft of the District Plan.
- 1.3 This report presents the Issue Report for the Villages at **Essential Reference Paper 'B'**.
- 2.0 Report
- 2.1 The Issue Report summarises the issues raised through the Preferred Options Consultation and the issues are grouped according to the section of the Draft Plan they relate to. The table presents an officer response to each issue and sets out whether or not it is proposed that any subsequent proposed amendments to the text or policies of the draft Plan be made as a result.
- 2.2 As there have been significant advances in the technical evidence available to support the development strategy, and changes in local and wider circumstance since the publication of the Preferred Options version of the Draft Plan, it is considered appropriate that the Villages Chapter be rewritten to take these factors into account rather than presenting a 'track change' iteration of the previous version. Therefore, unlike the approach taken for the Topic Chapters, the Issue Report for the Villages Chapter does not specify a form of wording that any proposed amendment should take.
- 2.3 In consequence, it is likewise not proposed that amendments are shown in the form of 'track changes' for the Villages Chapter. Instead, a revised chapter, which incorporates any proposed necessary amendments to the Plan identified in the Issue Report, is included at Agenda Item 7, along with the Villages Appraisal.
- 2.4 The responses to the issues raised and the completion of further technical work, identify that, in the view of Officers, a small number of changes should be made to the village development strategy, from that proposed in the Draft District Plan Preferred Options.
- 2.5 An up to date assessment (August 2016) of village sustainability has been carried out and the Final Village Hierarchy Study was presented to the District Planning Executive Panel on 25th August 2016. This identified 8 Group 1 Villages and 29 Group 2 Villages

in the District. Policies VILL1 and VILL2 should be amended to reflect the final categorisation of villages outlined in this study.

- 2.6 Whilst the housing requirement to be delivered in villages remains the same at, at least 500 dwellings, it is now proposed that development across all villages will contribute to this figure, rather than just development from Group 1 Villages. This is due to there being a reduced number of villages located in the Rural Area Beyond the Green Belt identified as Group 1 Villages.
- 2.7 These five villages are the only villages that have a specific target (at least a 10% increase in housing stock) attributed to them and if these villages only delivered housing growth at this minimum level, it would amount to the delivery of just 327 dwellings. Therefore, it is proposed that the housing requirement for at least 500 dwellings to be delivered in the villages, is amended to include delivery from Group 2 and Group 3 Villages.
- 2.8 Finally, in recognition that all villages can make a contribution to the overall housing requirement for the District, it is the view of Officers that development identified in an adopted Neighbourhood Plan will be permitted in Group 2 and Group 3 Villages. For Group 2 Villages, small-scale development will be permitted where identified in an adopted Neighbourhood Plan. In Group 3 Villages located within the Rural Area Beyond the Green Belt this may include development on the periphery of the main built up area of the village. For Group 3 Villages, limited infill development will be permitted where identified in an adopted Neighbourhood Plan.
- 2.9 Members are therefore invited to agree the Issue Report, as detailed in Essential Reference Paper 'B' to this report, as a basis for informing a redrafted chapter on Villages in the final draft District Plan.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None.

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