

## EAST HERTS COUNCIL

## DISTRICT PLANNING EXECUTIVE PANEL – 15 SEPTEMBER 2016

### REPORT BY LEADER OF THE COUNCIL

#### EAST HERTS DRAFT DISTRICT PLAN – BISHOP'S STORTFORD – SETTLEMENT APPRAISAL AND NEW DRAFT CHAPTER 5

WARD(S) AFFECTED: ALL

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### Purpose/Summary of Report

The purpose of this report is:

- To present to Members a Settlement Appraisal for Bishop's Stortford, together with a draft revised chapter, for subsequent incorporation into the Pre-Submission District Plan.

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

(A)	<b>the Bishop's Stortford Settlement Appraisal as detailed at Essential Reference Paper 'B' to this report, be agreed; and</b>
(B)	<b>the draft revised Chapter 5 (Bishop's Stortford), as detailed in Essential Reference Paper 'C' to this report, be agreed as a basis for inclusion in the Pre-Submission District Plan.</b>

### 1.0 Background

- 1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27<sup>th</sup> February and 22<sup>nd</sup> May 2014.
- 1.2 The issues raised through the consultation with regard to the Bishop's Stortford Chapter were considered at the District Planning Executive Panel on the 8<sup>th</sup> September 2016.
- 1.3 This report presents a Settlement Appraisal for Bishop's Stortford. The Bishop's Stortford Appraisal provides the Council's justification

for the proposed redrafted chapter having regard to the issues raised during the Preferred Options consultation, further technical and delivery assessment and sustainability appraisal.

- 1.4 **Essential Reference Paper ‘B’** contains the Settlement Appraisal for Bishop’s Stortford and **Essential Reference Paper ‘C’** contains the revised draft chapter.
- 2.0 Report
- 2.1 The Preferred Options District Plan presented a draft development strategy for Bishop’s Stortford that included five proposed allocations:
- The Goods Yard (200 homes);
  - East of Manor Links (150 homes);
  - Hadham Road Reserve Secondary School (0 to 250 homes);
  - Bishop’s Stortford South (750-1,000 homes); and
  - Bishop’s Stortford North (2,350 or 2,600 homes).
- 2.2 The Settlement Appraisal identifies how the proposed strategy for the town has been refined following the Preferred Options consultation. A significant amount of technical work has been undertaken on the District Plan to ensure deliverability of its proposed site allocations. Discussion of this and other evidence is summarised in the Appraisal where it relates to the town. It also sets out how alternative approaches have been considered and contains a sustainability appraisal of the potential impacts arising from the proposed approach. The Appraisal also forms the basis for the content of the District Plan chapter for Bishop’s Stortford.
- 2.3 In light of the evidence available, the revised draft chapter proposes that eight strategic sites should be allocated in Bishop’s Stortford:
- Bishop’s Stortford North – 2,529 dwellings
  - Hadham Road Secondary School Reserve Site – 0-163 dwellings
  - Bishop’s Stortford South – 750 dwellings
  - The Bishop’s Stortford High School, London Road 0-150 dwellings
  - The Goods Yard – at least 400 dwellings
  - Old River Lane – up to 100 dwellings
  - East of Manor Links – 50 dwellings
  - The Mill Site

- 2.4 In respect of employment, the Settlement Appraisal and revised chapter set out the need for new employment opportunities within the town, to be delivered through mixed use development in the town centre sites and within the urban extensions at Bishop's Stortford North and South.
- 2.5 In respect of education, the Settlement Appraisal and revised chapter set out the need for new education facilities within the town to be delivered through the urban extensions at Bishop's Stortford North and South.
- 2.6 The policies contained in the draft revised chapter set out what the proposed development in Bishop's Stortford will be expected to deliver. These requirements will form the basis of Masterplanning for the area and inform future planning applications.

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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