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# Chapter 1

## Introduction

## Chapter 1 Introduction

### 1.1 What is the District Plan?

- 1.1.1** This District Plan sets out a framework for guiding development in East Herts. It looks at how much, where and when development should take place. It seeks to ensure that development in the district is 'sustainable' and meets the needs of the local area.
- 1.1.2** The District Plan covers the period up to 2031. But it is likely that the Plan will be reviewed well before then. The District Plan replaces the 'East Herts Local Plan Second Review' (2007).
- 1.1.3** The District Plan will be the main basis for making decisions on planning applications. When adopted, planning decisions should be in accordance with the District Plan, unless material considerations indicate otherwise. The District Plan sits alongside the Government's National Planning Policy Framework (NPPF), which must also be taken into account when deciding planning applications, and preparing local plans, and the Hertfordshire Minerals and Waste Local Plans.

#### Why Plan?

##### Having an up to date plan:

- Allows the Council to provide for local community needs in terms of jobs, housing (including affordable housing) and infrastructure (e.g. green space);
- Provides a strong basis for securing benefits from new development – up-to-date policies will provide a robust starting point for negotiations with developers;
- Provides greater certainty for communities and businesses as to where development will go – they can therefore plan ahead with confidence;
- Allows infrastructure providers (e.g. NHS, utilities) to plan future infrastructure provision more effectively – the plan will help them to assess and deliver necessary capacity enhancements;
- Provides the Council with a firm basis on which to apply for infrastructure funding;
- Will help attract investment to East Herts – evidence suggests that having a plan in place helps provide the private sector with greater confidence to invest.

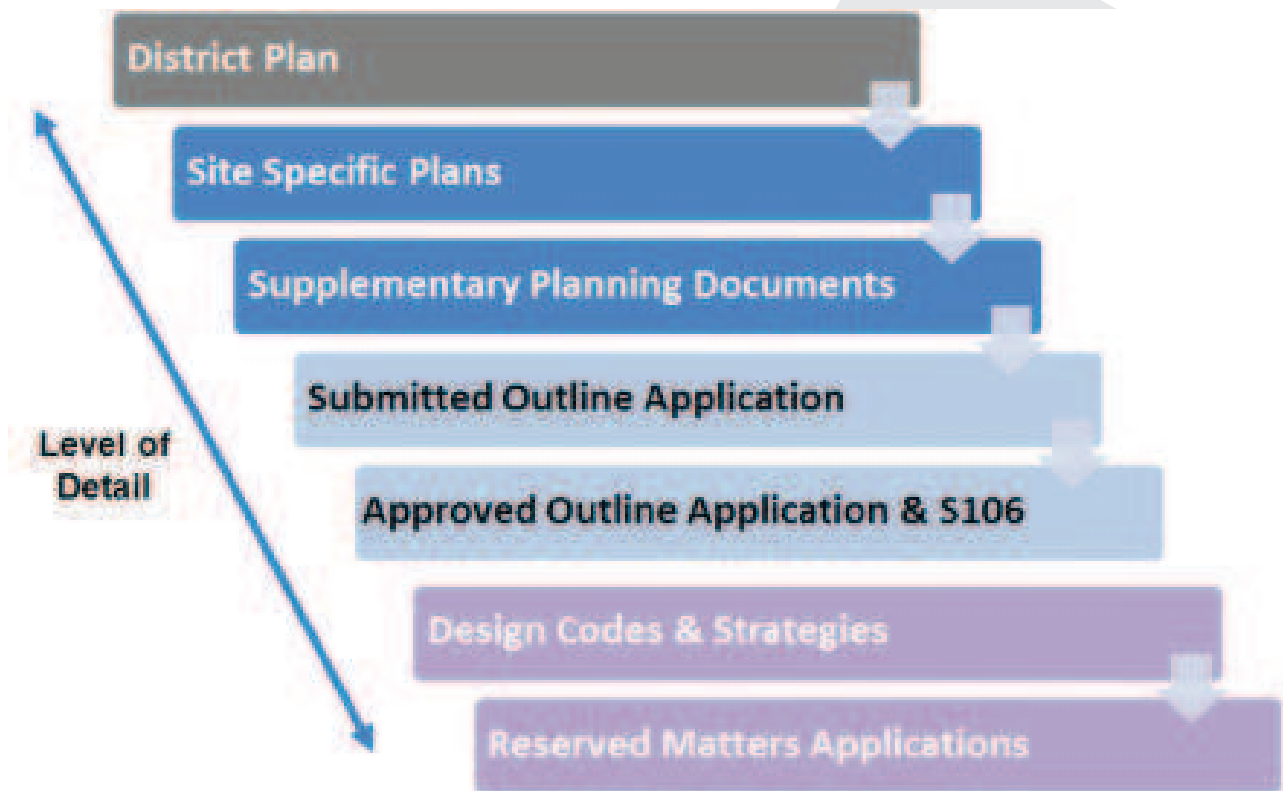
##### Not having a plan in place:

- More difficult to defend the District against inappropriate development – loss of local control;
- New development may not be supported by adequate infrastructure;
- There is a risk that if planning permission is denied, developers will appeal decisions.

*Source: Planning Advisory Service, presentation to East Herts District Councillors 24th October 2013*

- 1.1.4** The District Plan should be understood as the first step in the planning process, as shown in Figure 1.1 below:

**Figure 1.1 The end to end planning process**



*Source: Advisory Team for Large Applications (ATLAS), presentation to East Herts District Councillors, 24th October 2013*

- 1.1.5** The diagram shows that the District Plan is the first of a number of stages before development may commence. The District Plan sets out the high-level, strategic policy framework, but is not a 'blueprint' for development and does not seek to resolve all the outstanding planning issues. Further detail comes with successive stages in the plan-making process.

## 1.2 Preparation of the District Plan

- 1.2.1** The District Plan has been prepared in accordance with relevant legislation and guidance, including the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework (2012).

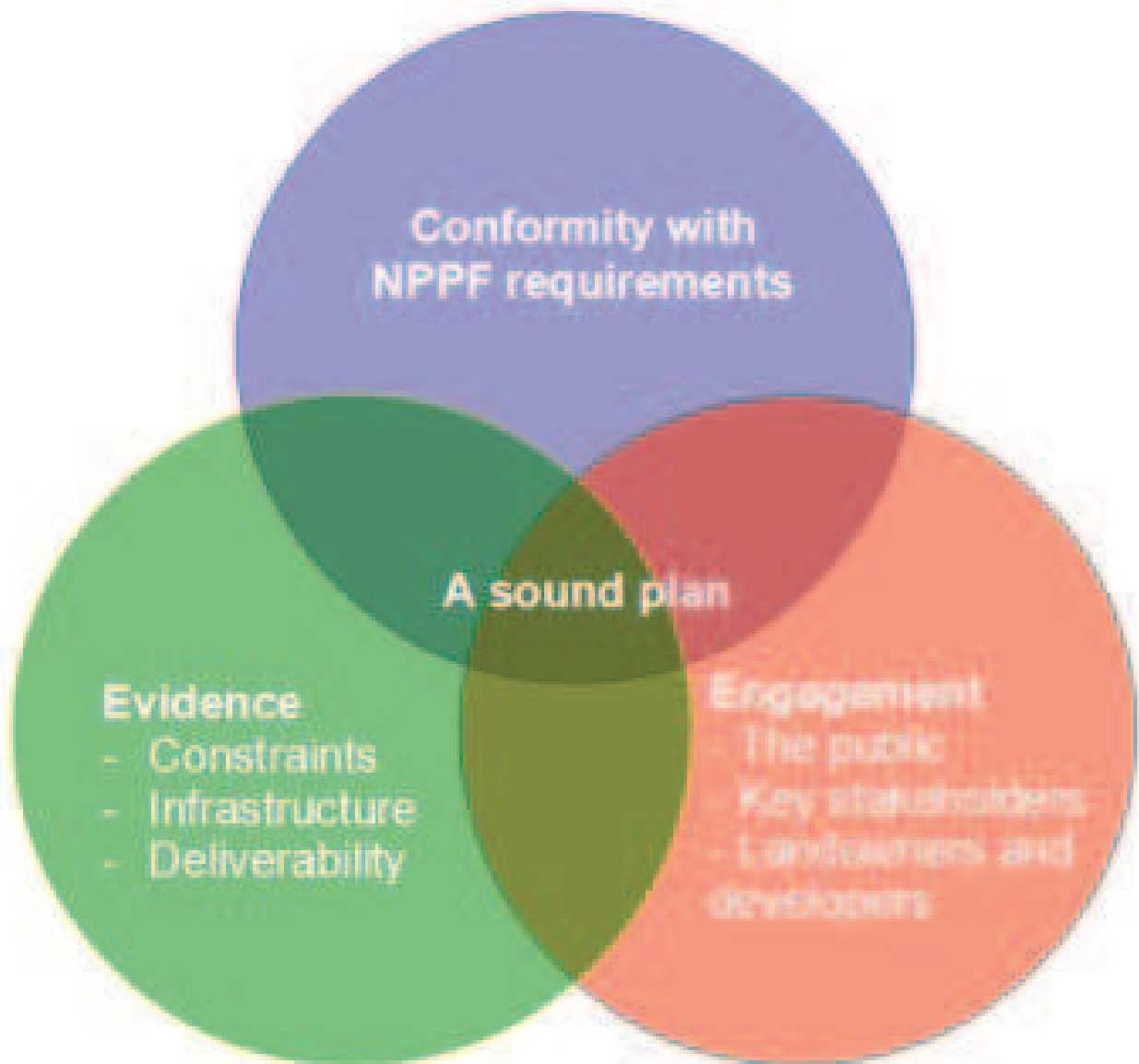
### Evidence Base

- 1.2.2** The preparation of the Plan has been informed by extensive background research and information. This includes research on a range of topics, including housing delivery and supply, transport needs, infrastructure requirements, and economic development. It also includes production of a 'Sustainability Appraisal' which looks at the economic, environmental and social impacts of the District Plan. The full range of background documents can be found on the Council's website at [www.eastherts.gov.uk/districtplan](http://www.eastherts.gov.uk/districtplan).
- 1.2.3** Work on the evidence base is ongoing throughout the Plan process (and beyond), as it is essential that the Council maintains an up to date evidence base that informs the production, implementation and future review of the District Plan. The evidence base is available at [www.eastherts.gov.uk/technicalstudies](http://www.eastherts.gov.uk/technicalstudies). Information received from developers is available at [www.eastherts.gov.uk/developerinfo](http://www.eastherts.gov.uk/developerinfo). This information has been subject to scrutiny as part of the plan-making process.

### Strategy Selection

- 1.2.4** The final development strategy included in this District Plan was selected following a rigorous strategy selection process. This is documented in the 'Supporting Document' which accompanies this Plan and can be found on the Council's website at [www.eastherts.gov.uk/supportingdocument](http://www.eastherts.gov.uk/supportingdocument). A separate 'Strategy Report' draws together the evidence contained in the Supporting Document with the requirements of the National Planning Policy Framework. A diagram showing the three main components of strategy selection is shown in Figure 1.2.

Figure 1.2 An integrated approach to plan-making



### Next Steps

- 1.2.5** This draft District Plan has been published for a 12 week period for comments and feedback. Details of how to comment are set out below. Following this period the Plan will then be revised as necessary.
- 1.2.6** There will then be a further opportunity for stakeholders and the community to say whether they think the Plan and its preparation is 'sound' and fit for purpose.
- 1.2.7** The District Plan will be independently examined, and a public hearing is expected to be held in summer 2015. The final District Plan will need to be adopted by a full meeting of East Herts Council.

## 1.3 Working with Neighbouring Authorities and Key Stakeholders

- 1.3.1** The District Council is expected to work together with other local authorities and public bodies across administrative boundaries, to plan for the housing, transport and infrastructure that local people need. This is known as the 'duty to co-operate'.
- 1.3.2** Full details of the process of co-operation and joint working will be set out in a 'Duty to Co-operate Evidence Report' which will accompany the final District Plan.

## 1.4 Neighbourhood Plans

- 1.4.1** The Government has introduced a number of new planning tools for local communities through the 'Localism Act', including the ability to produce 'Neighbourhood Development Plans'.
- 1.4.2** Neighbourhood Plans can be produced by Town and Parish Councils, and can identify how an area (i.e. a settlement, area or street) should grow and change. The Neighbourhood Plan process provides an opportunity for local people to influence what is built in their area – although it should be noted that Neighbourhood Plans need to be in conformity with the District Plan. A Neighbourhood Plan can become part of the statutory plan for East Herts. For further advice see Section 3.5 below on Neighbourhood Planning.

## 1.5 How can you comment on the District Plan?

- 1.5.1** Your comments and views on the Draft District Plan are welcomed. Please note that any comments submitted will be published, alongside your name (and organisation if appropriate). Other contact details will not be disclosed. The consultation period runs from 22 February to 22 May 2014.

Comments should be made online using our Consultation Portal at <http://consult.eastherts.gov.uk>. (note: no 'www.')

All comments should be received by 5pm on Thursday 22 May 2014. The Council cannot guarantee that responses received after the consultation deadline will be considered.

- 1.5.2** Alternatively you can email us at [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk) or write to the Planning Policy Team at East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ.
- 1.5.3** If you have questions on the Draft District Plan, please contact the Planning Policy Team on 01279 655261 or email at [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk).



## Chapter 2

# Vision and Strategic Objectives

## Chapter 2 Vision and Strategic Objectives

### 2.1 Introduction

**2.1.1** This chapter sets out the overall strategic vision for development in East Herts up to 2031, taking account of its current issues, attributes and potential. The vision is supported by a set of strategic objectives.

**2.1.2** The chapter includes:

- A brief description of East Herts
- An overview of the key issues and challenges facing the District
- A vision of how the District should be in 2031
- A set of strategic objectives which will help to deliver the vision and guide development in the District to 2031

### 2.2 A Description of East Herts

**2.2.1** The District of East Herts covers an area of 477 square kilometres (184 square miles) and comprises around one third of the area of the County of Hertfordshire. It is predominantly a rural district, with attractive towns and villages set in a rolling landscape. Topographically, the District is shaped like a hand with the principal rivers of the Lea, Mimram, Beane, Rib, Ash, and Stort forming the fingers with the higher ground lying in-between.

**2.2.2** East Herts has a dispersed settlement pattern that includes the five market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware. Each of the towns provides a range of services to the surrounding rural area. There are also some hundred villages and hamlets of varying sizes.

**2.2.3** Approximately the southern third of the District lies within the London Metropolitan Green Belt.

**2.2.4** The District is heavily influenced by the presence of major settlements beyond its borders. The three New Towns of Stevenage, Harlow and Welwyn Garden City are located immediately on the East Herts District boundary, and there is pressure for expansion of these settlements. There are also substantial cross-boundary influences from Cambridgeshire to the north and Essex to the east.

**2.2.5** Historical development of the transport network has resulted in the District being largely bypassed by strategic road and rail corridors; with the M11 and the West Anglia Main Line between London and Cambridge to the east; and the A1(M) and East Coast Main Line to the west. The M25 London Orbital Motorway lies further to the south.

**2.2.6** Within the District, the main road routes are the A10, which bisects the District roughly in half on a north-south axis; and the A414 in the south of the District, running in an east-west direction. The A120 also runs east-west from the A10 at Puckeridge

to Bishop's Stortford and beyond, and the A602 links the A10 from Ware with the A1(M) in Stevenage. Stansted Airport, whilst outside the district, is immediately to the north-east of Bishop's Stortford and has strategic implications for the area.

**2.2.7** The District contains many special landscape, natural and built heritage features including:

- 3 sites of international nature conservation importance
- 1 National Nature Reserve
- 14 Local Nature Reserves
- Over 30 Scheduled Monuments
- Nearly 3,100 Listed Buildings
- 42 Conservation Areas
- 450 Areas of Archaeological Significance
- 16 Registered Parks and Gardens of Special Historic Interest
- 59 Locally Listed Historic Parks and Gardens

**2.2.8** Residents in East Herts enjoy one of the highest qualities of life in rural Britain . In particular residents in East Herts enjoy a good level of health and life expectancy.

## 2.3 Key Issues and Challenges

**2.3.1** East Herts is an attractive and prosperous area, with a high quality of life for its residents. However, there are still a number of important issues and challenges facing the District. These are mainly related to challenges of managing high levels of growth and the effects of population increase. An overview of the key issues is set out below:

**2.3.2 Environment** – East Herts has a high quality environment, both within the towns and villages and in the countryside. The challenge is to ensure that this is recognised and protected whilst still allowing the necessary development to take place. It means protecting what is most important and ensuring that where new development takes place, it is of a high quality of design that takes account of its local setting. It is also about protecting the rich biodiversity in the District and responding to the challenge of climate change. This includes promoting sustainable development, both in terms of where it is located and how it is constructed.

**2.3.3 Economy** – Supporting a vibrant local economy and responding to the needs of businesses is another key issue. This means getting the balance right between the delivery of new housing on brownfield sites and ensuring there is enough employment land to meet current and future needs. It also means recognising and responding to the particular issues in East Herts, including the rural economy.

**2.3.4 Housing** – East Herts is an attractive place to live, which is reflected in high house prices. There is a pressing need for more affordable housing in the District. Achieving housing development that responds to local needs, whilst recognising the

environmental and other constraints in East Herts, is a significant challenge. It is also necessary to recognise the specific accommodation and housing needs of different groups in the local community.

- 2.3.5 Infrastructure and Services** – It is important that the infrastructure and services needed to support new development are provided. This includes transport infrastructure, education provision, utilities such as water and energy and improved broadband provision. The challenge is to ensure that these services and facilities are delivered alongside growth.
- 2.3.6 Transport** – The District is predominantly rural with a dispersed population which creates challenges in providing a comprehensive public transport network. Many local communities are reliant on the private car as their only transport option. This impacts on carbon dioxide emissions, air quality, noise, public safety and the quality of the environment in towns and villages. The challenge is to ensure that development is directed to sustainable locations and that sustainable modes of transport are encouraged to reduce reliance on the car.
- 2.3.7 Population** – East Herts has an ageing population. Meeting the varying needs of older people will be a challenge, whilst ensuring that the district remains attractive and accessible to young people.
- 2.3.8 Town Centres** – The District's market towns form the core of East Herts retail offer and their vitality and viability are critical to the success of the local economy. The challenge is to support the main town centres in East Herts, which are all different, all serve a particular purpose and all have particular needs.
- 2.3.9 Rural Services** – The retention of local services is a key issue, particularly for rural communities. The challenge is to resist the loss of important facilities and to support the delivery of new ones. This will be especially important in the context of the district's ageing population and the dispersed rural nature of the district.
- 2.3.10 Cross Boundary Issues** – Understanding and taking account of the significance and impact of cross boundary issues is key. These include those developments planned outside East Herts but that will impact on the District. It also means considering how the developments planned within East Herts might impact on other areas.

### 2.4 Vision

- 2.4.1** Having identified the main planning challenges for the District, this section now sets out the vision for East Herts. The vision is founded on realistic, achievable goals developed through public consultation. The vision is a statement of what East Herts will be like in 2031.

#### East Herts in 2031

1. The high quality environment of East Herts, its distinctive character and its economic prosperity will have been maintained.
2. New homes and jobs will have been provided through well designed and sustainable development. Local communities will have embraced Neighbourhood Planning to deliver their local objectives.
3. A range of sizes, types and tenure of new housing and accommodation will have been provided. There will be an increase in the overall stock of affordable housing and houses built to 'lifetime homes' standards.
4. Working in partnership with other service providers, there will be new and improved infrastructure to support the increased population of the District. Support will have been given to the retention of existing facilities and the provision of new facilities for leisure, recreation and cultural needs of the community.
5. The local economy in the District will have been supported, with provision having been made for the accommodation requirements of existing and new businesses. Important employment assets will have been retained. The emphasis will have been on sustainable economic development, of the right type and in the right place to meet employment needs both within the towns and in the rural areas.
6. The vitality and viability of the main towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware will have been safeguarded in a way that takes account of their distinctive roles. This will have been achieved through carefully planned development, which meets the needs of these centres, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres shopping facilities that meet local needs will have been supported.
7. The rich heritage of historic buildings, features and archaeology in the District will have been protected and enhanced. The attractive landscape of East Herts, which contributes to its distinctive character, will have been conserved and enhanced.
8. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the design of new development makes a positive contribution to the area in which it is located.

9. The rich biodiversity of East Herts will have been protected and where possible enhanced. Where new development could potentially have an adverse effect on biodiversity, measures will have been taken to ensure that the impact was either avoided or mitigated.

10. East Herts will be more sustainable through measures to combat the effects of climate change. This will have been achieved by locating new buildings in the most sustainable locations possible so as to reduce car dependency and by ensuring through their design and construction, new buildings produce lower carbon emissions.

11. Measures will have been taken to adapt to the effects of climate change, which will have included steps to minimise the risk of flooding and reduce the demand for water as well as supporting the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

### 2.5 Strategic Objectives

**2.5.1** The following strategic objectives are the stepping stones to deliver the vision and form the basis of the policies contained in the District Plan.

#### Strategic Objectives

1. To mitigate the effects of climate change by reducing carbon dioxide emissions, supporting decentralised, low carbon and renewable energy and reducing the risk of flooding.

2. To encourage safe and vibrant mixed communities that provide for the needs of all East Herts residents including young, old, disabled and disadvantaged.

3. To balance the housing market by delivering a mix of market, low cost, and affordable homes and accommodating the housing needs of an ageing population.

4. To protect the countryside from inappropriate development and enhance the historic character of East Herts' market towns, villages, hamlets and landscape promoting good design that creates a distinctive sense of place.

5. To foster entrepreneurial endeavour through educational attainment and encourage small and medium enterprises through maximising existing employment opportunities and clusters and supporting rural diversification.

6. To improve access opportunities, minimise the need to travel, and encourage necessary journeys to be made by sustainable means to ease congestion and help reduce East Herts' carbon footprint.

7. To meet the needs of all of East Herts' communities by maintaining and improving existing facilities and providing new facilities including for arts, culture, community, leisure, entertainment, recreation, faith and health.

8. To reduce water consumption, increase biodiversity and protect and enhance the quality of existing environmental assets by creating new green spaces and networks of green space for both recreation and wildlife.

9. To ensure that development occurs in parallel with provision of the necessary infrastructure.

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## Chapter 3

# The Development Strategy

## Chapter 3 The Development Strategy

### 3.1 Introduction

- 3.1.1** This chapter sets out the Council's strategy for delivering growth in East Herts over the Plan period up to 2031. It looks at the amount of new development that will be delivered, and where it should be located across the District. It also identifies the need for new site allocations/broad locations to deliver this strategy, and what new infrastructure and services may be required.
- 3.1.2** The strategy seeks to deliver the vision and objectives in Chapter 2 and ensure that growth in East Herts is 'sustainable'. Sustainable development is defined as 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'. In essence it means trying to provide growth which meets the needs of local people, whilst minimising adverse economic, environmental and social impacts (now and in the future). The amount and location of growth is important. It is also critical to ensure that growth is accompanied by the required infrastructure and services in order to support the quality of people's lives.
- 3.1.3** This chapter also sets out how local people can facilitate the delivery of growth themselves, and influence their local area – through Neighbourhood Planning. The Government's localism agenda has raised the profile and importance of community involvement in planning. The District Council is supportive of this approach.

### 3.2 Level of Growth

- 3.2.1** This section looks at the amount of housing, employment and retail growth that the District Council will seek to facilitate over the Plan period. Other types of growth or development will also be needed in the District over the Plan period including, for example, green infrastructure and community facilities. These requirements are explored further in the relevant topic chapters (see Part 2 of the Plan) and settlement chapters.

#### Housing Growth

- 3.2.2** Following the abolition of Regional Spatial Strategies the District Council is responsible for identifying a housing 'target' in the District Plan. The right level of housing can help to support economic growth, meet local housing needs, and facilitate the delivery of infrastructure. Having a housing target also allows a local authority to work with service providers and other organisations to ensure that suitable infrastructure is provided to meet the needs of new development.
- 3.2.3** The housing requirement for East Herts needs to be justified and based on an objective assessment of need (NPPF paragraph 47). This involves looking at housing needs and demands (including demographic evidence, affordability levels, jobs growth) – but also taking account of supply, delivery and strategic matters which may have an impact (including land availability, infrastructure capacity and market

deliverability). It also involves co-ordination with the strategies of neighbouring authorities, and working together to ensure that the needs of the market area are met.

Further details and analysis of the East Herts housing requirement can be found in the following documents:

- The Strategic Housing Market Assessment Update 2012
- Greater Essex Demographic Forecasts Phases 1 and 2 (March 2012)
- Greater Essex Demographic Forecasts Phase 3 (July 2012)
- Greater Essex Demographic Forecasts Phase 4 (January 2013)
- Sub-District Population and Household Forecasts - Parish Grouping and Towns: Phase 1 (May 2012)
- Sub-District Population and Household Forecasts - Parish Grouping and Towns: Phases 1 and 2 (October 2012)
- Household Interim Projections for East Herts: 2011-2021, England. Department for Communities and Local Government (April 2013)

**3.2.4** Combining the most recent national household interim projections for East Herts, for 2011 to 2021, published April 2013, with the basis of the district-wide Greater Essex Demographic Forecast rates of growth, when converted to dwellings, the evidence indicates that there is likely to be a need for at least 15,000 additional dwellings to be built between 2011 and 2031. This represents an annual average rate of 750 dwellings per year.

**3.2.5** This rate is more than the previous Regional Strategy target and will be very challenging. Section 3.3 below sets out in detail where housing growth will be focused.

### **Economic Growth**

**3.2.6** Future employment needs are identified in the Council's 'Jobs Forecast and Strategic Economic Development Advice' (2012). Forecasts indicate to 2031 that employment in the sub-region will grow by some 60,000 jobs, of which 9,700 are expected to be created in East Herts. The forecasts suggest that of the 9,700 additional jobs, over 6,100 will be created in the financial and business services sector.

**3.2.7** This Plan seeks to ensure sufficient provision of land and premises for office, industrial and warehousing uses (B1, B2, B8 uses) in sustainable locations which meet the needs of local businesses. As such, a potential additional 11-13 hectares of Employment Land is identified in the following locations:

- 3 hectares to the north of Buntingford Business Park
- 4-5 hectares within the development at North of Bishop's Stortford
- 4-5 hectares within the development at South of Bishop's Stortford

**3.2.8** In order to recognise the valuable role existing businesses have, the following locations have also been designated as Employment Areas:

- 0.23 hectares at Millside Industrial Estate, Bishop's Stortford
- 0.36 hectares at Southmill Trading Estate, Bishop's Stortford
- 9.36 hectares at Pegs Lane/Hale Road, Hertford
- 0.84 hectares at the Taylor Trading Estate, Hertford
- 0.43 hectares at Leaside Works, Stanstead Abbots
- 0.59 hectares at Riverside Works, Amwell End, Stanstead Abbots

**3.2.9** In addition, the Council encourages the provision of new employment land created through mixed-use developments, which should contain small-scale business units. These will make valuable contributions to balancing new residential developments with local employment opportunities. These employment areas may be designated through future revisions to the District Plan.

**3.2.10** All existing Employment Areas designated in the 2007 Local Plan will retain their designation. More detail on the approach to employment is contained in the settlement chapters and in Chapter 14 (Economy). Proposals that affect designated and non-designated Employment Areas will be considered in accordance with Policies ED1 (Employment) and ED2 (Rural Economy).

### Retail Growth

**3.2.11** As the population grows additional retail development will be required to provide shopping opportunities at the local level. The Council's 'Retail and Town Centres Study Update' (2013) assesses qualitative issues and quantitative requirements for additional retail floorspace to meet future needs. The Study concludes that there will be a need over the Plan period for:

- Convenience (food) retail – an additional 7,600m<sup>2</sup> (net) of new floorspace
- Comparison (non-food) retail – an additional 6,100m<sup>2</sup> (net) of new floorspace

**3.2.12** These floorspace requirements take into account commitments, assuming that these will have come forward by 2021, but not the potential reoccupation of vacant floorspace.

- 3.2.13** The Plan seeks to ensure that new retail development occurs in a manner that secures the vitality and viability of the District's retail centres but is not too restrictive as to stifle innovation and investment. There is a need for a balanced approach to enabling retail centres to respond to changing retail behaviour, whilst preserving and enhancing the essence and historic character which is key to the attractiveness of the District's historic market towns.
- 3.2.14** More detail on the approach to retail requirements is contained in the settlement chapters and in Chapter 15 (Retail and Town Centres).
- 3.2.15** New retail provision will be encouraged within major urban extensions in order to support the new and existing communities. These will be neighbourhood centres or local parades as appropriate and will complement the existing town centres.

### **DPS1 Housing, Employment and Retail Growth**

In the period 2011 to 2031 the District Council will:

- (a) Identify land to accommodate at least 15,000 homes in the District up to 2031.
- (b) Maximise opportunities for jobs growth in the District, with the aim of achieving a minimum of 9,700 additional jobs in East Herts. This will include making provision for 11-13 hectares of new employment land for B1/B2/B8 uses.
- (c) Encourage an additional 7,600m<sup>2</sup> of convenience and 6,100m<sup>2</sup> of comparison retail floorspace in the District.

## **3.3 Development Strategy**

- 3.3.1** This section sets out where growth should be focused, and where it should be restricted. The aim is to ensure that growth takes place in the most suitable locations in the District i.e. where it is needed, where it is deliverable, and where it is sustainable. This section sets out the broad policy framework, which is then carried through into the separate settlement-level policy sections.

### **Testing Alternative Options**

A Supporting Document to the District Plan sets out the extensive process of selection of the housing and development allocations contained in the Plan. This document explains how a large number of initial options known as 'Areas of Search' were tested against a wide range of assessment criteria, and how these options were gradually narrowed down and shaped into a development strategy.

An Interim Sustainability Appraisal of the draft Plan and rejected options has been prepared to ensure that the social, economic, and environmental implications of the Plan have been fully taken into account. Previously discounted options including new settlements have been assessed through the Appraisal process.

The Supporting Document and Sustainability Appraisal are available on the Council's website at: [www.eastherts.gov.uk/districtplan](http://www.eastherts.gov.uk/districtplan)

### Guiding Principles and Strategy

- 3.3.2** In order to help formulate the Plan a number of principles have been developed. The principles are based on national policy and legal requirements applied to the local circumstances of the East Herts area. The strategic principles guiding the development strategy are as follows:

#### Guiding Principles

1. To seek to meet the housing requirement within each housing market area, even where local constraints mean that each settlement may not be able to meet its own needs;
2. To prioritise the development of brownfield land and other appropriate sites within the urban areas of the settlements, but to avoid over-development of such sites;
3. To promote self-containment by directing development to areas where there is reasonable proximity to services and facilities, and which reflect existing travel to work areas, school catchments, and retail spend patterns and functional geographies;
4. Wherever possible to utilise readily available features to provide clear and unambiguous Green Belt boundaries;
5. To allocate development sites unless there are clear planning reasons for not doing so, in order to provide clarity and certainty for local people, businesses and the development industry;
6. To co-operate with adjoining authorities on cross-boundary strategic matters where it is reasonable to do so;
7. To focus development in locations where the impacts on the historic and natural environment are minimised;
8. To acknowledge that in the long term, the capacity for the market towns and villages to grow is constrained by the existing capacity and future potential of these settlements, and therefore long-term planning will need to look towards large-scale strategic development options;



9. To protect and enhance the rural area and the Green Belt outside the allocated development areas to preserve the countryside and the rural character of the District;
10. To encourage limited small-scale development in and around the identified villages, with an opportunity for neighbourhood planning to influence the type and location of development sites.

- 3.3.3** The strategy must conform to a number of housing requirements set out in the National Planning Policy Framework (NPPF).
- 3.3.4** Firstly, the NPPF requires that **objectively assessed housing needs should be met**. As set out above in Section 3.2, based on the 2011 Census and 2013 projections issued by the Department for Communities and Local Government, the projected housing need across the District is for around 750 dwellings per year. Local planning authorities cannot adjust the identified level of housing need, but must seek to meet it. East Herts' projected need is back-dated to 2011, when the previous Local Plan figures end.
- 3.3.5** Secondly, the NPPF requires a **supply of specific deliverable sites sufficient to provide five years' worth of housing against housing requirements**. Because the Plan will be adopted in late 2015, the first five years are 2016-2021. This is the period when homes are anticipated to be delivered at sites allocated in the District Plan.
- 3.3.6** In the period 2011-2016 (the 'pre-plan' period) it is anticipated that only 2,654 homes will be built, leaving a shortfall of 1,096 homes when measured against the projected need of 3,750 over 5 years. Given the long lead-in times in terms of infrastructure provision, it is not realistic to expect the larger site allocations and the Broad Locations to contribute to reducing the total shortfall in the first five years. Similarly, the smaller sites cannot deliver sufficient volume to address the shortfall without the larger sites which can only be delivered later in the plan period. Therefore Policy DPS2 (The Development Strategy 2011-2031) requires the shortfall to be made up over the 15 years of the Plan. Over this time-frame, one years' worth of the shortfall amounts to 73.1 dwellings, or 365 additional homes in each five-year period. Spreading the shortfall over the Plan will enable a proportion of the shortfall to be met by the larger site allocations and the Broad Locations.
- 3.3.7** Thirdly, the NPPF also requires the provision of an **additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land**. A 20% buffer should be applied where there is a persistent record of under-delivery. In East Herts Council's view there has been no persistent record of under-delivery. Applying a 5% requirement to 4,115 (3,750 need plus 365 shortfall) leaves a buffer requirement of 206 homes in the first five years.

- 3.3.8** Policy DSP2 (The Development Strategy 2011-2031) below reflects the requirements of national policy and the guiding principles, and sets out the high-level approach which sets the framework for the place-specific policies set out in the District Plan.

### **Policy DPS2 The Development Strategy 2011-2031**

I. Provision will be made to meet the projected housing need of at least 750 homes per annum, making a total minimum requirement of 15,000 homes in the period 2011-2031.

II. In the period 2011-2016 prior to adoption of the Plan, there will be an estimated shortfall of 1,096 homes, which will be addressed through provision of the same number of additional homes spread over the remaining 15 years of the Plan (i.e. approximately 73 homes each year between 2016 and 2031).

III. In the first five years of the Plan after adoption (2016-2021), the housing requirement will total at least 4,322 homes, comprising:

- (a) 3,750 based on projected housing needs for 5 years;
- (b) 365 towards compensation for the anticipated shortfall in the period 2011-2016 before adoption of the Plan;
- (c) 206 to allow a 5% buffer for choice and flexibility, brought forward from later in the plan period.

IV. Brownfield locations in the towns will be prioritised for mixed-use development. The remainder of the housing and development needs in the first five years of the Plan (2016 - 2021) will be met on a range of greenfield sites allocated on the edges of the five towns;

V. In the period 2021 - 2031, housing needs will be met at the identified Broad Locations for Development listed in VI. below;

VI. Land North and East of Ware, East of Welwyn Garden City and land in the Gilston Area, are identified as Broad Locations for Development, subject to testing and examination through a further Development Plan Document (DPD) or Documents in accordance with Policy DPS4 (Broad Locations for Development); and

VII. Development in the villages shall be delivered in accordance with local initiatives led by Parish Councils, subject to the review triggers set out in Policy VILL1 (Group 1 Villages).

- 3.3.9** The main policy elements of the development strategy are shown on the Key Diagram. Inset maps showing further detail on particular locations are shown in the relevant section of the document. The Key Diagram including the main map and inset maps is included at Appendix A.



## Housing Supply

**3.3.10** There are a number of potential sources of housing supply as follows:

- **Completions and commitments** are shown in the period 2011-2016, based on monitoring data up to March 2013.
- Within the urban areas of the towns, there are a number of sites identified through the **Strategic Land Availability Assessment (SLAA)**. The sites are subject to annual monitoring and updating, the details of which are available at [www.eastherts.gov.uk/slaa](http://www.eastherts.gov.uk/slaa).
- It is also anticipated that there will be a number of permissions granted at sites not identified in the SLAA. These are known as **windfalls**. A windfall allowance has been made on the basis of an analysis of past windfalls and assessment of how this is projected to continue into the future.
- Those sites where there is a high degree of confidence that they will come forward and can contribute to the housing supply have been given a status as **site allocations**. These are shown on the Policies Map and the site locations are shown in red alongside each of the site specific policies in the settlement chapters. Large strategic development locations within the towns have been allocated as sites with specific policy requirements.
- Finally, **Broad Locations for Development** indicate strategic scale locations where the Council accepts the principle of development but there is uncertainty about aspects of the proposals which is significant enough to require further testing through further planning stages.

**3.3.11** Policy DPS3 (Housing Supply 2011-2031) reflects these different sources of housing supply. It also sets out the contribution from each source for the important first five years of the Plan after adoption (2016-2021). The housing supply exceeds the requirement by around 930 homes, or around 6%, which forms a suitable level of contingency in the event of delivery running behind schedule at a small number of sites. Contingency planning is necessary to allow for eventualities beyond the Council's control, including the economic cycle and factors relating to specific sites or developers, which could result in stalled sites. The Plan provides a range of sites in different locations which means that it is not reliant on delivery at a single location. A full breakdown of the housing supply is included at Appendix B.

## DPS3 Housing Supply 2011-2031

The overall housing supply will meet projected housing need over the plan period 2011 to 2031.

Type	Supply Source	Housing supply: First five years 2016-2021	Housing supply: Total 2011-2031
Other	Windfall allowance	450	1,200
Other	Completions	0	1,082
Other	Commitments	0	1,572
Other	Villages	250	500
Allocation	Bishop's Stortford Urban Area	75	247
Allocation	Bishop's Stortford Goods Yard	0	200
Allocation	East of Bishop's Stortford	150	150
Allocation	Hadham Road Reserve Secondary School Site, Bishop's Stortford	0-250	0-250 <sup>1</sup>
Allocation	North of Bishop's Stortford	1,300	2,350-2,600 <sup>1</sup>
Allocation	South of Bishop's Stortford	500	750-1,000 <sup>1</sup>
SLAA	Buntingford Urban Area	13	13
Allocation	Buntingford South (former Depot)	300	300
Allocation	Buntingford North	0	180
SLAA	Hertford Urban Area	365	451
Allocation	North of Hertford	0	150
Allocation	South of Hertford	50	50
Allocation	West of Hertford	550	550
SLAA	Sawbridgeworth Urban Area	0	5
Allocation	West of Sawbridgeworth	400	400

Type	Supply Source	Housing supply: First five years 2016-2021	Housing supply: Total 2011-2031
SLAA	Ware Built-Up Area	20	32
Broad Location	Gilston Area	0	3,000 <sup>2</sup>
Broad Location	North and East of Ware	0	1,800 <sup>2</sup>
Broad Location	East of Welwyn Garden City	0	450 <sup>2</sup>
	<b>TOTAL</b>	<b>4,423</b>	<b>15,932<sup>3</sup></b>

<sup>1</sup> A secondary school will be provided at one of these three locations within Bishop's Stortford, in which case the lower figure will apply at that location and the higher figure will apply at the other two locations. The overall figure will not change. Supply of homes in the period 2016-2021 will not be affected at the urban extensions to the north or south.

<sup>2</sup> Housing supply figures from the Broad Locations within the plan period will be further refined. Overall housing delivery from the Broad Locations is likely to continue beyond 2031 in light of potential overall site capacities and masterplanning.

<sup>3</sup> The total figure within the plan period is higher than the minimum required figure of 15,000 to allow for potential slippage of programme/delay, potential reduced site capacities in light of infrastructure capacities and allowances for contingency.

### Broad Locations for Development

- 3.3.12** Three Broad Locations for Development are proposed: land North and East of Ware, East of Welwyn Garden City and land in the Gilston Area. Each location presents different challenges. The delivery of large-scale and long-term development in these areas is complex and challenging, and will require further work.
- 3.3.13** It is proposed to evolve and refine the approach to the Broad Locations through a Development Plan Document (DPD). If possible, work on all three Broad Locations, will be drawn together into separate sections within a single DPD. However, acknowledging the different challenges posed by each location, it may prove necessary to bring forward one or more locations early as a stand-alone DPD.
- 3.3.14** The scope of the DPD(s) will be to:
- (a) identify and allocate development sites;
  - (b) establish the requirements for an acceptable location-wide masterplan;
  - (c) provide a detailed policy framework;

(d) establish an acceptable amount of development (housing numbers, quantum of other uses and scale and massing);

(e) identify infrastructure requirements and phasing/trigger points for delivery; and

(f) provide a detailed delivery framework.

**3.3.15** One of the most challenging areas in relation to the Broad Locations for Development is around the area of financial viability. It will be vitally important to ensure that development can proceed at these locations to provide the necessary infrastructure, mitigate against adverse impacts and meet wider policy objectives including affordable housing. Competitive returns to landowners and developers must reflect this context and evidence of viability prepared for plan making purposes would be expected to be a material planning consideration influencing future development management decision making. Only in exceptional circumstances, such as where there are material changes in market conditions or robust evidence of unforeseen additional/abnormal development costs, would any changes which deviate from the overall sustainable development requirements, including affordable housing, be considered acceptable.

### **DPS4 Broad Locations for Development**

I. To be acceptable, strategic scale development in Broad Locations must be based on an approved location-wide masterplan, infrastructure requirements, delivery strategy, and appropriate assessment, which satisfy the principles set out in the Broad Location policies in this Plan (WARE3, EWEL1 and GA1) and a subsequent Broad Locations Development Plan Document (DPD).

II. A location-wide masterplan must be prepared in collaboration with landowners, local communities, the Council and other key stakeholders and be consistent with CABE Design Council's 'Creating Successful Masterplans' Guidance or replacement guidance to be agreed by the Council.

III. A delivery strategy must include:

(a) a financial viability assessment including understanding of competitive returns to landowners and developers;

(b) a robust transport assessment which demonstrates that the likely residual cumulative impacts on the highways network would not be severe, taking account of proposed mitigation measures across the network;

(c) details of how development would be implemented and managed once occupied (including housing stock and publicly available space);

(d) details of land assembly and preparation, infrastructure requirements and delivery;

(e) details of development phasing and likely need for planning obligations (including financial contributions) and/or conditions;

(f) identification of any likely need for public sector assistance in land assembly or funding.

IV. An appropriate assessment must demonstrate that there will not be adverse impacts on internationally designated wildlife habitats, including Special Areas of Conservation, Special Protection Areas, and Ramsar Sites.

V. If work on the Development Plan Document cannot resolve matters of feasibility then East Herts Council will seek to bring forward alternative strategic development location/s in accordance with Policy DPS6 (Long-Term Planning).

## Infrastructure Planning

- 3.3.16** When development takes place it makes additional demands on infrastructure, including water and energy supply, wastewater disposal, roads, education and healthcare as well as open space, and green infrastructure. Therefore it is important to ensure that appropriate levels of infrastructure are provided to support growth and meet the objectives of the District Plan.
- 3.3.17** The process of identifying infrastructure needs is an essential starting point, and the District Council plays an important role in coordinating a range of agencies and bodies which deliver infrastructure in East Herts, to ensure delivery alongside growth. Infrastructure providers include Hertfordshire County Council (transport and education), NHS England and the Clinical Care Commissioning Group (healthcare), utility companies, as well as the District Council itself.
- 3.3.18** The planning system can be used in a number of other ways, including securing the provision of infrastructure or contributions towards infrastructure from developers. The District Plan also assists by protecting existing facilities against loss.
- 3.3.19** Policy DPS5 (Infrastructure Requirements) identifies the key infrastructure requirements that are likely to be needed over the plan period to support the levels of growth envisaged in Policy DPS2 (The Development Strategy 2011-2031). This list has been informed by discussions with key infrastructure providers. The list is not exhaustive and does not include site-specific infrastructure which may be required in connection with individual development sites to mitigate their impact.
- 3.3.20** The District Council will work closely with infrastructure providers to ensure inclusion of infrastructure schemes within their programmes, plans and strategies, and delivery of specific infrastructure requirements in conjunction with individual development schemes and the expected timing of development coming forward.

### DPS5 Infrastructure Requirements

I. East Herts Council will prepare an Infrastructure Delivery Plan to address the co-ordinated phasing of infrastructure and development of items of strategic and local infrastructure.

II. Infrastructure needed to support development must be phased appropriately with the delivery of residential and other development to ensure that capacity is provided and impacts are satisfactorily mitigated in a timely manner.

III. The following strategic infrastructure will be required to support the development identified within the District Plan:

- (a) upgrades to Rye Meads Sewage Treatment Works;
- (b) improvements to the A414 through Hertford;
- (c) new schools;
- (d) healthcare facilities;
- (e) improvements to the road network around Junction 8 of the M11 at Bishop's Stortford;
- (f) the Little Hadham Bypass;
- (g) A602 improvements;
- (h) broadband telecoms.

IV. The Council will use planning obligations with landowners and developers to secure direct provision or financial contributions towards infrastructure necessary to support the District Plan, including both on-site and off-site provision to address the cumulative impacts of development on strategic infrastructure.

- 3.3.21** Strategic infrastructure is defined as infrastructure which meets more than site-specific needs and supports the overall level and pattern of growth outlined in the Development Strategy. Site specific infrastructure serves just the needs of the occupiers and visitors to the site that it is located in. The site-specific policies in the settlement sections within this Plan contain both strategic and site-specific infrastructure.

### Long-Term Planning

- 3.3.22** One of the guiding principles of the District Plan is that the capacity for the market towns and villages to grow is constrained by the existing capacity and future potential of these settlements, and therefore long-term planning will need to look towards large-scale strategic development options.



- 3.3.23** The scale of such developments will require further investigation, and may depend on the location and characteristics of the area, but is likely to be at least 3,000 dwellings and possibly significantly more. This scale of development should be capable of accommodating secondary schools, a good range of shops and services and also providing suitable transport infrastructure.
- 3.3.24** Delivery of such developments is likely to take a number of years from initial inception. Prior to delivery it will be necessary to identify a suitable location(s), a willing landowner and developer, and the mechanisms by which the necessary infrastructure and facilities will be provided.
- 3.3.25** If work on the Broad Locations DPD identifies difficulties in delivery of any of the Broad Locations, then it will be necessary to bring forward alternative strategic scale options as a contingency measure in order to continue to facilitate sustainable patterns of development in the future, and to avoid unsustainable pressure on the market towns and villages.
- 3.3.26** East Herts Council will continue to prepare technical work to investigate the options for strategic scale development elsewhere in the District to meet long-term development needs. This will require close working with Hertfordshire County Council in order to understand the impacts on the transport network in particular, and also with the Hertfordshire Local Enterprise Partnership (LEP) to ensure that funding arrangements are taken into account through the LEP Growth Plan.

## DPS6 Long-Term Planning

Working in partnership with Hertfordshire County Council, the Local Enterprise Partnership (LEP) and other partners as necessary, East Herts Council will progress technical work to identify strategic-scale development locations to meet long-term development needs.

## 3.4 Presumption in Favour of Sustainable Development

- 3.4.1** As set out in the National Planning Policy Framework (NPPF), the main purpose of planning is to contribute to the achievement of 'sustainable development'. New growth in East Herts needs to be 'sustainable'; it must support the local economy, provide social benefits (e.g. housing and community facilities) and protect and enhance the natural and built environment. The principles of sustainable development are reflected in the strategic objectives and vision in Chapter 2 – and incorporated into the policies in the Plan.
- 3.4.2** The NPPF also highlights the Government's desire to promote and support the delivery of growth. Local authorities are urged to work proactively with applicants and approve proposals wherever possible – where they accord with policies in the District Plan. If the Plan is silent or out of date, local authorities are urged to grant approval, having regard to whether any adverse effects would significantly outweigh

the benefits, and other aspects of the NPPF. This approach has been termed a 'presumption in favour of sustainable development'. The Government has issued advice that a 'model policy' should be included within local plans, which reiterates national guidance. This policy is set out below.

### **DPS7 Presumption in Favour of Sustainable Development**

I. The District Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

II. Planning applications that accord with the policies in this District Plan (and, where relevant, policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

III. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

(a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

(b) Specific policies in the National Planning Policy Framework indicate that development should be restricted.

### **3.5 Neighbourhood Planning**

**3.5.1** Neighbourhood Planning is a new right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

**3.5.2 Neighbourhood Development Plans** will become part of the Development Plan and the policies contained within them will be used, together with the District Plan, in the determination of planning applications. A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. Any Neighbourhood Plan prepared will need to support the strategic development needs of the District as set out in this Plan. However it will be able to shape and influence where that development will go and what it will look like.

Further information on how to produce a Neighbourhood Plan can be found in the Council's 'Interim Neighbourhood Planning Guidance Note' (December 2011), which can be viewed and downloaded at: [www.eastherts.gov.uk/neighbourhoodplanning](http://www.eastherts.gov.uk/neighbourhoodplanning)



- 3.5.3** A **Neighbourhood Development Order** can grant planning permission for specified developments in a neighbourhood area. Once established there would be no need for anyone to apply to the Council for planning permission if it is for the type of development covered by the order. This should make it easier and quicker for such development to go ahead in the future.
- 3.5.4** A Neighbourhood Development Order must still be in line with national planning policy, with the strategic vision for the wider area set by the local planning authority, and any other legal requirements.
- 3.5.5** **Community Right to Build Orders** are a new way for communities to choose for themselves where and when to build homes, shops, facilities and businesses – putting power back into the hands of local people.
- 3.5.6** Community Right to Build is an enabling right supporting local people to undertake community led development (communities collectively owning, developing and/or managing their own land and developments).
- 3.5.7** As an alternative to the traditional application for planning permission, it gives communities the power to decide for themselves what happens in their neighbourhood i.e. local people will be able to decide what their community needs. The benefits of any development, such as any profits generated, should be managed by a community organisation on behalf of the whole community.

### DPS8 Neighbourhood Planning

The District Council will support in principle development brought forward through Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders, where such development is in general conformity with the strategic objectives and policies set out in this District Plan.

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Chapter 4

# Green Belt and Rural Area Beyond the Green Belt

## Chapter 4 Green Belt and Rural Area Beyond the Green Belt

### 4.1 Green Belt

**4.1.1** The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

**4.1.2** In East Herts the Green Belt, which forms part of the London Metropolitan Green Belt, covers approximately the southern third of the District, and contains the settlements of Bishop's Stortford, Hertford, Sawbridgeworth and Ware, together with several villages. The Green Belt in East Herts covers approximately 17,530 hectares.

**4.1.3** The District Council has sought to reduce the amount of Green Belt land required to accommodate development over the plan period. Whilst the Council could have located development exclusively outside of the Green Belt this would not have been either a realistic or a sustainable distribution and consequently would have been contrary to the requirements of the National Planning Policy Framework (NPPF). In order to facilitate delivery of the development strategy the following sites have therefore been taken out of the Green Belt and are shown on the Policies Map as site allocations:

- Land South of Bishop's Stortford
- Land East of Bishop's Stortford
- Land North of Hertford
- Land South of Hertford (excluding the public amenity green space buffer between development and Hagsdell Stream)
- Land West of Hertford (excluding land west of Sele Farm Wildlife Site)
- Land West of Sawbridgeworth

**4.1.4** Further information on each of these site allocations can be found in the relevant settlement chapter.

**4.1.5** In addition to the above, the following sites have also been removed from the Green Belt to reflect the recommendations of the Green Belt Review 2013:

- Land south of Whittington Way, west of London Road, Bishop's Stortford
- Land at Glenholme and Allotments, west of B158/Wadesmill Road, Hertford
- Land at Hollybush Primary School, Hertford
- Land at Oak Grove, Hertford
- Land at Sele School, Hertford
- Land at Leventhorpe School, Sawbridgeworth
- Land at Mandeville Primary School, Sawbridgeworth
- Land west of Sawbridgeworth, including Chalks Farm Buildings, park and existing development south of West Road

- 4.1.6** The Green Belt at Watton-at-Stone has also been reviewed in the Green Belt Review 2013 to allow potential development to be accommodated in the village in accordance with Policy VILL1 (Group 1 Villages).
- 4.1.7** Land North and East of Ware, East of Welwyn Garden City and land in the Gilston Area will remain within the Green Belt until such time as it may be brought forward for development through the adoption of a Broad Locations Development Plan Document. The need for compensatory Green Belt will be considered at this time.
- 4.1.8** Other minor boundary amendments have also been undertaken as a result of digital mapping technology improvements; as a result of developments that have occurred since the Green Belt was established; and to rectify anomalies where boundaries dissect buildings for example.
- 4.1.9** As with previous Green Belt policy, inappropriate development in the Green Belt is by definition harmful and should not be approved except in 'very special circumstances'. Exceptions to this are set out in the NPPF (paragraphs 89 and 90). Any development proposals that come forward in the Green Belt will be assessed against both the NPPF and other policies in the District Plan.

### **GBR1 Green Belt**

I. Within the Green Belt, as defined on the Policies Map, permission will not be given for inappropriate development. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

II. The construction of new buildings in the Green Belt will be considered as inappropriate. Exceptions to this include:

- (a) buildings for agriculture and forestry;
- (b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces in accordance with Policy HOU8 (Replacement Buildings in the Green Belt and Rural Area Beyond the Green Belt);
- (e) limited infilling in Group 2 Villages in accordance with Policy VILL2 (Group 2 Villages);
- (f) limited affordable housing for local community needs in accordance with Policy VILL3 (Group 3 Villages) and Policy HOU4 (Rural Exceptions Affordable Housing Sites);

(g) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings).

III. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:

- (a) mineral extraction;
- (b) engineering operations;
- (c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- (e) development brought forward under a Community Right to Build in accordance with Policy DPS8 (Neighbourhood Planning).

### 4.2 Rural Area Beyond the Green Belt

**4.2.1** The Rural Area Beyond the Green Belt covers approximately the northern two-thirds of the District. As such it is a considerable and significant rural resource where there is a strong restraint on inappropriate development as set out in Policy GBR2 below.

#### **GBR2 Rural Area Beyond the Green Belt**

I. The Rural Area Beyond the Green Belt will be maintained in the central and northern parts of the District, as defined on the Policies Map.

II. The construction of new buildings in the Rural Area Beyond the Green Belt will be considered as inappropriate. Exceptions to this include:

- (a) buildings for agriculture and forestry;
- (b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces in accordance with Policy HOU8 (Replacement Buildings in the Green Belt and Rural Area Beyond the Green Belt);

(e) limited infilling in Group 2 Villages in accordance with Policy VILL2 (Group 2 Villages);

(f) limited affordable housing for local community needs in accordance with Policy VILL3 (Group 3 Villages) and Policy HOU4 (Rural Exceptions Affordable Housing Sites);

(g) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings);

(h) the provision of accommodation for Gypsies and Travellers and Travelling Showpeople in accordance with Policy HOU7 (Gypsies and Travellers and Travelling Showpeople).

III. Certain other forms of development are also not inappropriate in the Rural Area Beyond Green Belt. These are:

(a) mineral extraction;

(b) engineering operations;

(c) local transport infrastructure which can demonstrate a requirement for a location in the Rural Area Beyond the Green Belt;

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and

(e) development brought forward under a Community Right to Build in accordance with Policy DPS8 (Neighbourhood Planning).

### 4.3 Major Developed Sites

**4.3.1** Previous national planning policy set out detailed development management advice in relation to major developed sites in the Green Belt; specifically in relation to infilling and comprehensive redevelopment (where the original use had ceased). In contrast the National Planning Policy Framework (NPPF) provides very little detail on this area of policy. Given the rural character of the district and the fact that there are a number of 'major developed sites' in the Green Belt it is considered appropriate to continue with a local policy approach in this respect. The Green Belt Review 2013 confirms this approach and the following sites are identified on the Policies Map as 'Major Developed Sites' in the Green Belt:

- Terlings Park, near Gilston
- Van Hage's Garden Centre, Great Amwell
- Simon Balle School, Hertford
- Haileybury, Hertford Heath



- Hayters, Spellbrook
- Rye Meads Sewerage Works, Stanstead Abbots
- Presdales School, Ware

**4.3.2** Sele School in Hertford and Leventhorpe School in Sawbridgeworth were previously identified, in the 2007 Local Plan, as Major Developed Sites. However, following the Green Belt Review 2013 these sites have both been removed from the Green Belt (see paragraph 4.1.5 above) and consequently are not identified as Major Developed Sites in this Plan. In addition, Balls Park in Hertford is no longer identified as a Major Developed Site as it has been redeveloped from its previous use (former University of Hertfordshire) to residential development.

**4.3.3** In East Herts there is also a strong restraint on inappropriate development in the Rural Area Beyond the Green Belt. It is therefore considered appropriate that a consistent approach to this part of the district should be applied. The following sites are therefore identified on the Policies Map as 'Major Developed Sites' in the Rural Area Beyond the Green Belt:

- Former GlaxoSmithKline site, Bury Green
- Freman College, Buntingford
- St Elizabeth's Centre, Perry Green, Much Hadham
- St Edmund's College and Prep School, Old Hall Green, Ware

**4.3.4** The previous Major Developed Site boundary for the Former GlaxoSmithKline site (as identified in the 2007 Local Plan) was reviewed in the Green Belt Review 2013 and the site area has consequently been reduced in this Plan, to reflect the fact that planning permission has been granted for residential development at the southern end of the site.

**4.3.5** Policy GBR3 outlines the circumstances when limited infilling or redevelopment can occur.

## **GBR3 Major Developed Sites**

I. Major Developed Sites in the Green Belt and the Rural Area Beyond the Green Belt are identified on the Policies Map.

II. Limited infilling of small gaps between existing development should:

- (a) Have no greater impact than the existing development on the openness of the Green Belt or on the character of the Rural Area Beyond the Green Belt;
- (b) Not exceed the height of the existing buildings;
- (c) Not lead to a major increase in the developed proportion of the site.

III. Redevelopment or partial redevelopment should:

(a) Have no greater impact than the existing development on the openness of the Green Belt or on the character of the Rural Area Beyond the Green Belt, and where possible have less;

(b) Not exceed the height of the existing buildings;

(c) Not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height or building form/layout that would benefit visual amenity).

IV. Redevelopment or partial redevelopment of a Major Developed Site should be accompanied with a Development Brief/Masterplan and landscape scheme.

DRAFT



## Chapter 5 Bishop's Stortford



## Chapter 5 Bishop's Stortford

### 5.1 Introduction

- 5.1.1** Bishop's Stortford is a medium-sized town with an important sub-regional role related to its retail, leisure and employment offer, enhanced by good transport links including the M11 and the railway. It is designated as a Principal Town Centre. The town retains a very attractive historic core with a regular market, a reputation for good schools, lots of green space in the Stort corridor and other 'Green Wedges' which penetrate the town. The town is unusual in East Herts in having several remaining brownfield redevelopment opportunities, although the scale of housing needs in the local area also requires well-designed urban extensions on Greenfield land adjoining the town.
- 5.1.2** The main components of the development strategy for Bishop's Stortford are as follows:
- 5.1.3** **Housing:** the majority of the projected housing need for the town will be met through development in the town or at urban extensions to the north, south, and east. The provision of a substantial increase in family homes will allow emerging households to remain living in Bishop's Stortford and support employment and retail opportunities in the town.
- 5.1.4** **Education:** the educational needs of the town will be achieved at primary level via the expansion of existing facilities, together with the provision of new schools in the urban extensions to the north and south. Options for three potential secondary school sites at allocations to the north and south of Bishop's Stortford, and at Hadham Road will provide the flexibility required to enable a viable solution to provision of additional capacity within the town.
- 5.1.5** **Transport:** the provision of frequent new bus services from urban extensions to the north and south of the town will link with an improved transport hub at the railway station. Walking and cycling will be promoted through better signposting and a network of trails into and around the town centre. Congestion will be eased through the construction of the Little Hadham Bypass and improvements to the town bypass. The Bishop's Stortford and Sawbridgeworth Urban Transport Plan will develop initiatives to tackle traffic congestion in and around the town, and address the issue of air quality at the Hockerill Air Quality Management Area.
- 5.1.6** **Other infrastructure:** there is capacity at the sewage treatment works for development in Bishop's Stortford and Essex.
- 5.1.7** **Employment and Retail:** the proximity of Bishop's Stortford to the M11 and Stansted Airport makes it an attractive place for a new employment allocation within urban extensions at Bishop's Stortford North and South. Residents of the town are well placed for access to a range of employment opportunities within the wider travel-to-work area. The town centre has a stronger retail offer than other centres in the District, and is the only town centre with good prospects for expansion at the



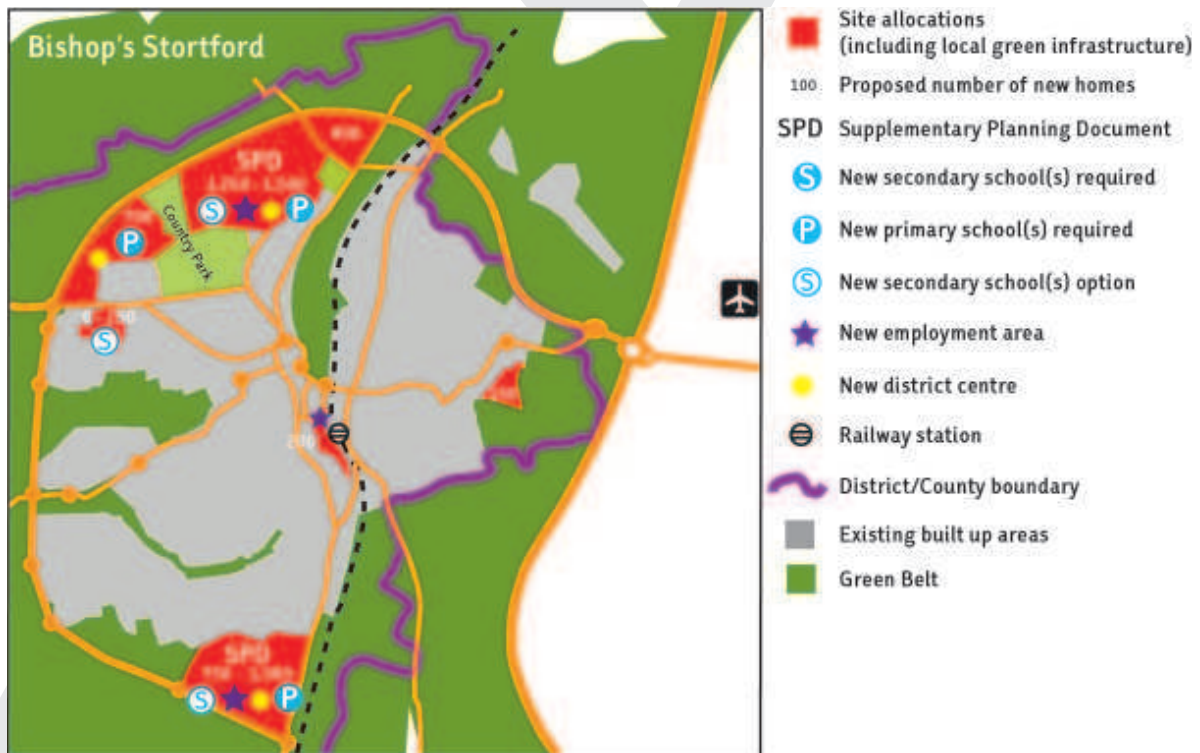
Causeway/Old River Lane, across the river to the railway station to encompass the Goods Yard and in the long-term possibly also the Mill Site. For these reasons it is designated as the District's Principal Town Centre. An attractive pedestrian circuit from the station through the town centre will enhance the vitality and viability of the town centre as a retail and leisure destination.

- 5.1.8 Character:** The provision of a new Country Park at Hoggate's Wood and Ash Grove will extend the pattern of Green Wedges which frame the urban area. The A120 and A1184 will continue to provide a boundary limit to development and retain the town's compact character. Long views to historic features including church spires will be preserved through the layout of new streets. Development of the Goods Yard (and in the long term, the Mill Site) will preserve the attractive green corridor of the Stort. An urban extension to the south will provide an attractive new gateway to the town, and masterplans and design codes produced in collaboration with the local community as part of a Supplementary Planning Document (SPD) will promote high quality design appropriate to the location.

## 5.2 Development in Bishop's Stortford

- 5.2.1** The main features of the policy approach to development in Bishop's Stortford are shown on Figure 5.1 below:

**Figure 5.1 Key Diagram for Bishop's Stortford**



- 5.2.2** Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Bishop's Stortford:





### BISH1 Development in Bishop's Stortford

I. In accordance with Policy DPS3 (Housing Supply 2011-2031), Bishop's Stortford will accommodate at least 597 homes at the following sites:

- (a) 247 homes focused on identified SLAA sites;
- (b) 200 homes at the Goods Yard as set out in Policy BISH3;
- (c) 150 homes East of Manor Links, in accordance with Policy BISH6;
- (d) A proportion of the overall windfall allowance for the District.

II. In addition, depending on the location of new secondary school capacity within the town, residential development will also be accommodated at the following sites:

- (a) Either 0 or 250 homes at the Hadham Road Reserve Secondary School site, as set out in Policy BISH5;
- (b) Either 750 or 1,000 homes at a mixed-use development South of Bishop's Stortford, in accordance with Policy BISH7;
- (c) Either 2,350 or 2,600 homes at a mixed-use development North of Bishop's Stortford, as set out in Policy BISH8.

**5.2.3** Within Bishop's Stortford's urban area 247 homes are identified for development through the SLAA process. In addition, it is expected that a proportion of the overall windfall allowance for the District will be accommodated in Bishop's Stortford. These sites will be determined on an individual basis, taking into account the policies of the Plan.

**5.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:

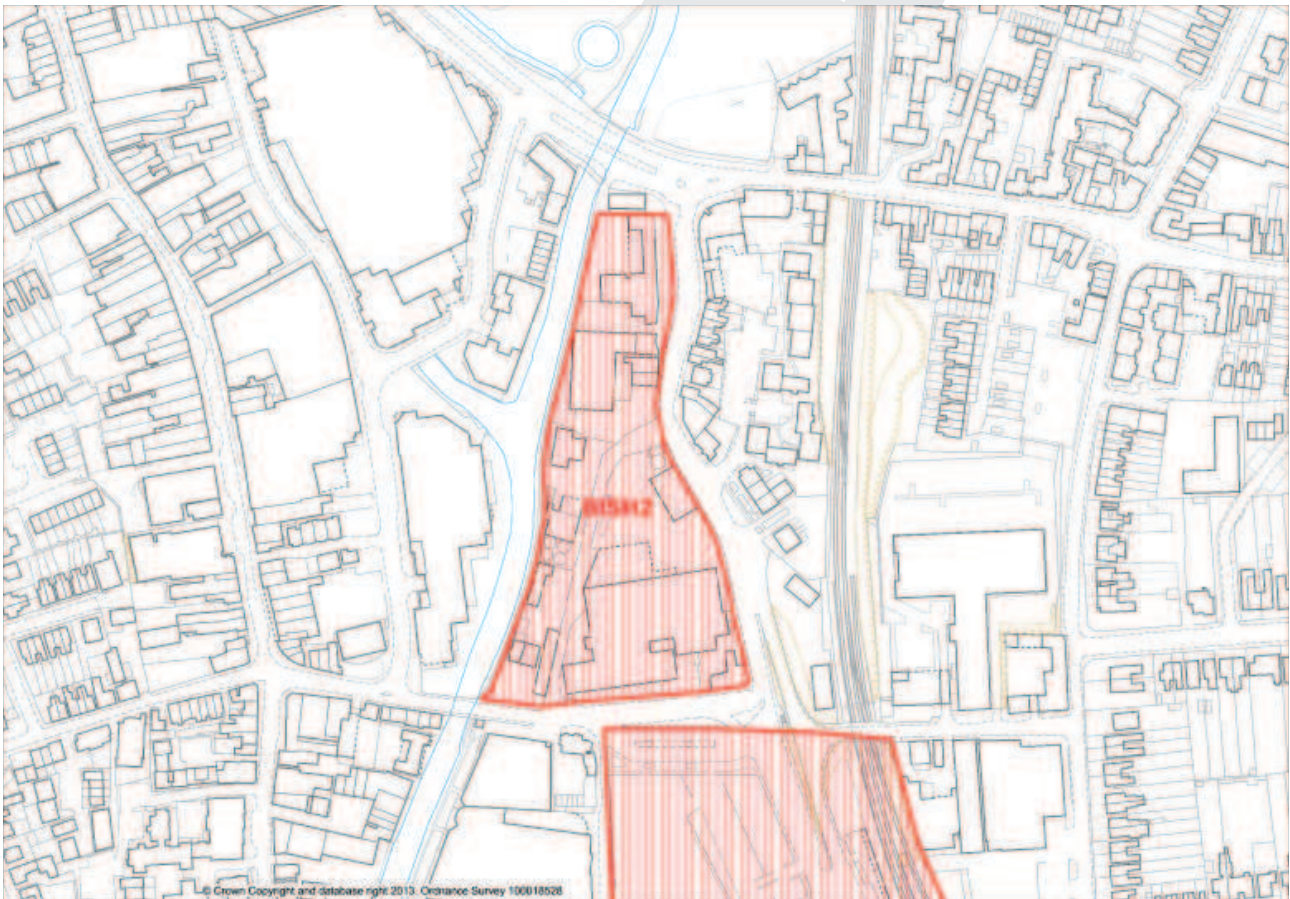




## The Mill Site

- 5.2.5** The Mill Site occupies a strategic location between the railway station and the town centre and fronting the River Stort. In the long term, the opportunities for sensitive mixed-used development are significant, as set out in the Mill Site Development Brief (2011). However, at present there is no indication that the Mill owners are seeking to relocate to alternative premises. Policy BISH2 (The Mill Site) will apply should the present occupants wish to relocate at some point during the plan period, and/or the remaining non-mill land within the site comes forward for development. Proposals for development on this and the adjoining landholding should reflect a comprehensive approach to the whole site.

**Figure 5.2 Site Location: Land at the Mill Site**



### BISH2 The Mill Site

I. Mixed-use development at the Mill Site shall include the provision of:

- (a) limited residential apartments on the upper floors of commercial employment uses;
- (b) active ground floor frontages;



- (c) a canal basin with additional moorings and associated equipment and facilities;
- (d) commercial frontages to the canal basin;
- (e) views and vistas towards the railway station and the river;
- (f) improved access to the waterway from the town centre to create a focus of activity for residents and visitors;
- (g) retention and renovation of the most significant historic buildings, including improving the setting of the Registry Office and adjacent listed building;
- (h) a new bridge to facilitate the pedestrian circuit in accordance with Policy BISH9 (Essential Off-Site Infrastructure);
- (i) a decentralised or District Heating system, or other low carbon heating system for residential and commercial use throughout the development, using locally sourced fuel and with appropriate long-term management arrangements;
- (j) high quality public spaces, including pocket parks within the site area and in particular along the river;
- (k) landscaping and tree planting to reduce urban heat island effects;
- (l) necessary new utilities infrastructure;
- (m) retention of a suitable buffer strip adjacent to Station Road Bridge to enable bridge widening to provide safe and attractive access between the station and the town centre for pedestrians and cyclists;
- (n) planning obligations including on and off-site developer contributions; and
- (o) other policy provisions of the District Plan and relevant matters, as appropriate.

II. The site will be developed in accordance with a conceptual masterplan which shall be submitted with a planning application. This will enshrine the principles set out in the Development Brief (2011) within an overall design code that sets out parameters for design and layout.

III. Buildings fronting the river shall not exceed 3 or 4 storeys in height and should be sufficiently set back to avoid a 'canyon' effect.





## The Goods Yard

- 5.2.6** Like the Mill Site, the Goods Yard occupies a strategic location between the railway station and the town centre and fronting the River Stort, as set out in the Goods Yard Development Brief (2011). The northern part of the site lies within the town centre boundary and is appropriate for a mix of retail and commercial development. An approach is sought which brings forward a financially viable development whilst at the same time maximises the opportunities for high quality design and mixed use development provided by the location and context.

**Figure 5.3 Site Location: Land at the Goods Yard**



### BISH3 The Goods Yard

I. The Goods Yard will provide for 200 homes between 2021 and 2026, as part of a mixed use development including a significant amount of B1a office floorspace and small-scale retail provision. Development of the site shall include:

- (a) Residential apartments on the upper floors of commercial employment uses and 3-4 bed family homes to the southern end of the site;
- (b) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);



- (c) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (d) active ground floor frontages;
- (e) views and vistas towards the railway station and the river;
- (f) improved access to the waterway from the town centre to create a focus of activity for residents and visitors;
- (g) high quality public spaces, including pocket parks within the site area and in particular along the river;
- (h) a direct route from the station to the Goods Yard pedestrian and cycle bridge;
- (i) a decentralised or District Heating system, or other low carbon heating system for residential and commercial use throughout the development, using locally sourced fuel and with appropriate long-term management arrangements;
- (j) landscaping and tree planting to reduce urban heat island effects, including retention and enhancement of the area of woodland to the south of the site;
- (k) necessary new utilities infrastructure;
- (l) planning obligations including on and off-site developer contributions; and
- (m) other policy provisions of the District Plan and relevant matters, as appropriate.

II. The site will be developed in accordance with a conceptual masterplan which shall be submitted with a planning application. This will enshrine the principles set out in the Development Brief (2011) within an overall design code that sets out parameters for design and layout.

III. Buildings fronting the river shall not exceed 3 or 4 storeys in height and should be sufficiently set back to avoid a 'canyon' effect.

IV. On-site car parking will be minimised, to avoid worsening of town centre traffic congestion and the impact on the Hockerill Air Quality Management Area.

V. Site promoters must work with Hertfordshire County Council as the Highways and Transport Authority to undertake transport modelling to assess the need for a link road through the site, and to assess and provide suitable mitigation measures against vehicular congestion in the town centre.

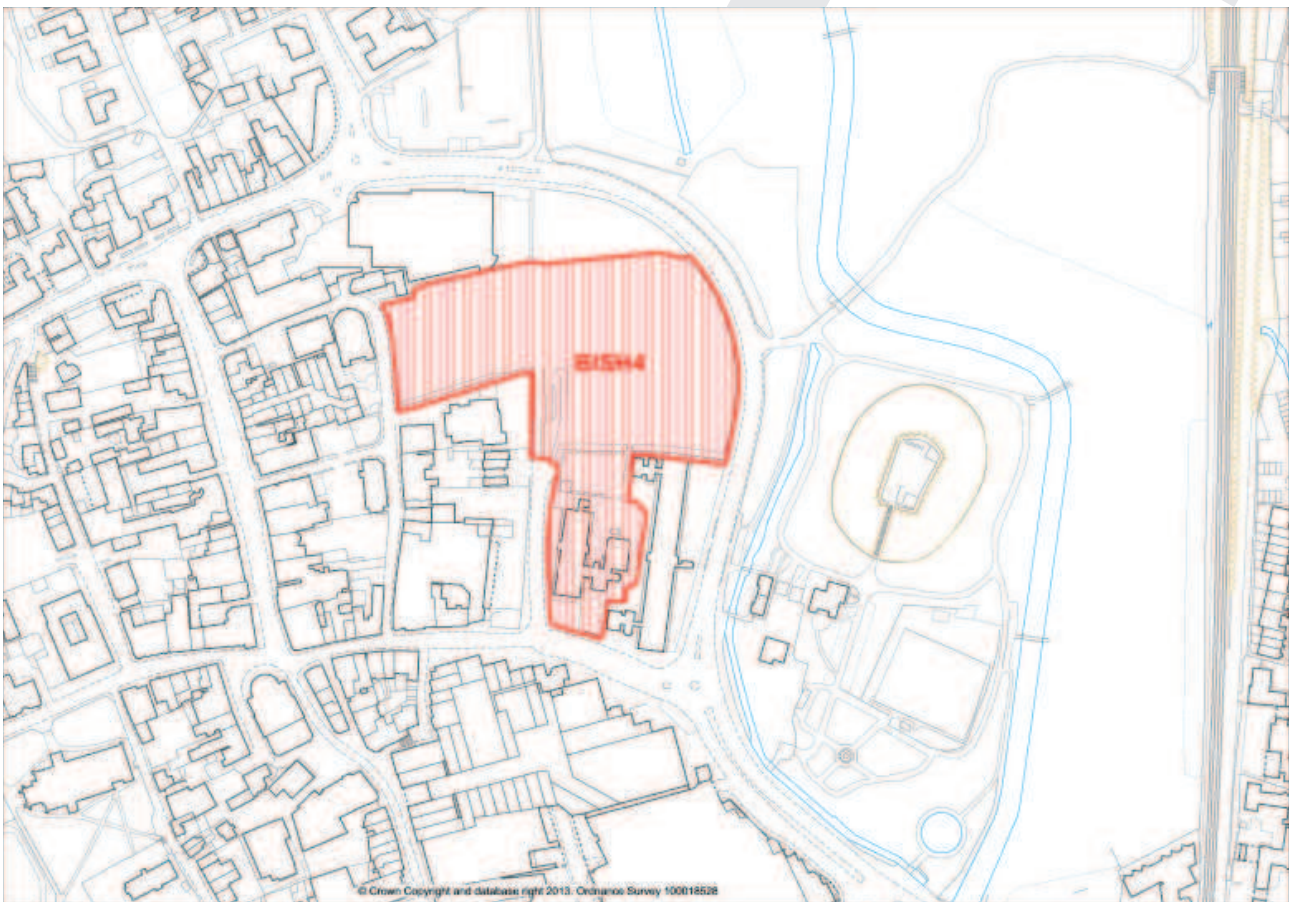




### The Causeway/Old River Lane

- 5.2.7** This is an important town centre site located within the town centre boundary. To maximise the opportunities at this site, a high-quality mixed-use development scheme will be required, including appropriate levels of parking provision. Subsequent to the delivery of this site, the Primary Shopping Frontage will be extended to encompass this site, as illustrated on the Policies Map.

**Figure 5.4 Site Location: Land at Old River Lane**



#### **BISH4 The Causeway/Old River Lane**

I. The Causeway/Old River Lane site will provide for a mixed use development including retail, leisure and residential dwellings between 2016 and 2021. Development of the site shall include:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) pedestrian and cycle access routes into and within the site and in connection to the town centre;



(d) a design and layout which respects the significance and relationship of the site with designated and un-designated heritage assets;

(e) car parking and vehicular access provision appropriate to the town centre location;

(f) new utilities infrastructure where necessary;

(g) planning obligations including on and off-site developer contributions where necessary and reasonably related to the development; and

(h) other policy provisions of the District Plan and relevant matters, as appropriate.

II. Subsequent to the delivery of this site, the Primary Shopping Frontage will be extended to encompass the site, as illustrated on the Policies Map.

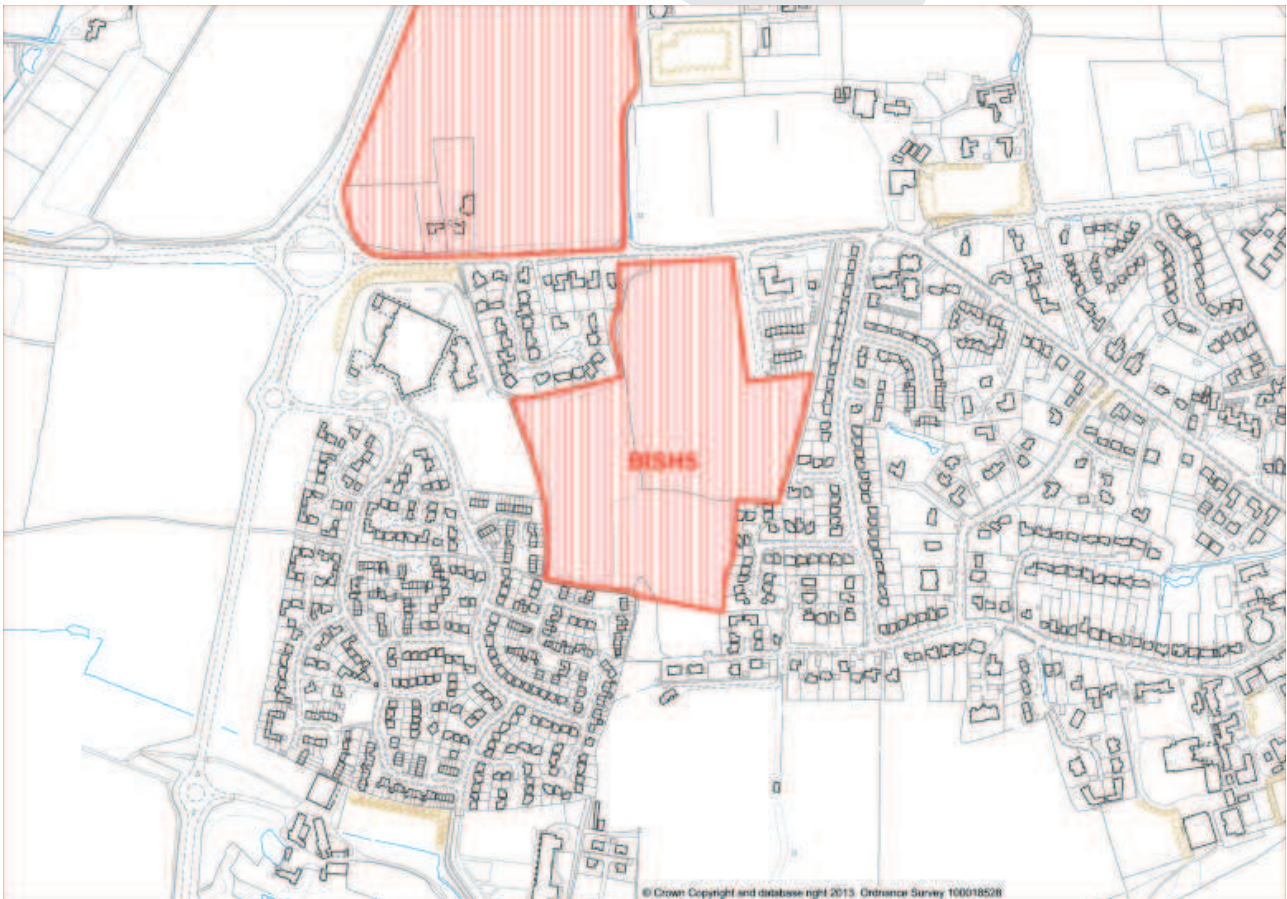


### Reserve Secondary School Site, Hadham Road

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- 5.2.8** One of the main challenges facing development in Bishop's Stortford is the funding and provision of additional secondary school capacity. In order to enable flexibility and avoid closing down opportunities for successful resolution of the school sites issues, three locations for potential alternative school sites have been identified. These include the reserve secondary school site on Hadham Road.
- 5.2.9** Policy BISH1 (Development in Bishop's Stortford) specifies either no homes at this site if a new secondary school is required at Hadham Road, or 250 homes if a new secondary school site is not required but is instead provided at one of the proposed mixed-use urban extensions, either north or south of Bishop's Stortford.

**Figure 5.5 Site Location: Reserve Secondary School Site, Hadham Road**



### BISH5 Reserve Secondary School Site, Hadham Road

I. The Reserve Secondary School Site, Hadham Road will only be released for residential development if sufficient additional secondary school capacity is provided elsewhere in the town.

II. In the event that the site comes forward for non-educational development, 250 homes will be provided between 2021 and 2026, including:





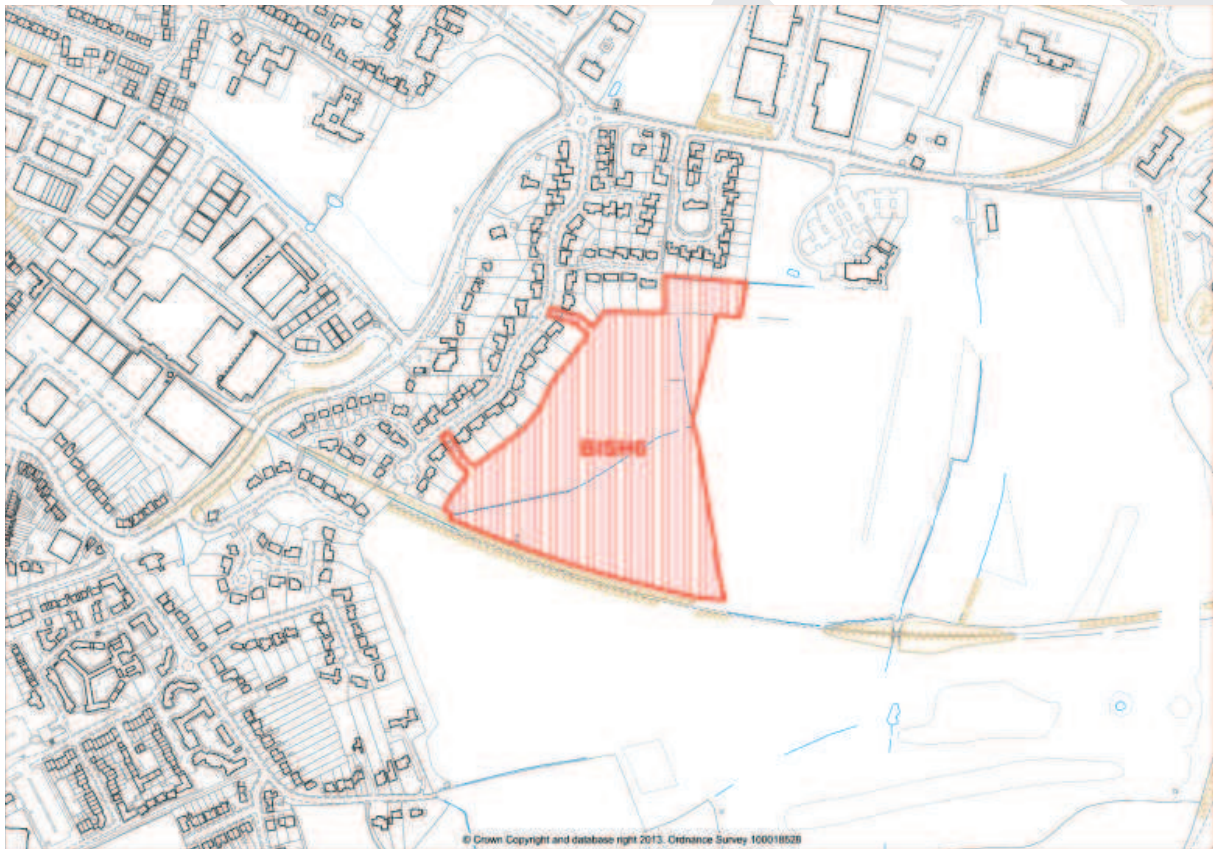
- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (d) necessary new utilities infrastructure;
- (e) sustainable urban drainage and provision for flood mitigation;
- (f) access arrangements and wider strategic and local highways mitigation measures;
- (g) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (h) social infrastructure including health services and facilities; community facilities; public amenity green space and play areas;
- (i) landscaping;
- (j) financial viability and the delivery of all necessary infrastructure;
- (k) planning obligations including on and off-site developer contributions; and
- (l) other policy provisions of the District Plan and relevant matters, as appropriate.



### East of Manor Links

- 5.2.10** This site is located between the Golf Course and the existing urban area. A predominantly residential development in this location will contribute towards meeting the short-term housing requirement and meet needs within the Housing Market Area.

**Figure 5.6 Site Location: East of Manor Links**



### **BISH6 East of Manor Links**

Development of 150 homes will be provided between 2016 and 2021, which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) necessary new utilities infrastructure;
- (d) tree planting and other appropriate landscaping to mitigate loss of amenity to existing residential properties in Manor Links;



- (e) access arrangements including primary access to Dunmow Road and secondary access to Manor Links, and appropriate local highways mitigation measures;
- (f) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (g) public amenity green space and play areas;
- (h) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (i) protection of all public rights of way (including, inter alia, the protection of the restricted byway) and other public access routes running through or on the boundaries of the site;
- (j) planning obligations including on and off-site developer contributions; and
- (k) other policy provisions of the District Plan and relevant matters, as appropriate.

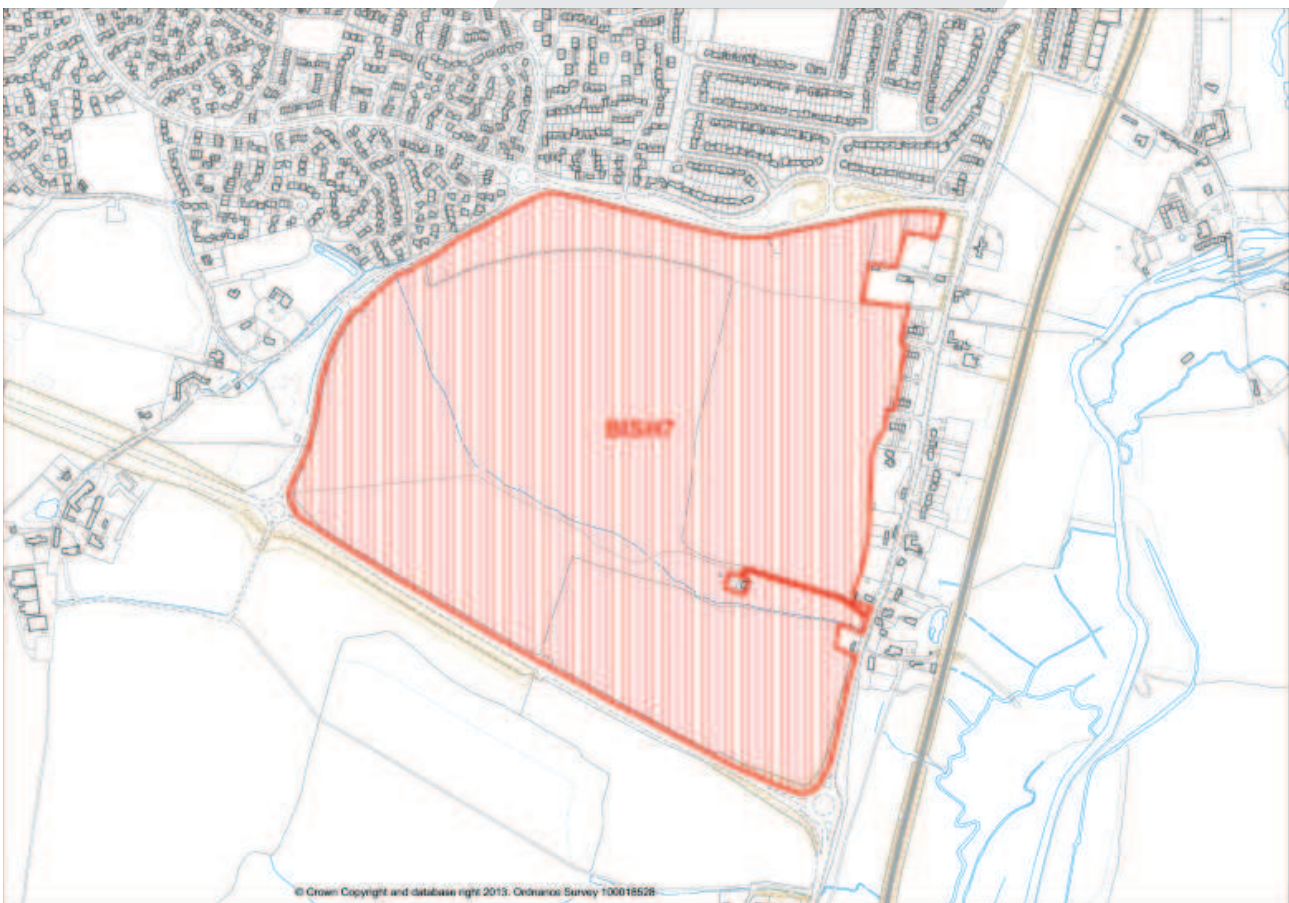




## South of Bishop's Stortford

- 5.2.11** Development of a mixed-use urban extension is needed in this area in order to meet housing requirements for the Housing Market Area and potentially also to provide a secondary school site to serve the catchment area. Policy BISH1 (Development in Bishop's Stortford) specifies a lower number of 750 homes if a new secondary school site is required, or 1,000 homes if a new secondary school site is not required but is provided at either Hadham Road or North of Bishop's Stortford. To encourage self-containment and improve sustainability the provision of a neighbourhood centre including local shops and a new employment area will be required.
- 5.2.12** Masterplanning as part of the planning application and production of a Supplementary Planning Document is considered to be essential to the assessment of the proposals for development in this area, including the appropriate level of homes and other uses. Technical work to support the Supplementary Planning Document (SPD) shall be expected to be part-funded by the landowners/promoters for and with direct involvement of East Herts Council as the Local Planning Authority, Bishop's Stortford Town Council, Thorley Parish Council, and other stakeholders as necessary.

**Figure 5.7 Site Location: Land South of Bishop's Stortford**





### BISH7 South of Bishop's Stortford

I. As part of the mixed-use development of this area, between 750 and 1,000 homes will be provided between 2016 and 2026 in accordance with Policy BISH1 (Development in Bishop's Stortford), depending on whether a secondary school is needed on the site. Development in this location should provide:

- (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) quality local green infrastructure and landscaping through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (d) necessary new utilities infrastructure;
- (e) sustainable urban drainage and provision for flood mitigation;
- (f) access arrangements and wider strategic and local highways mitigation measures, including improvements along London Road;
- (g) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (h) social infrastructure including: primary school/s to serve the development and appropriate surrounding catchment area/s; a potential secondary school; health services and facilities; community facilities; public amenity green space and play areas;
- (i) protection and sensitive treatment of all public rights of way and other public access routes running through or on the boundaries of the site;
- (j) views and vistas, in particular those relating to Thorley Church;
- (k) appropriate levels of local retail to promote self containment and sustainability;
- (l) a new employment allocation to provide 4-5 hectares of modern business premises in a modern business park attractive to B1 employment uses;
- (m) financial viability and the delivery of all necessary infrastructure;
- (n) planning obligations including on and off-site developer contributions; and
- (o) other policy provisions of the District Plan and relevant matters, as appropriate.



II. Working with the site promoters, Bishop's Stortford Town Council, Thorley Parish Council, and other stakeholders as appropriate, a Supplementary Planning Document (SPD) will be prepared to address detailed matters of design and layout, including potential school(s), the movement network, design coding, views, treatment of the Hertfordshire Way, car parking, drainage, density, landscaping, and local green infrastructure.

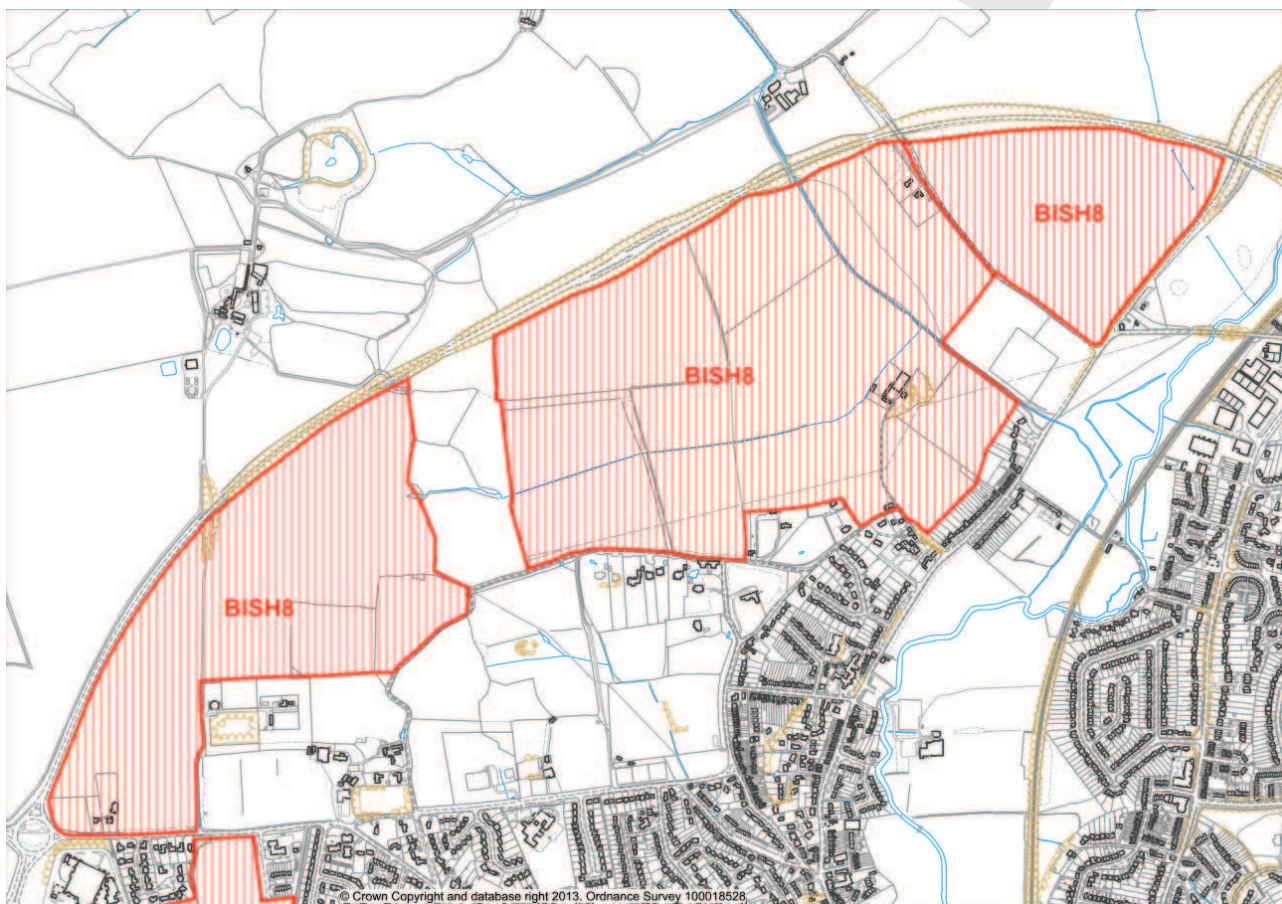




### North of Bishop's Stortford

- 5.2.13** To the north of the town, land inset from the Green Belt and safeguarded for future development in previous Local Plans will be allocated for mixed-use development. This area is currently the subject of a planning application (2013). The District Plan is based on the merits and requirements of this location rather than specific proposals put forward.
- 5.2.14** Development of a mixed-use urban extension is needed in this area in order to meet housing requirements for the Housing Market Area and potentially also to provide a secondary school site to serve the catchment area. Policy BISH1 (Development in Bishop's Stortford) specifies a lower number of 2,350 homes if a new secondary school site is required, or 2,600 homes if a new secondary school site is not required but is provided at Hadham Road or South of Bishop's Stortford. To encourage self-containment and improve sustainability the provision of a neighbourhood centre including local shops and a new employment area will be required.

**Figure 5.8 Site Location: Land North of Bishop's Stortford**







## BISH8 North of Bishop's Stortford

As part of the mixed-use development of this area between 2,350 and 2,600 homes will be provided in accordance with Policy BISH1 (Development in Bishop's Stortford), depending on whether a secondary school is needed on the site. Development in this location should provide:

I. West of Hoggate's Wood, around 700 homes between 2016 and 2026, which shall include the provision of:

- (a) a primary school;
- (b) a neighbourhood centre providing a range of local shops and services; and
- (c) a new roundabout on Hadham Road to provide vehicular access to the area.

II. Between Hoggate's Wood and Farnham Road between 1,250 and 1,500 homes shall be provided between 2016 and 2031, depending on whether a secondary school is needed on the site. Development in this location shall include the provision of:

- (a) a primary school;
- (b) vehicular access by a new roundabout on the A120 and also by a new junction on Rye Street;
- (c) a neighbourhood centre comprising a mix of local shops and facilities, business incubator units, health facilities, and a play area/open space;
- (d) a new employment allocation to provide 4-5 hectares of modern business premises in a modern business park attractive to B1 employment uses; and
- (e) Foxdells Farm shall be preserved and enhanced as a focus for a public space and appropriate community or leisure facilities.

III. East of Farnham Road, around 400 homes shall be provided between 2016 and 2026.

IV. Across the whole development site, the following requirements and provisions will apply:

- (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;



(d) landscaping to take account of key features of the site, including the undulating topography, mature trees and hedgerows;

(e) necessary new utilities infrastructure;

(f) sustainable urban drainage and provision for flood mitigation;

(g) a new Country Park shall be provided to include the Green Belt land north and south of Dane O' Coy's Road, including Hoggate's Wood and Ash Grove, including long-term arrangements for management and maintenance;

(h) the rural character of Dane O' Coys Road shall be preserved, and access along the road shall be reserved for pedestrians, cyclists and bus services only;

(i) a network of well-signposted pedestrian and cycle routes between the development and the town centre;

(j) a circular bus route connecting with the bus/rail interchange in the town centre;

(k) strategic long views of St. Michael's Church and All Saints, Hockerill, and views of mature trees, should be preserved;

(l) easy access to the village of Farnham must be maintained along Farnham Road, including during the construction period;

(m) financial viability and the delivery of all necessary infrastructure;

(n) planning obligations including on and off-site developer contributions; and

(o) other policy provisions of the District Plan and Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards, as appropriate.

V. Working with the site promoters, Bishop's Stortford Town Council and other stakeholders as appropriate, a Supplementary Planning Document (SPD) will be prepared to address detailed matters of design and layout, including potential school(s), the movement network, design coding, views, car parking, drainage, density, landscaping, and local green infrastructure.



### 5.3 Off Site Infrastructure

- 5.3.1** The cumulative impact of development at different locations will require financial contributions from a range of developers towards funding of essential off-site infrastructure. This development is likely to include contributions not only from development in Bishop's Stortford, but also for example in relation to upgrades to Junction 8 of the M11 and associated highway works, from development in Essex.

#### **BISH9 Essential Off-Site Infrastructure**

Development proposals in Bishop's Stortford will be permitted subject to the other policies in this Plan and the provision of financial contributions towards the following infrastructure schemes:

- (a) a new secondary school and/or sixth form college at one or more of the three identified potential locations (Bishop's Stortford North, Bishop's Stortford South, Hadham Road Reserve Secondary School Site);
- (b) the widening of Station Road bridge;
- (c) improvements to traffic control and air quality at Hockerill lights;
- (d) improvements to the A1184/A120 bypass around the town;
- (e) Junction 8 of the M11 and the Birchanger Roundabout;
- (f) an enhanced passenger transport hub at the railway station.



### 5.4 Employment in Bishop's Stortford

- 5.4.1** The strategy is to protect and enhance the existing employment areas in the town, and supplement these with new Employment Areas at Bishop's Stortford North, Bishop's Stortford South and at the Goods Yard.
- 5.4.2** In addition, Millside Industrial Estate and Southmill Trading Estate have been formally designated as Employment Areas.

#### **BISH10 Employment in Bishop's Stortford**

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

- (a) Raynham Road/Dunmow Road Industrial Estate (incorporating Stortford Hall Industrial Estate, The Links Business Centre, Rainham Road/Myson Way, Raynham Road West, and Raynham Road East between The Links Business Centre and Raynham Close);
- (b) Haslemere Estate;
- (c) Twyford Road;
- (d) Stansted Road (incorporating Goodliffe Park, Stort Valley Industrial Estate, and Birchanger Industrial Estate);
- (e) Woodside;
- (f) Millside Industrial Estate;
- (g) Southmill Trading Estate.

II. In addition, new Employment Areas will be identified in the following locations:

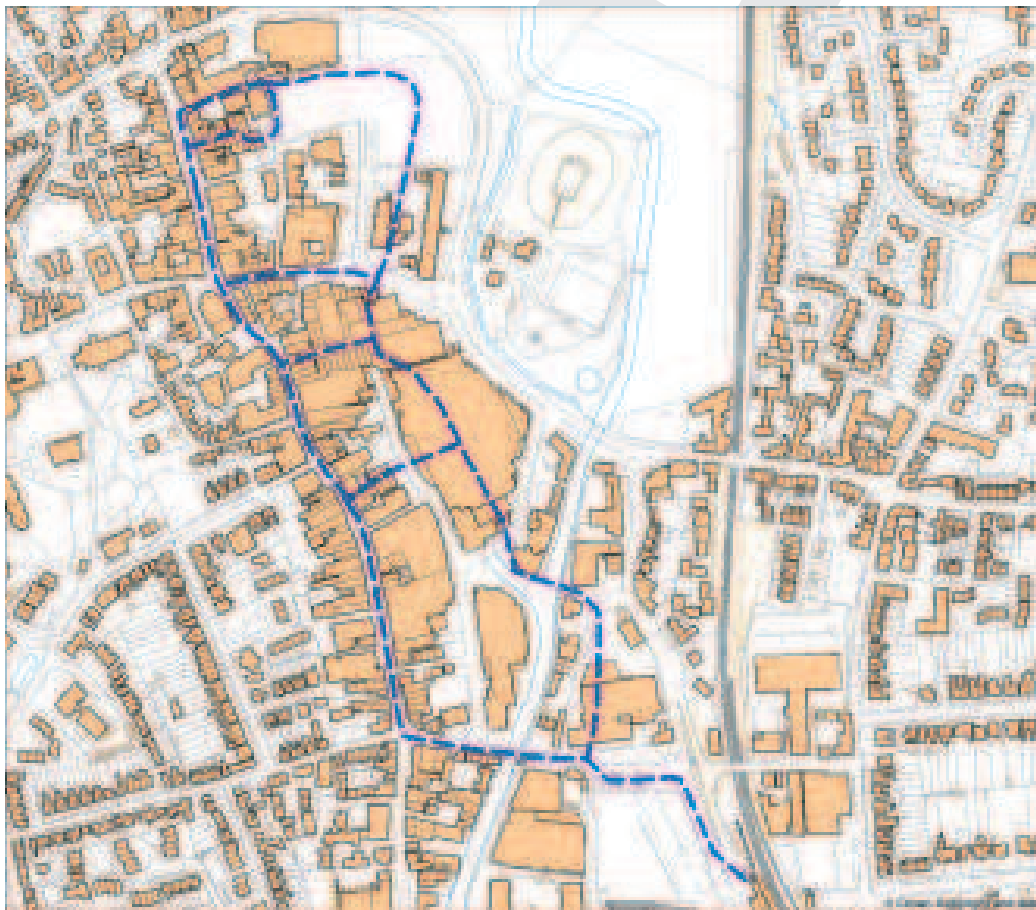
- (a) The Goods Yard, as set out in Policy BISH3;
- (b) Bishop's Stortford South, as set out in Policy BISH7; and
- (c) Bishop's Stortford North, as set out in Policy BISH8.



## 5.5 Retail in Bishop's Stortford

- 5.5.1** Bishop's Stortford has the largest shopping centre in the District and provides a range of convenience and comparison shopping opportunities. A strategy to secure the increased vitality and viability of the town centre rests on increasing the town centre offer through the provision of additional sites, and on integrating the town centre with the railway station across the river. The town centre boundary will restrict land uses in the town centre to those which may be appropriate to securing the long-term vitality and viability of the town in accordance with Policy RTC1. A pedestrian circuit is shown in Figure 5.9 below.

**Figure 5.9 Pedestrian Circuit**



- 5.5.2** Environmental enhancements will be sought to improve the attractiveness of the town centre as a retail and leisure destination, particularly along the route of the proposed movement circuit. These could include a range of public realm enhancements including paving, signage and street furniture. Supporting the town centre, local shopping needs will be addressed through the designation of three new Neighbourhood Centres.



### **BISH11 Retail in Bishop's Stortford**

I. New retail and leisure facilities will be focused within the Town Centre of Bishop's Stortford at the Old River Lane site, in accordance with Policy BISH4.

II. New Neighbourhood Centres will be designated in the following locations:

(a) South of Bishop's Stortford, in accordance with Policy BISH7;

(b) North of Bishop's Stortford, west of Hoggate's Wood, in accordance with Policy BISH8 (I); and

(c) North of Bishop's Stortford, between Hoggate's Wood and Farnham Road, in accordance with Policy BISH8 (II).

III. Development proposals in Bishop's Stortford should seek to enhance the public realm and vitality of the pedestrian circuit between the station and the town centre, and should not compromise the potential for completion of the circuit.

## **5.6 Leisure and Community Facilities in Bishop's Stortford**

**5.6.1** All new development in Bishop's Stortford and the surrounding area will result in an increased demand for local services and community facilities including, for instance, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Bishop's Stortford, thereby reducing the need to travel to other settlements. Reflecting this, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Health and Wellbeing) and CFLR9 (Education).

**5.6.2** Bishop's Stortford has been identified as having a good provision of open space within the town, but deficiencies in strategic Accessible Natural Greenspace (ANG) (green space of over 500 hectares) exist, and there is a lack of provision for people to travel off-road by cycle or foot between the town and countryside. The East Herts Green Infrastructure Plan (2011) indicates a need to provide and enhance links to the River Stort, Gilston Park, Harlow and the woodland sites to the south and east. There is also a need for a new strategic and local ANG site to serve existing and future communities.

**5.6.3** For formal sport provision, the under provision of junior football, rugby and mini-soccer pitches should also be addressed. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and CFLR2 (Open Space Standards).





- 5.6.4** Bishop's Stortford's Green Wedges ('green fingers'), which penetrate the town, are a recognised local amenity, wildlife and leisure asset and have been designated as Local Green Spaces under Policy CFLR3 (Local Green Space). This designation provides protection for these valuable resources and ensures that development will not be allowed in such locations, other than in very special circumstances.

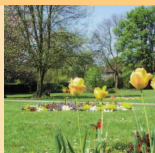


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## Chapter 6 Buntingford



## Chapter 6 Buntingford

### 6.1 Introduction

- 6.1.1** Buntingford is the only town in the District not constrained by Green Belt. Two urban extensions are proposed to the north and the south of the town. The principle of development at Buntingford is established through the District Plan, but housing land supply pressures arising from national policy requirements mean that development in the town is likely to be well underway prior to 2015. For this reason it is likely that many planning issues will be tested through the planning application process.
- 6.1.2** Buntingford is the District's northern-most town, where the lack of a railway connection has resulted in a reliance on the private car as a means of transport. This relative remoteness has helped the town to retain its compact Market Town character. There is a growing need for more homes, which has resulted in new development pressure around the town. This does however provide an opportunity to enhance the role and function of Buntingford as a service centre for its large rural hinterland; to make effective use of previously developed sites; provide improved access and improvements to education facilities; and to reinforce the valley setting of the town.
- 6.1.3** The main components of the development strategy for Buntingford are as follows:
- 6.1.4** **Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes that will have been constructed in appropriate locations to ensure that Buntingford's population is able to access a balanced housing market catering for all life stages. The amount of dwellings provided will support the need identified for the Housing Market Area. The provision of affordable housing as part of any new residential or mixed use development scheme/s will allow emerging households to be able to remain living in Buntingford in accommodation suited to their needs.
- 6.1.5** **Education:** secondary education provision will be enhanced via the expansion of Freman College along with new playing fields, which will be enabled through the development of an urban extension to the north of the town to provide for existing and new residents. This in turn will enable improvements to be made to Edwinstree Middle School. Primary education enhancements will be achieved via the expansion of existing facilities, as appropriate.
- 6.1.6** **Transport:** the provision of enhanced bus services to support travel to and from new urban extensions to the town will provide links to neighbouring towns. New developments will support improved green travel and will aid delivery of initiatives contained in Hertfordshire's Local Transport Plan and daughter documents. Walking and cycling will be promoted with the provision of better signposting and a network of trails into and around the town centre and towards the River Rib.
- 6.1.7** **Other Infrastructure:** improved utility infrastructure such as wastewater networks and enhanced broadband connectivity will support existing and new developments.



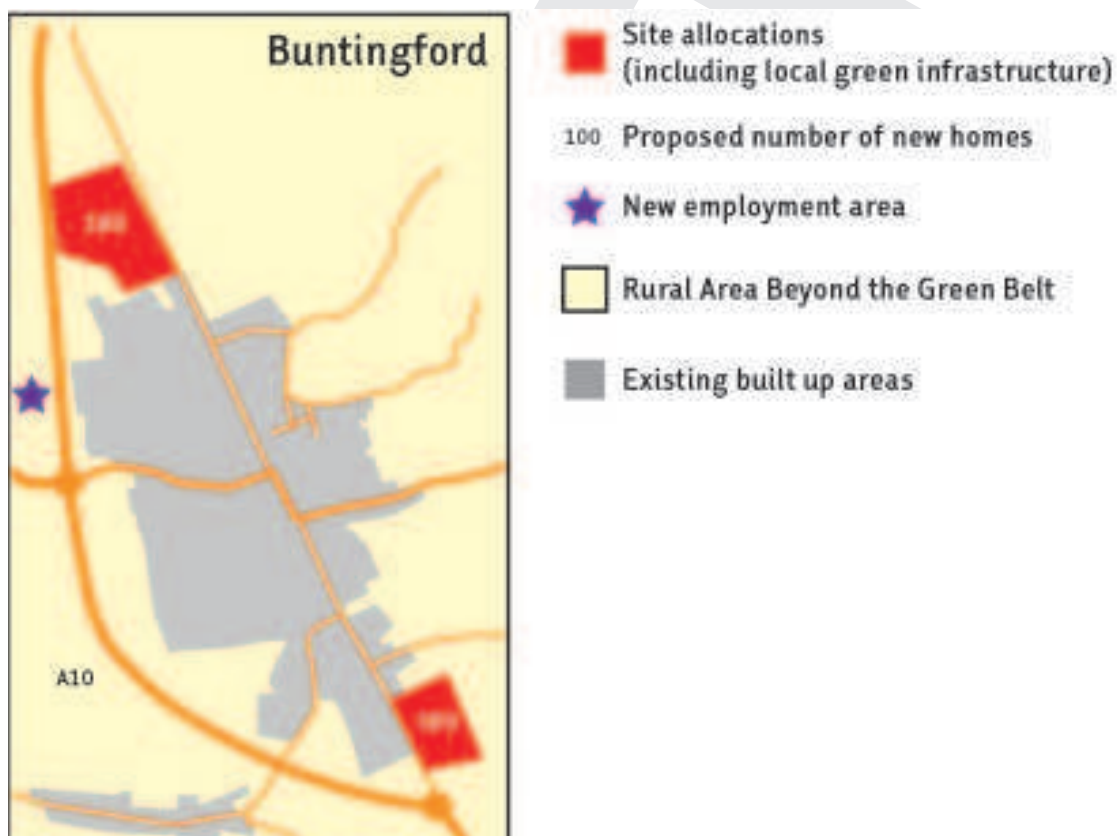
- 6.1.8 Employment and Retail:** the large rural hinterland surrounding the town makes Buntingford an ideal base for small businesses that have links to the town itself rather than those that rely on a proximity to major road networks. Additional employment land in the town will replace that lost through development proposals with modern units with good access to the A10, providing opportunities for small and medium businesses.
- 6.1.9** The town centre of Buntingford will retain its role as a minor town centre with a secondary shopping frontage which will continue to function as an important service centre for its large rural hinterland, whilst retaining its market town characteristics. Economic and housing development will generate additional wealth to help support a good range of services including jobs, shopping, leisure and education, to meet the needs of residents of the town and surrounding villages.
- 6.1.10 Character:** Buntingford will preserve its market town character and the quality of the town's historic core will be respected in new development proposals. Where development occurs this will ensure that the sense of place is respected and allows for successful integration with existing features, including the valley landscape. Development to the north and south of the town will enhance primary routes into the town, providing a visual transition between rural and urban, providing a gateway to the town, whilst minimising the impact on the valuable landscape which surrounds the town.



## 6.2 Development in Buntingford

**6.2.1** The main features of the policy approach to development in Buntingford are shown on Figure 6.1 below:

**Figure 6.1 Buntingford Key Diagram**



**6.2.2** In addition to other policies within this Plan, in order to reflect the District Plan Strategy, development in Buntingford will be delivered in accordance with the following policies:

### **BUNT1 Development in Buntingford**

In accordance with Policy DPS3 (Housing Supply 2011-2031), Buntingford will accommodate at least 493 new homes within the town boundary as defined on the Policies Map, which will include:

- (a) Identified SLAA sites amounting to 13 homes;
- (b) 300 homes to the south of the town on land to the east of London Road, as set out in Policy BUNT2 (South of Buntingford); and
- (c) 180 homes to the north of the town to the west of Ermine Street, as set out in Policy BUNT3 (North of Buntingford);





(d) a proportion of the overall windfall allowance for the District.

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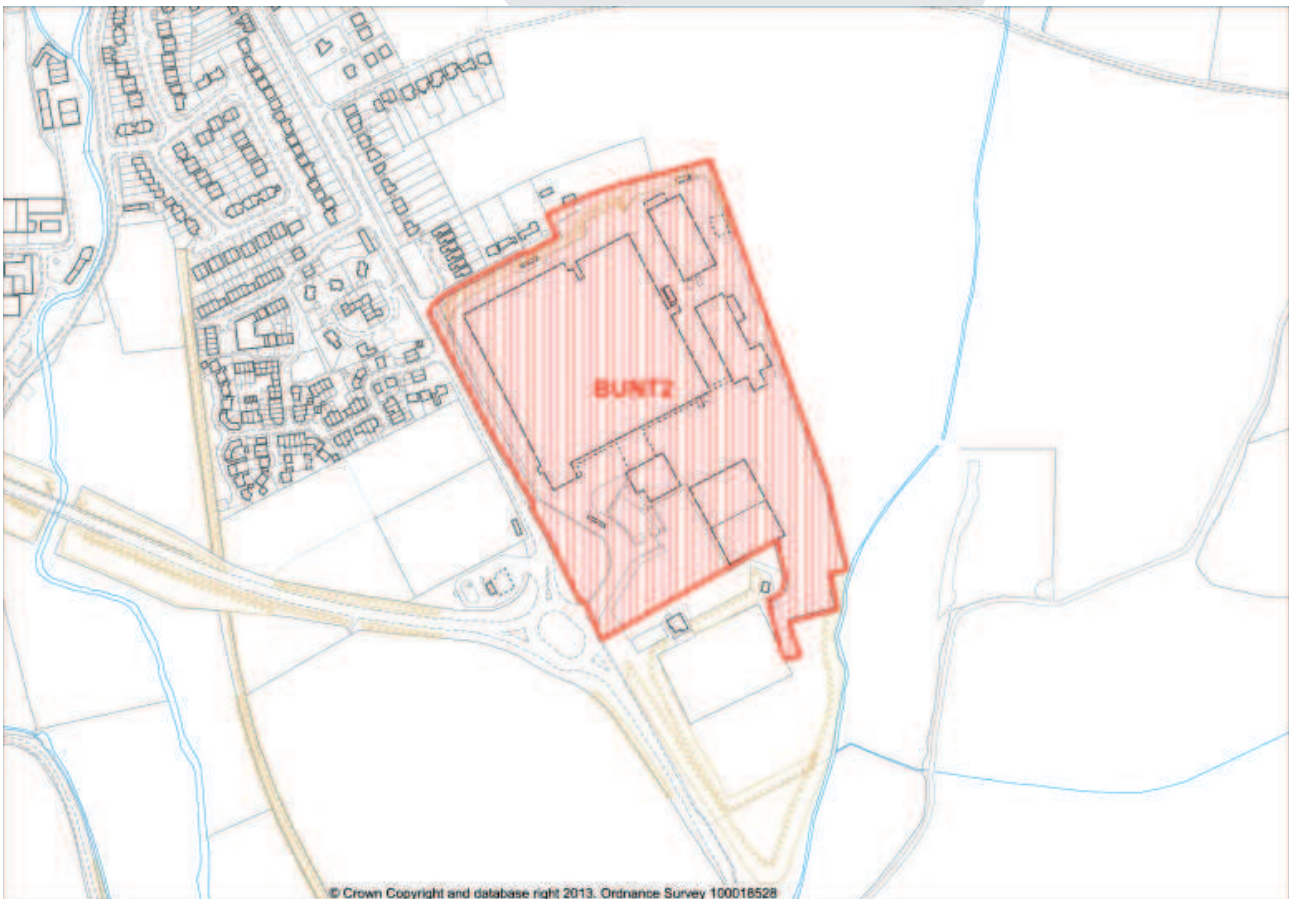
**6.2.3** Within Buntingford's urban area 13 dwellings are identified for development through the SLAA process. In addition, it is expected that a proportion of the overall windfall allowance for the District will be accommodated in Buntingford. These sites will be determined on an individual basis, taking into account the policies of the Plan.

**6.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:

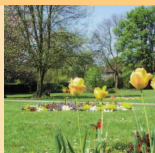
## Land South of Buntingford

**6.2.5** In order to meet the District's short term housing requirement and to provide for the housing needs of Buntingford, development is proposed to the south of Buntingford on land to the east of London Road on land formerly known as the Sainsbury's Distribution Depot site. Given the sites connections to the A10, development to the south of the town will need to provide a mix of uses, including residential and employment development.

**Figure 6.2 Site Location: Land South of Buntingford**



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### BUNT2 South of Buntingford

I. Land to the east of London Road, south of Windmill Hill (the former Sainsbury's Distribution Depot) is allocated as a residential-led mixed-use site to include approximately 300 homes by 2021.

II. The development of the site is expected to be subject to a development brief or masterplan prepared by or approved by the District Council. The development is expected to address the following provisions and issues:

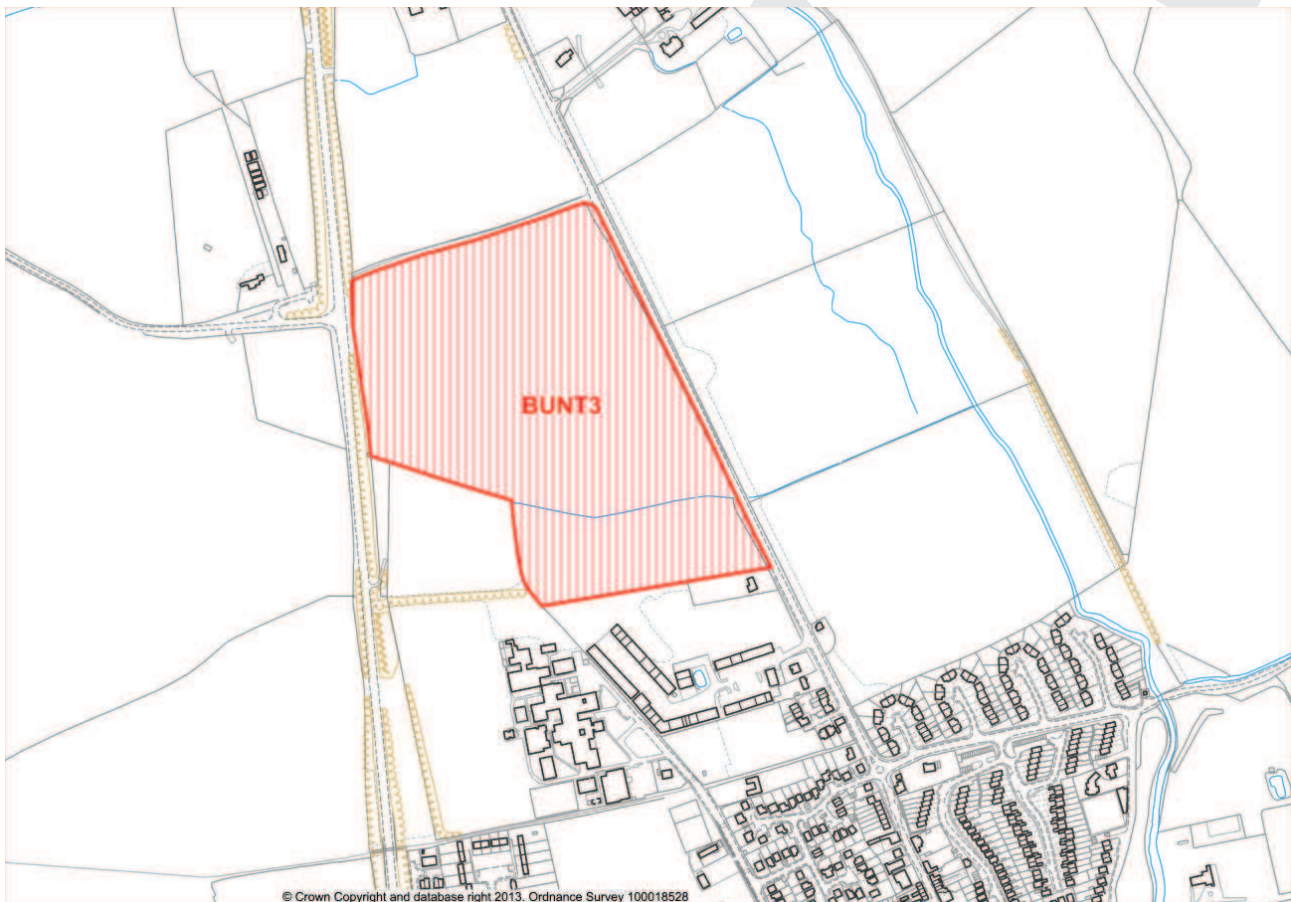
- (a) the key design and layout principles of development, which should include a visual transition from rural to urban where it fronts onto London Road.
- (b) the need to set aside a proportion of land for employment uses and to facilitate improvements to the Bury Football Club;
- (c) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (d) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (e) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (f) necessary new utilities infrastructure, such as a new sewer to link from the development to existing infrastructure in the town;
- (g) sustainable urban drainage and provision for flood mitigation;
- (h) access arrangements and wider strategic and local highways mitigation measures including access serving the Bury Football Club grounds;
- (i) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (j) social infrastructure including contributions towards education and other community facilities;
- (k) financial viability and the delivery of all necessary infrastructure;
- (l) planning obligations including on and off-site developer contributions; and
- (m) other policy provisions of the District Plan and relevant matters, as appropriate.



## Land North of Buntingford

- 6.2.6** In order to meet the District's long term housing requirement and to provide for the housing needs of Buntingford, development is also proposed to the north of Buntingford. Development to the north of the town will need to ensure that future expansion needs of Freman College are secured.

**Figure 6.3 Site Location: North of Buntingford**



### **BUNT3 North of Buntingford**

I. Land between Ermine Street and the A10 to the north of the town is allocated as a residential-led mixed-use site, to include approximately 180 homes after 2021.

II. The development of the site is expected to be subject to a development brief or masterplan prepared by or approved by the District Council. The development is expected to address the following provisions and issues:

- (a) the key design and layout principles of development, which should include a visual transition from rural to urban where it fronts onto Ermine Street, acting as a gateway to the town from the north.





- (b) the need to protect the historic landscape of Corneybury in accordance with Policy HA2 (Non-Designated Heritage Assets) and Policy HA7 (Listed Buildings);
- (c) the need to set aside a proportion of land for employment and education uses and to facilitate improvements to Freman College;
- (d) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (e) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (f) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (g) necessary new utilities infrastructure, such as a new sewer to link from the development to existing infrastructure in the town;
- (h) sustainable urban drainage and provision for flood mitigation;
- (i) access arrangements and wider strategic and local highways mitigation measures including access serving Freman College;
- (j) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (k) social infrastructure including contributions towards education and other community facilities;
- (l) financial viability and the delivery of all necessary infrastructure;
- (m) planning obligations including on and off-site developer contributions; and
- (n) other policy provisions of the District Plan and relevant matters, as appropriate.



## 6.3 Employment in Buntingford

- 6.3.1** The relative isolation of Buntingford makes it an attractive place for new small scale employment allocations in order to provide opportunities for local businesses to serve the town and nearby settlements in the rural area surrounding. The town centre will be strengthened by the additional wealth generated by the growing population of the town.
- 6.3.2** The strategy is to protect and enhance the existing employment areas in the town, and supplement these with small-scale extensions to existing employment areas.

### BUNT4 Employment in Buntingford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

- (a) Park Farm;
- (b) Buntingford Business Park;
- (c) Watermill Estate.

II. In accordance with Policy ED1 (Employment), the following Employment Area has been extended to accommodate B1, B2 and small-scale B8 Uses:

- (a) Buntingford Business Park (approximately 3 hectares).

III. In accordance with Policy ED1 (Employment), new small-scale employment development will be supported as part of mixed use schemes at:

- (a) Land South of Buntingford;
- (b) Land North Buntingford.

## 6.4 Retail in Buntingford

- 6.4.1** Buntingford has a small town centre, consisting of small units in a linear High Street, with two small supermarkets. Despite its size, the town centre provides a vital role for the residents of the town and for the rural hinterland. Recognising its size and its relatively limited retail offer, the High Street is designated as a minor town centre with only a secondary frontage. Within this frontage, it is necessary to retain a suitable mix of retail units and appropriate town centre uses in order to ensure the longer term viability and vitality of Buntingford's town centre. As such, retail development in Buntingford will be considered in accordance with Policy RTC1 (Retail and Town Centres) and RTC4 (Secondary Shopping Frontages).



### 6.5 Leisure and Community Facilities in Buntingford

- 6.5.1** Despite its rural setting, Buntingford has a relative lack of Accessible Natural Greenspace (ANG), open spaces for sport and recreation and play spaces for children. It is therefore important that improvements are made to existing open spaces and that new open spaces are provided to support existing and new communities in the town. Developments will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and CFLR2 (Open Space Standards).
- 6.5.2** All new developments will increase demand for local services and community facilities including healthcare and education. It is important that developments in Buntingford enhance existing and provide new community facilities in order to ensure existing and new communities can access vital services within Buntingford without the need to travel to neighbouring settlements. Developments will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Health and Wellbeing) and CFLR9 (Education).



## Chapter 7 Hertford



## Chapter 7 Hertford

### 7.1 Introduction

- 7.1.1** The County town of Hertford lies at the confluence of four rivers in a valley setting, which in the past has influenced its shape and form. Hertford's boundaries are characterised by areas of open land which penetrate towards the centre of the town. These 'Green Fingers' are an environmental asset of value to local people and visitors alike. The town also benefits from cultural and recreational facilities.
- 7.1.2** Hertford's town centre retains much of its medieval core, includes many buildings of historic significance, and has high townscape quality which, combined with its river setting, presents both opportunities and constraints in shaping its future development. The town offers an attractive environment for leisure and business purposes and, with its retail offer characterised both by major multiples and independent outlets, Hertford is classed as Secondary Town Centre.
- 7.1.3** The town has good transport connections, including a bus station providing access to both local and long-distance destinations and two railway stations, offering services into London and wider locales. Despite good road links, traffic congestion in Hertford is acute at peak times, both within the historic core and especially on the A414 Gascoyne Way, which bi-sects the town. Future development is likely to exacerbate this situation unless mitigating measures can be introduced.
- 7.1.4** Good use has been made in the past of brownfield opportunities in the town and, despite this being a shrinking resource, the prospect of regenerating underutilised parts of the Mead Lane area for mixed use development remains. Beyond this, any large scale residential development would of necessity involve Green Belt release.
- 7.1.5** The main components of the development strategy for Hertford are as follows:
- 7.1.6** **Housing:** a mix of dwelling types and sizes will be constructed in appropriate locations to ensure that Hertford's population will be able to access a balanced housing market catering for all life stages. The number of homes provided will contribute to the need identified in the Housing Market Area. The provision of a significant amount of affordable housing as part of new development schemes will allow emerging households to be able to remain living in Hertford in accommodation suited to their needs.
- 7.1.7** **Education:** the educational needs of the town will be achieved at primary level via the expansion of existing facilities, which may be supplemented by the construction of additional schools. Hertfordshire County Council is currently focusing investigations on the provision of a new primary school within the grounds of Simon Balle Secondary School but, if this scheme should not come to fruition, the need would have to be resolved elsewhere. Secondary educational provision will be enhanced via the expansion of one or more of the existing schools in the Hertford





and Ware Schools Planning Area and potentially by construction of a new school, depending on the level of strategic scale development across the whole of the Schools Planning Area.

- 7.1.8 Transport:** the provision of enhanced bus services to support travel to and from new urban extensions to the town will provide links with the two existing railway stations and the central bus station. New development will support improved sustainable travel and will aid delivery of initiatives contained in Hertfordshire's Local Transport Plan and daughter documents, particularly those schemes detailed in the Hertford and Ware Urban Transport Plan. Mitigating measures will help ameliorate congestion, particularly on the A414.
- 7.1.9 Other Infrastructure:** improved utility infrastructure, such as to wastewater networks, will support existing and new developments.
- 7.1.10 Employment and Retail:** the Mead Lane Employment Area will be revitalised via the redevelopment of vacant areas to provide 3,000 sqm B1 employment floorspace as part of a mixed use development (see the Mead Lane Urban Design Framework). Other existing Employment Areas in the town will be maintained and, where appropriate, modernised. The retail function of the town will be maintained and, if suitable opportunities arise, supplemented within the central core.
- 7.1.11 Character:** Hertford will preserve its market town character and the quality of the town's historic core will be respected in new development proposals. Where development occurs in the town, this should ensure that the sense of place is respected and allows for successful integration with existing features of character in the area. Where development involves river frontages, this should enable the provision of an enhanced setting and improvement of public access, as appropriate. The town's green infrastructure, particularly Hertford's Green Fingers which provide unique character to the settlement, will be maintained. The furtherance of the Panshanger Country Park initiative will be supported, which will enable increased public access to this resource.

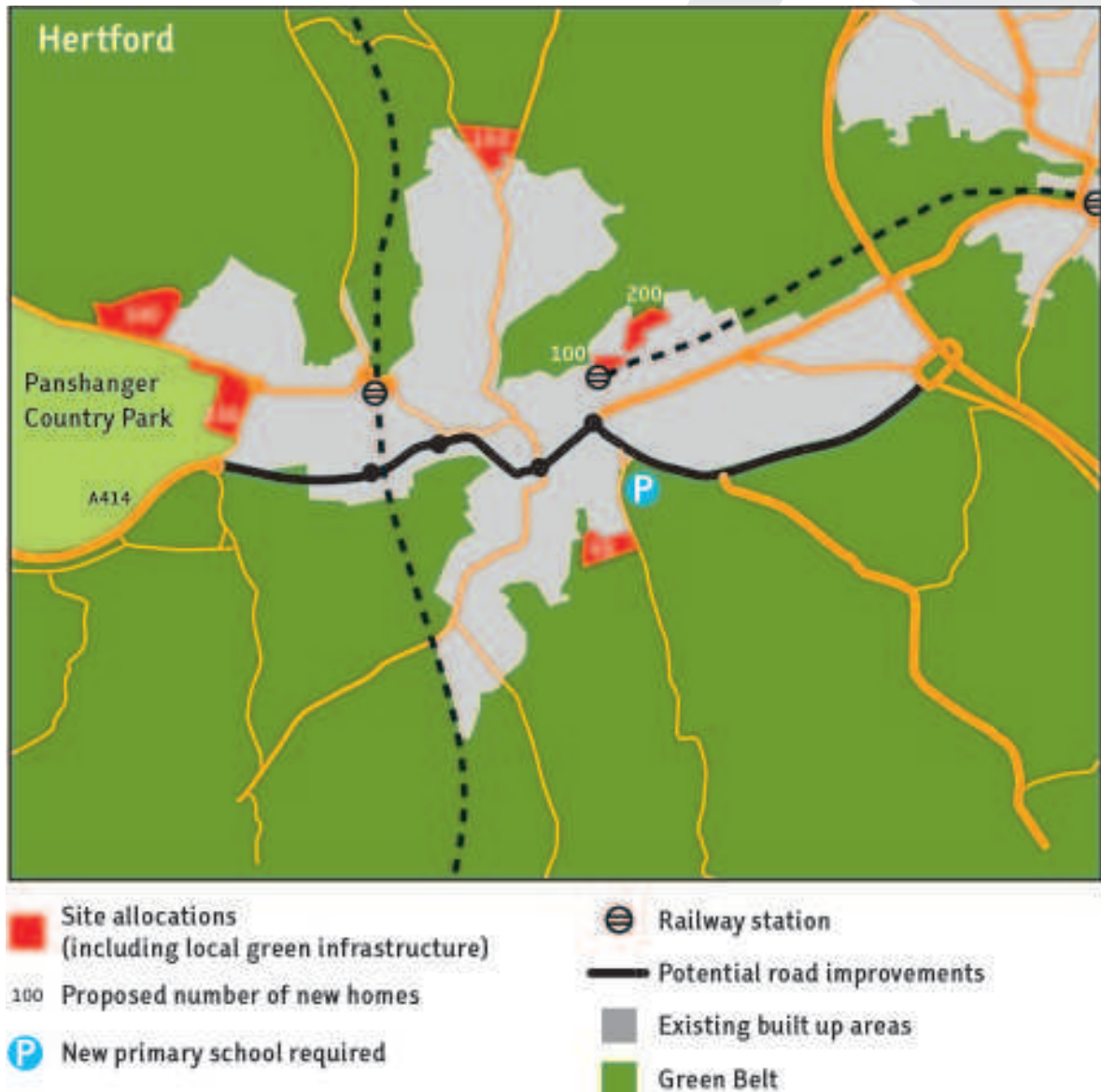




## 7.2 Development in Hertford

**7.2.1** The main features of the policy approach to development in Hertford are shown on Figure 7.1 below:

**Figure 7.1 Key Diagram for Hertford**





- 7.2.2** Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Hertford:

### **HERT1 Development in Hertford**

In accordance with Policy DPS3 (Housing Supply 2011-2031), Hertford will accommodate at least 1,201 new homes, which will include:

- (a) at least 151 homes which will be focused on identified SLAA sites;
- (b) 300 homes as part of mixed use development in the Mead Lane area, as set out in Policy HERT2 (Mead Lane Area);
- (c) 550 homes to the west of the town, in accordance with Policy HERT3 (West of Hertford);
- (d) 150 homes to the west of B158 Wadesmill Road, as set out in Policy HERT4 (North of Hertford);
- (e) 50 homes to the west of Mangrove Road, in accordance with Policy HERT5 (South of Hertford); and
- (f) a proportion of the overall windfall allowance for the District.

- 7.2.3** Within Hertford's urban area 151 homes are identified for development through the SLAA process. In addition, it is expected that a proportion of the overall windfall allowance for the District will be accommodated in Hertford. These sites will be determined on an individual basis, taking into account the policies of the Plan.

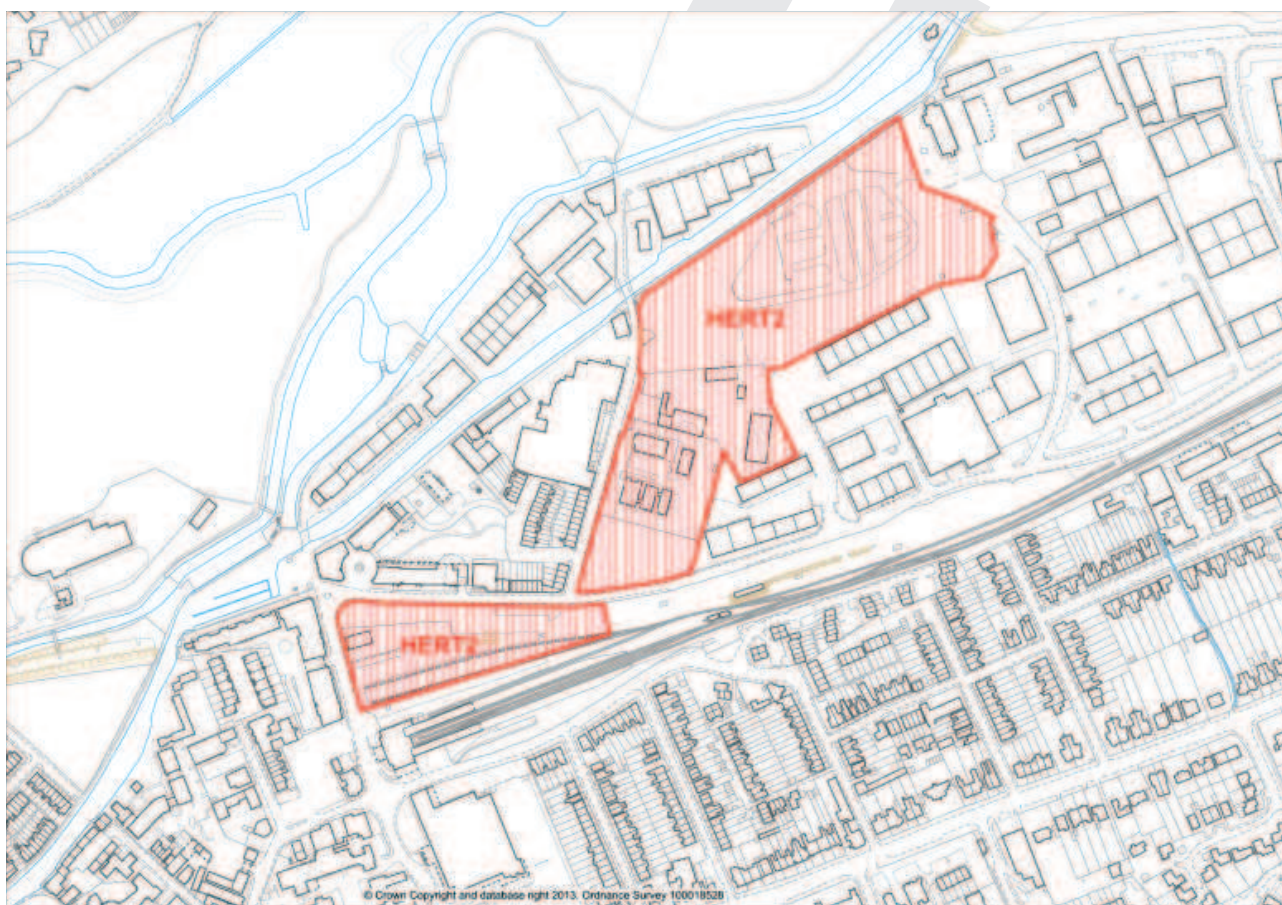
- 7.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:



## Mead Lane Area

- 7.2.5** In order to meet the District's short term housing requirement and to provide for the housing needs of Hertford, development in the Mead Lane area is proposed. The Mead Lane area offers a unique opportunity to regenerate underused employment land through mixed-use development. The Mead Lane Urban Design Framework, as a Supplementary Planning Document (SPD), sets parameters in terms of acceptable uses, required infrastructure and other requirements, to support the redevelopment and revitalisation of the area.

**Figure 7.2 Site Location: The Mead Lane Area**



### HERT2 Mead Lane Area

The Mead Lane Area will provide for 300 homes by 2021 as part of mixed-use development, subject to the provisions of the Mead Lane Urban Development Framework.

## West of Hertford

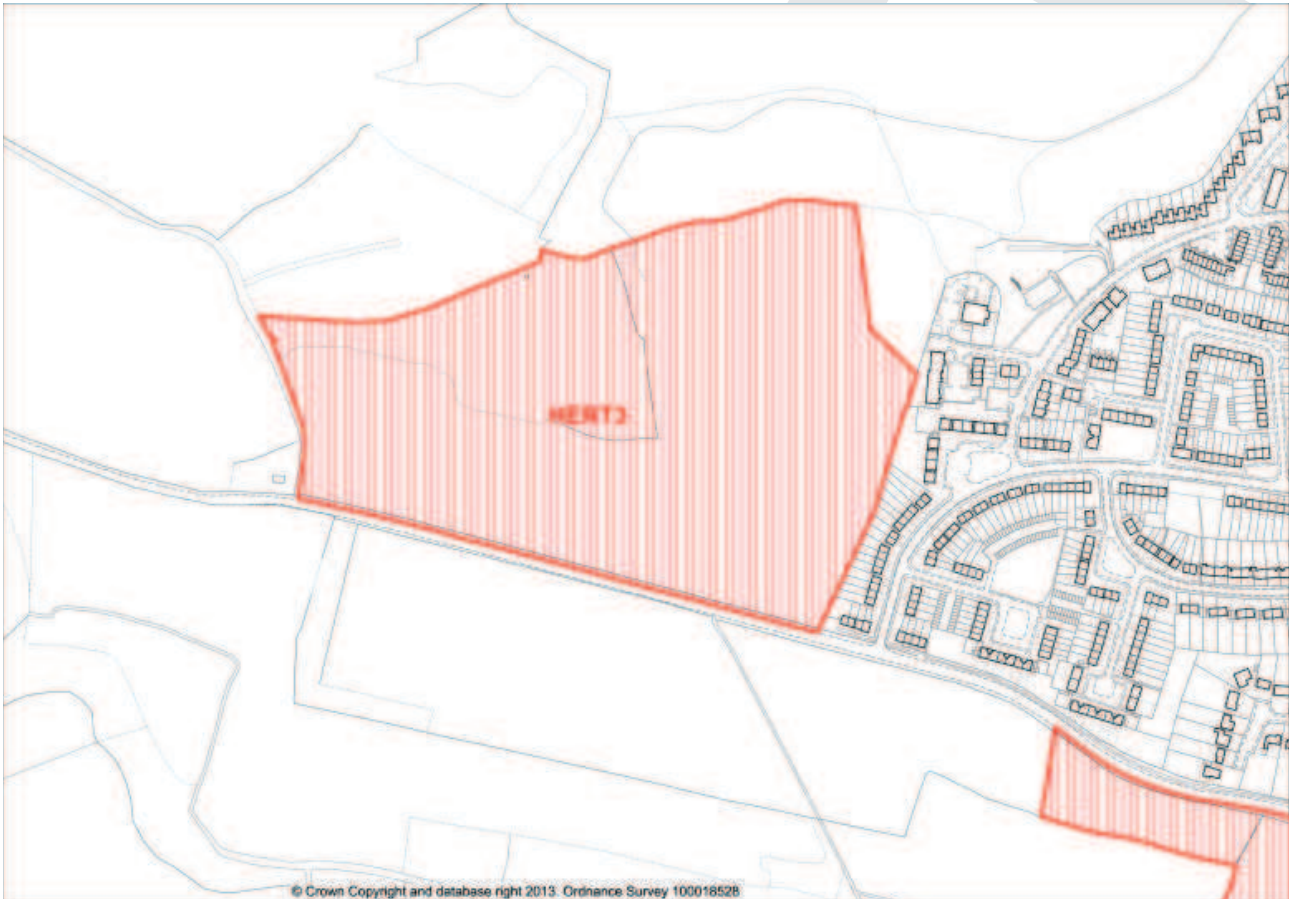
- 7.2.6** In order to meet the District's short term housing requirement and to provide for the housing needs of the town, development is proposed to the West of Hertford.





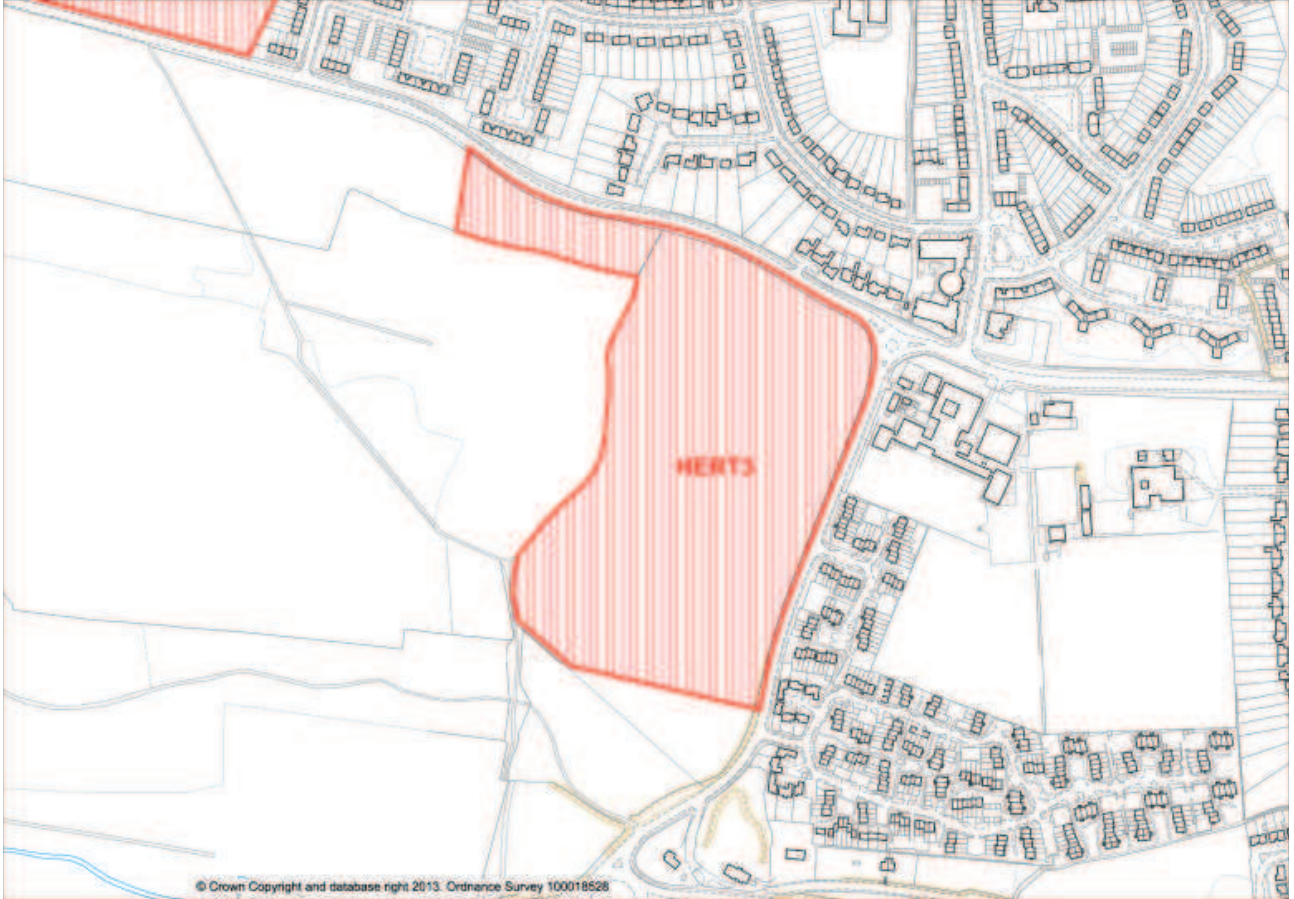
- 7.2.7** Development of the area will need to ensure the enhancement of sustainable transport provision; the continued protection of Archer's Spring, Ancient and other woodland, wildlife, and other natural assets; and also contribute to the Panshanger Country Park initiative.

**Figure 7.3 Site Location: Land West of Hertford (North of Welwyn Road)**





**Figure 7.4 Site Location: Land West of Hertford (South of Welwyn Road)**





### HERT3 West of Hertford

Development of 550 homes will be provided by 2021 in the following locations:

I. 300 dwellings to the north of Welwyn Road, which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) necessary new utilities infrastructure;
- (d) access arrangements and appropriate local highways mitigation measures;
- (e) sustainable transport measures including the encouragement of walking and cycling (including, inter alia, the improvement of pedestrian and cycle access to Perrett Gardens and links from the Sele Farm estate to public footpaths and bridleways in the locality); shared use cycle/pedestrian way alongside Welwyn Road; enhanced passenger transport services (including, inter alia, the provision of new bus stops and shelters on B1000 Welwyn Road);
- (f) landscaping;
- (g) public amenity green space and play areas;
- (h) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity including the protection of Local Wildlife Site 59/077; Archers Spring; and other woodland and wildlife interests in the area;
- (i) measures to ensure that any impact on views from within the Panshanger Country Park towards the site is successfully mitigated;
- (j) contributions towards the Panshanger Country Park initiative;
- (k) social infrastructure including contributions towards education, health services and other community facilities;
- (l) planning obligations including on and off-site developer contributions; and
- (m) other policy provisions of the District Plan and relevant matters, as appropriate.

II. 250 homes to the south of Welwyn Road/west of Thieves Lane, which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);





- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) necessary new utilities infrastructure;
- (d) access arrangements and appropriate local highways mitigation measures;
- (e) sustainable transport measures including the encouragement of walking and cycling (including, inter alia, the improvement of pedestrian and cycle links from the Sele Farm estate to public footpaths and bridleways in the locality); shared use cycle/pedestrian way alongside Welwyn Road and Thieves Lane; enhanced passenger transport services (including, inter alia, the provision of new bus stops and shelters on B1000 Welwyn Road);
- (f) landscaping;
- (g) social infrastructure including contributions towards education, health services and other community facilities;
- (h) public amenity green space and play areas;
- (i) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity including the protection of Local Wildlife Site 58/025; Ancient and other woodland and wildlife interests in the area;
- (j) measures to ensure that any impact on views from within the Panshanger Country Park towards the site is successfully mitigated;
- (k) contributions towards the Panshanger Country Park initiative;
- (l) protection of all public rights of way and other public access routes running through or on the boundaries of the site;
- (m) planning obligations including on and off-site developer contributions; and
- (n) other policy provisions of the District Plan and relevant matters, as appropriate.



### North of Hertford

- 7.2.8** In order to meet the District's housing requirement and to provide for the housing needs of the town, development is proposed to the North of Hertford.
- 7.2.9** The close proximity of primary education and local retail facilities coupled with regular bus provision make this a good location for new residents to integrate with existing infrastructure. However, constraints in relation to waste water and educational capacity, along with traffic congestion issues and protection of the Rib Valley, limit the scale of development opportunities in this location. The phasing of development will need to ensure that underlying mineral deposits in the locality can be satisfactorily extracted.

**Figure 7.5 Site Location: Land North of Hertford**



#### **HERT4 North of Hertford**

Development of 150 homes will be provided between 2021 and 2026 to the west of B158 Wadesmill Road/north of Sacombe Road, which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);



- (c) allowance for the satisfactory phased extraction of underlying mineral deposits, either on the site itself or on adjoining land;
- (d) necessary new utilities infrastructure;
- (e) access arrangements and appropriate local highways mitigation measures;
- (f) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (g) landscaping, public amenity green space and play areas;
- (h) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (i) protection of all public rights of way (including, inter alia, the protection of the restricted byway) and other public access routes running through or on the boundaries of the site;
- (j) social infrastructure including contributions towards education, health services and other community facilities;
- (k) planning obligations including on and off-site developer contributions; and
- (l) other policy provisions of the District Plan and relevant matters, as appropriate.

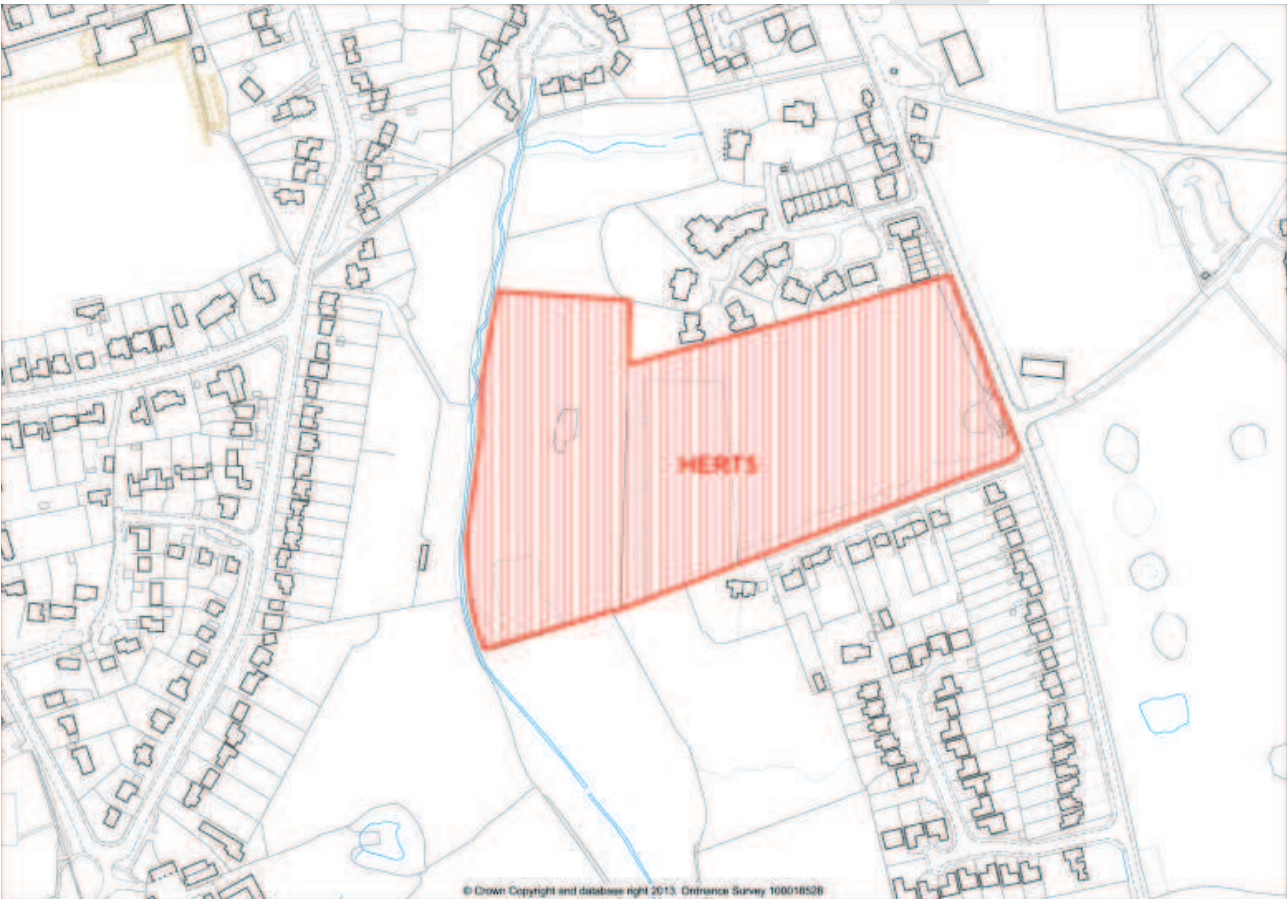
### South of Hertford

- 7.2.10** In order to meet the District's short term housing requirement and to provide for the housing needs of the town, development is proposed to the South of Hertford.
- 7.2.11** Development of the area will need to ensure the continued protection of the Green Finger at the western part of the site, including the existing treed area at the higher level, the tree belt at the lower level, and the sloped area of land between them leading towards Hagsdell Stream.





Figure 7.6 Site Location: Land to the South of Hertford



### HERT5 South of Hertford

50 homes will be provided to the west of Mangrove Road by 2021 which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) necessary new utilities infrastructure;
- (d) access arrangements and appropriate local highways mitigation measures;
- (e) sustainable transport measures including the encouragement of walking and cycling (including, inter alia, an upgraded pedestrian and cycle way along Mangrove Road to Simon Balle School), and enhanced passenger transport services;
- (f) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity. This should include, but not be limited



to, the provision of a public amenity greenspace buffer between the development and Hagsdell Stream to allow for the preservation of that part of the Hertford Green Finger, and which should also provide for public access from Mangrove Road;

(g) landscaping;

(h) protection of any public rights of way and other public access routes running through or on the boundaries of the site;

(i) social infrastructure including contributions towards education, health services and other community facilities;

(j) planning obligations including on and off-site developer contributions; and

(k) other policy provisions of the District Plan and relevant matters, as appropriate.

### 7.3 Employment in Hertford

**7.3.1** The county town of Hertford retains its traditional brewing role, albeit on a reduced basis from that of bygone times. The town has evolved its employment base over time to reflect changing needs and currently contains a broad spectrum of employment from industrial to prestige office accommodation with varying sized enterprises in its employment areas.

**7.3.2** Hertford's location in relation to accessing the major road network means that it is an attractive place for businesses to locate; however, the A414 has a propensity towards congestion, especially at peak times, and this can affect ease of access to some areas.

**7.3.3** Hertford benefits from having the District's largest local authority employer, Hertfordshire County Council, located in the town. Other public and private sector employment premises also lie in close proximity to County Hall.

**7.3.4** In order to continue to provide opportunities for businesses to serve the town and nearby settlements in the surrounding area, the strategy will be to protect and enhance the existing employment areas in Hertford and to supplement this by the formal designation of the Pegs Lane/Hale Road/Gascoyne Way area and the Taylor Trading Estate, both of which have long been in employment use.

#### HERT6 Employment in Hertford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

(a) Caxton Hill;



(b) Foxholes Business Park;

(c) Hartham Lane;

(d) Mead Lane - East of Marshgate Drive (including the provisions of the Mead Lane Urban Development Framework);

(e) Mimram Road;

(f) Taylor Trading Estate, Ware Road;

(g) Warehams Lane;

(h) Windsor Industrial Estate, Ware Road.

II. In addition, the following Employment Area is reserved primarily for B1, Sui Generis and mixed uses:

(a) Pegs Lane/Hale Road/Gascoyne Way.

## 7.4 Retail in Hertford

**7.4.1** Classed as a Secondary Town Centre, Hertford provides a wide range of comparison and convenience shopping in addition to other service needs. This offer serves both its own residents and those of surrounding settlements. Hertford's markets, food and drink facilities and successful night-time economy also draw patronage from wider locations.

**7.4.2** However, its historic development pattern, while providing a unique character which acts as an attractor, also limits the potential of the town to expand its retail function in its central core.

**7.4.3** Within some of its residential areas, Hertford also benefits from local parades and individual shops, which provide valuable resources for local people and passing trade, in addition to the retail offer in the town centre.

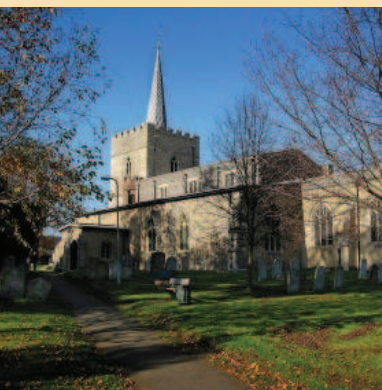
## 7.5 Leisure and Community Facilities in Hertford

**7.5.1** Despite being located within a rural setting and having areas of open land known as 'Green Fingers' penetrating towards the centre of the town, Hertford has been identified as having a deficit of Accessible Natural Greenspace (ANG) as well as sites offering space for children. Cycle provision has also been identified as limited. It is therefore important that better public access to the countryside that surrounds the settlement is created to support both existing and new communities in the town. The river corridors have also been identified as areas for improvement of both habitat and physical links connecting settlements, especially between Hertford and Ware and the wider countryside.





- 7.5.2** For formal sport provision, the under provision of junior football and mini-soccer pitches in the Hertford and Ware area should also be addressed. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and CFLR2 (Open Space Standards).
- 7.5.3** Hertford's Green Fingers, which penetrate the town, are a recognised local amenity, wildlife and leisure asset and have been designated as Local Green Spaces under Policy CFLR3 (Local Green Space). This designation provides protection for these valuable resources and ensures that development will not be allowed in such locations, other than in very special circumstances.
- 7.5.4** All new development in Hertford will result in an increased demand for local services and community facilities including, for instance, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Hertford, thereby reducing the need to travel to other settlements. In this respect, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Health and Wellbeing) and CFLR9 (Education).



## Chapter 8

# Sawbridgeworth



## Chapter 8 Sawbridgeworth

### 8.1 Introduction

- 8.1.1** Sawbridgeworth is a small market town, located on the A1184 between the two larger settlements of Bishop's Stortford and Harlow. As such, the town acts predominantly as a dormitory settlement, with residents commuting to these neighbouring towns and also to London and Cambridge using the town's railway link. Congestion is therefore a significant problem in the town along with the air quality issues this congestion can bring.
- 8.1.2** Historically, the town has developed along the route linking London with both Cambridge and East Anglia; however, this historic market town character is both an advantage and a disadvantage. The medieval core of the town is an attractive location which supports local independent retailers, but it also acts as a constraint to larger retailers. The town has only one small supermarket, meaning that a lot of larger shopping trips are conducted outside the town. Sawbridgeworth is therefore regarded as a Minor Town Centre.
- 8.1.3** Being one of the smaller towns in the District, with a predominance of residential development, there is not much potential for brownfield redevelopment within Sawbridgeworth. Therefore, any large scale residential development would of necessity involve Green Belt release. To meet the need for additional housing in Sawbridgeworth, an urban extension is proposed to the west of the town.
- 8.1.4** The main components of the development strategy for Sawbridgeworth are as follows:
- 8.1.5** **Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes to ensure that Sawbridgeworth's population is able to access a balanced housing market catering for all life stages. The number of homes provided will contribute to the need identified for the Housing Market Area. The provision of affordable housing as part of any larger development scheme/s will allow emerging households to remain living in Sawbridgeworth in accommodation suited to their needs.
- 8.1.6** **Education:** the educational needs of the town will be met at primary level via the expansion of Mandeville School to 2 forms of entry. Secondary educational provision will be enhanced via the expansion of one or more of the existing schools, and by the potential construction of a new school, in the Bishop's Stortford School Planning Area within which Sawbridgeworth falls.
- 8.1.7** **Transport:** bus services will be maintained and, where possible, improved, with a particular focus on providing enhanced services to the town's railway station. New development to the west of the town will support improved sustainable travel and aid delivery of initiatives contained in Hertfordshire's Local Transport Plan and



daughter documents. New development will be well integrated with existing development and the town centre through the provision of new pedestrian and cycling links.

**8.1.8 Economic Development:** Sawbridgeworth's limited employment offer will be maintained to support local scale employment opportunities. As a Minor Town Centre, Sawbridgeworth's retail offer in the central core will be maintained and strengthened if suitable opportunities arise to serve both the town's residents and its local rural hinterland.

**8.1.9 Character:** Sawbridgeworth's market town character and the heritage qualities of the town's historic core will be maintained. New development to the west of the town will respect both the local and wider landscape character and will enhance Sawbridgeworth's green infrastructure, through the provision of a significant amount of public open space.

## 8.2 Development in Sawbridgeworth

**8.2.1** The main features of the policy approach to development in Sawbridgeworth are shown on Figure 8.1 below:

**Figure 8.1 Key Diagram for Sawbridgeworth**





- 8.2.2** Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Sawbridgeworth:

### **SAWB1 Development in Sawbridgeworth**

In accordance with Policy DPS3 (Housing Supply 2011-2031), Sawbridgeworth will accommodate at least 405 new homes, which will include:

- (a) identified SLAA sites amounting to at least 5 homes;
- (b) 100 homes to the west of the town on land to the north of West Road, as set out in Policy SAWB2 (Land to the North of West Road);
- (c) 300 homes to the west of the town on land to the south of West Road, as set out in Policy SAWB3 (Land to the South of West Road); and
- (d) a proportion of the overall windfall allowance for the District.

### **Development Sites in Sawbridgeworth's Urban Area**

- 8.2.3** Within Sawbridgeworth's urban area 5 homes are identified for development through the SLAA process. In addition, it is expected that a proportion of the overall windfall allowance for the District will be accommodated in Sawbridgeworth. These sites will be determined on an individual basis, taking into account the policies of the Plan.
- 8.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:

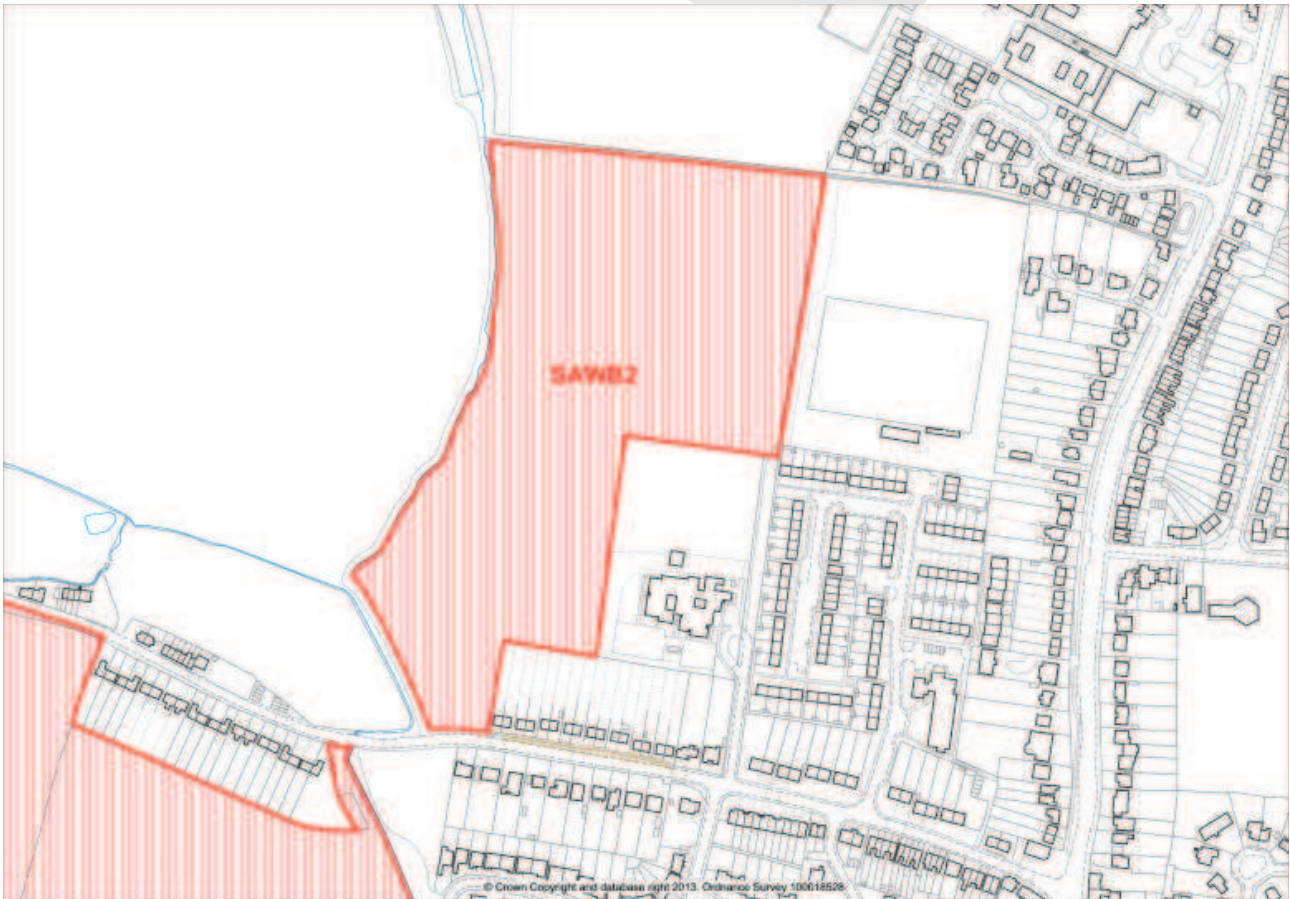




## Land North of West Road

- 8.2.5** In order to meet the District's short term housing requirement and to provide for the housing needs of Sawbridgeworth, development of approximately 100 homes is proposed on land to the north of West Road.
- 8.2.6** The proximity of this location to both primary and secondary education, sustainable transport opportunities and local retail and community facilities would enable new development to relate well to existing infrastructure. However, constraints in relation to educational capacity in the town limit the scale of development in this location as any development will be required to ensure that the future expansion needs of Mandeville School are secured.

**Figure 8.2 Site Location: Land North of West Road**



### **SAWB2 Land North of West Road (West of Sawbridgeworth)**

- I. Land to the north of West Road is allocated as a residential development site, to accommodate approximately 100 homes by 2021.
- II. The development is expected to address the following provisions and issues:



(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);

(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);

(c) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;

(d) an enhanced public footpath and cycleway from West Road to enable direct pedestrian and cycle access to Mandeville School and Leventhorpe School;

(e) the setting aside of 1.2ha of land (to the west of the existing school buildings) to facilitate the expansion of Mandeville School to 2 forms of entry, including the provision of a new access route;

(f) enhanced landscaping along the western boundary of the site to provide a soft edge to the development and define the new Green Belt boundary;

(g) planning obligations including on and off-site developer contributions; and

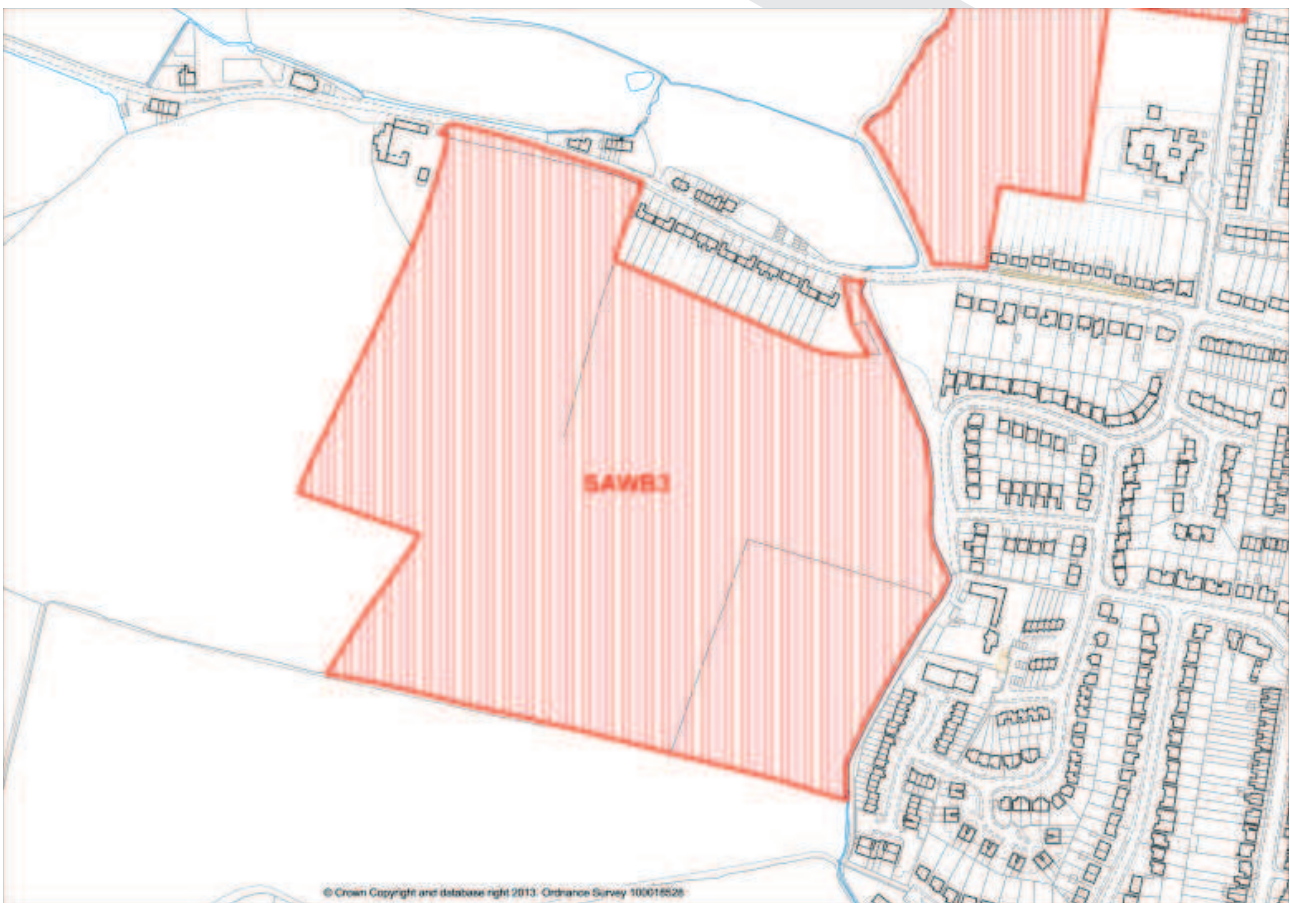
(h) other policy provisions of the District Plan and relevant matters, as appropriate.



## Land South of West Road

- 8.2.7** In order to meet the District's short term housing requirement and to provide for the housing needs of Sawbridgeworth, development of approximately 300 homes is proposed on land to the south of West Road.
- 8.2.8** The proximity of this location to both primary and secondary education, sustainable transport opportunities and local retail and community facilities would enable new development to relate well to existing infrastructure. However, constraints in relation to highways infrastructure limit the scale of development in this location. Initial transport modelling work has proposed that signalisation of the A1184/West Road and Station Road junction should occur, so development will be required to provide financial contributions to address this local highways mitigation measure.

**Figure 8.3 Land South of West Road**



### **SAWB3 Land to the south of West Road (West of Sawbridgeworth)**

I. Land to the south of West Road is allocated as a residential development site, to accommodate approximately 300 homes by 2021.



II. The development of the site is expected to be subject to a development brief or masterplan prepared by, or approved by, the District Council. The development is expected to address the following provisions and issues:

- (a) the key design and layout principles of development, which should include a visual transition from urban to rural;
- (b) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (c) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (d) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets (such as Sawbridgeworth Brook), maximising opportunities to link into existing assets and enhance biodiversity;
- (e) necessary new utilities infrastructure, such as upgrades to the localised sewerage network;
- (f) sustainable urban drainage and provision for flood mitigation;
- (g) access arrangements and local highways mitigation measures, including junction improvements at the West Road/A1184 junction;
- (h) sustainable transport measures including the encouragement of walking and cycling, in particular to the town centre and railway station, and enhanced passenger transport services;
- (i) the extension of the existing footpath running along the southern side of West Road to serve the new development;
- (j) social infrastructure including: community facilities; public amenity green space and play areas;
- (k) small scale retail (A1-A5) provision in the form of neighbourhood shops;
- (l) provision of an appropriate structural landscape belt and public open space along the western and southern boundaries of the site to provide a soft edge to the development and define the new Green Belt boundary;
- (m) planning obligations including on and off-site developer contributions; and
- (n) other policy provisions of the District Plan and relevant matters, as appropriate.





## 8.3 Employment in Sawbridgeworth

- 8.3.1** Sawbridgeworth is unique in that it is the only town in the District that doesn't have any designated Employment Areas. This reflects its position between two higher order settlements which are considered to be more attractive employment locations.
- 8.3.2** In order to continue to support the town's local commercial, retailing and service businesses, the strategy will seek to maintain Sawbridgeworth's limited employment offer.

## 8.4 Retail in Sawbridgeworth

- 8.4.1** Sawbridgeworth has a small town centre, consisting predominantly of small independent units and a modest supermarket. Despite its size, the town centre provides a vital role for the residents of the town and its immediate rural hinterland.
- 8.4.2** Recognising its size and relatively limited retail offer, the High Street is designated as a Minor Town Centre with only a secondary frontage. Within this frontage, it is necessary to retain a suitable mix of retail units and appropriate town centre uses in order to ensure the longer term vitality and viability of Sawbridgeworth's town centre. As such, retail development in Sawbridgeworth will be considered in accordance with Policies RTC1 (Retail and Town Centres) and RTC4 (Secondary Shopping Frontages).

## 8.5 Leisure and Community Facilities in Sawbridgeworth

- 8.5.1** The Local Plan 2007 allocated a site to the north of Leventhorpe School for new sports pitch provision recognising an identified shortfall in pitch provision within the town. Given that this shortfall has not been addressed, the strategy will be to reallocate the same site for the provision of sports pitches. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and CFLR2 (Open Space Standards).
- 8.5.2** New development to the west of Sawbridgeworth will increase demand for local services and community facilities including healthcare and education. It is important that developments in Sawbridgeworth enhance existing, and provide new community facilities in order to ensure existing and new communities can access vital services without the need to travel to neighbouring settlements. In this respect, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Health and Wellbeing) and CFLR9 (Education).

### SAWB4 Sports Pitch Provision

A site of 14 hectares has been allocated to the north of Leventhorpe School as shown on the Policies Map for sports pitch provision.





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## Chapter 9 Ware



## Chapter 9 Ware

### 9.1 Introduction

- 9.1.1** Ware is an historic market town which has developed in a valley setting around a crossing point of the River Lea. Past coaching and malting industry ties influenced the evolution of the town's urban form and this historic pattern of development now constrains future town centre development opportunities. This is especially so for the town's retail offer where, due to traffic congestion and servicing constraints on the High Street, coupled with surrounding residential development, there is considered to be little opportunity for further retail expansion within the town centre. Ware is therefore regarded as a Minor Town Centre.
- 9.1.2** Good use has been made of brownfield opportunities in the town; however, it is considered that there is only limited potential for further areas of redevelopment, given the need to maintain Ware's existing employment base, which provides jobs to residents of the town and surrounding areas. Therefore, any large scale residential development would of necessity involve Green Belt release. The impacts of district-wide need have to be balanced against the ability of Ware's infrastructure to satisfactorily absorb the likely additional population and its requirements whilst retaining the town's unique historic character and sense of place.
- 9.1.3** The main components of the development strategy for Ware are as follows:
- 9.1.4** **Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes that will have been constructed in appropriate locations to ensure that Ware's population is able to access a balanced housing market catering for all life stages. The number of homes provided will contribute to the need identified for the Housing Market Area. The provision of affordable housing as part of any new residential or mixed use development scheme/s will allow emerging households to be able to remain living in Ware in accommodation suited to their needs.
- 9.1.5** **Education:** the educational needs of the town will be achieved at primary level via the expansion of existing facilities, which may be supplemented by the construction of additional schools, depending on the level of development in the town. Secondary educational provision will be enhanced via the expansion of one or more of the existing schools in the Hertford and Ware Schools Planning Area and by the potential construction of a new school if strategic scale development to the North and East of the town should progress. Hertford Regional College will continue to provide further educational opportunities for students from both Ware and wider locales.
- 9.1.6** **Transport:** bus services will be maintained and, where possible, improved so that they continue to support travel between residential areas and the town centre and its railway station. New development will support improved sustainable travel and aid delivery of initiatives contained in Hertfordshire's Local Transport Plan and daughter documents, particularly appropriate schemes detailed in the Hertford and Ware Urban Transport Plan. If strategic scale development to the North and East of the town occurs, a new link road between the A10/A1170 junction and the Widbury



Hill area will be constructed to help relieve the town centre of extraneous traffic and assist in alleviating congestion. Where possible, pedestrian and cycle links, routes and facilities will be improved.

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- 9.1.7 Other Infrastructure:** if strategic scale development to the North and East of the town progresses, a new sewer will be constructed to serve this area of the town and link into the existing network to the east of Ware.
- 9.1.8 Employment and Retail:** as a Minor Town Centre, Ware's retail offer in the central core will be maintained and strengthened if suitable opportunities arise to serve both the town's residents and its hinterland settlements. If strategic scale development to the North and East of the town progresses, the town centre's retail offer could be supplemented by additional retail facilities as part of comprehensive development in that location. Existing employment sites will be retained and, where appropriate, modernised.
- 9.1.9 Character:** Ware's unique market town character and the heritage qualities of the town's historic core will be maintained. In new developments a sense of place will be respected and allow for successful integration with existing assets of character in the area. Ware's green infrastructure, including its open spaces and river corridors, will be maintained and will continue to contribute to the town's unique character. Where development involves river frontages, this will ensure the provision of an enhanced setting and, where possible, improve public access. The Lee Valley Regional Park will continue to provide a valuable resource to enhance the area.



## 9.2 Development in Ware

**9.2.1** The main features of the policy approach to development in Ware are shown on Figure 9.1 below:

**Figure 9.1 Key Diagram for Ware**



**9.2.2** Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Ware:

### WARE1 Development in Ware

I. In accordance with Policy DPS3 (Housing Supply 2011-2031), Ware will accommodate at least 32 homes, which will include:

- (a) identified SLAA sites amounting to at least 18 homes;
- (b) 14 homes as part of mixed use development at the former Co-op Depot, Star Street, in accordance with Policy WARE2; and
- (c) a proportion of the overall windfall allowance for the District.

II. In addition, between 200 and 3,000 homes will be provided to the North and East of Ware, in accordance with Policy WARE3.



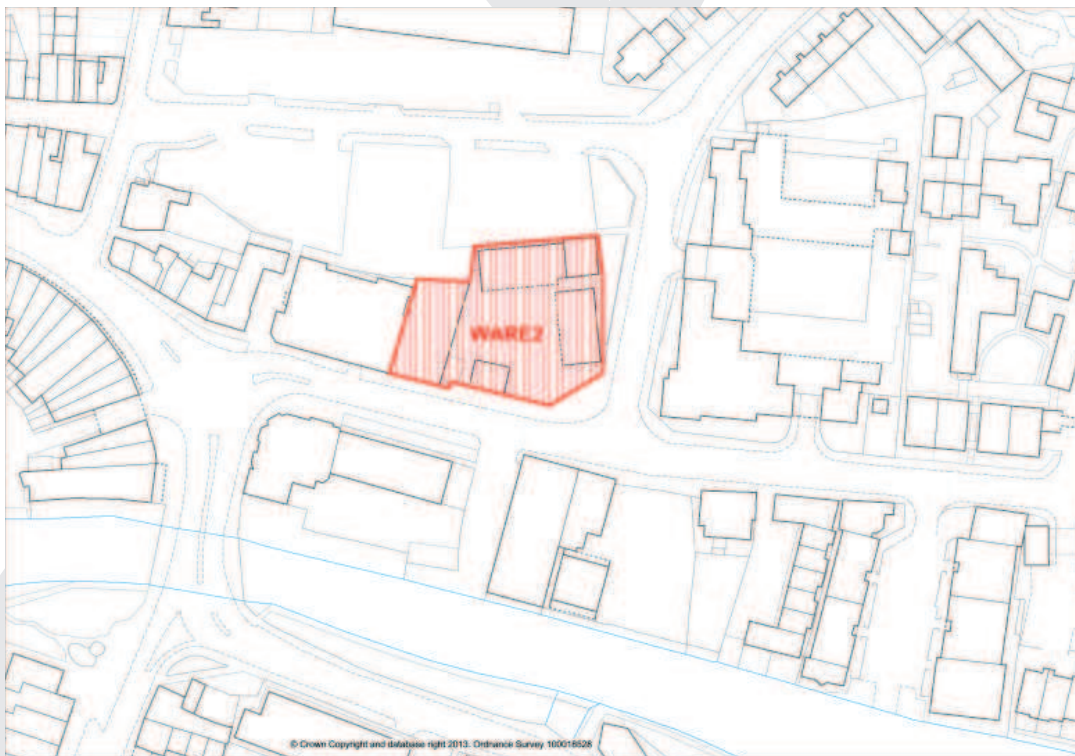


- 9.2.3** Within Ware's urban area 18 homes are identified for development through the SLAA process. In addition, it is expected that a proportion of the overall windfall allowance for the District will be accommodated in Ware. These sites will be determined on an individual basis, taking into account the policies of the Plan.
- 9.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:

#### **Former Co-op Depot, Star Street**

- 9.2.5** This vacant site is currently occupied by redundant buildings which were previously used by the Enfield Highway Cooperative Bakery for dairy storage and distribution.
- 9.2.6** Permission was granted (subject to S.106 agreement) in 2013 for the demolition of the majority of the existing buildings and for a mixed use development of the site to provide residential, 1 retail unit with offices above and 3 units for A1, A2 or B1 use. Should this permission, which also retains the existing brick built façade which displays the Enfield Highway Cooperative Bakery sign, not be implemented, the redevelopment of the site would be expected to accord with Policy WARE2 (Former Co-op Depot, Star Street) below. Mixed-use proposals including a range of uses for housing, retail, leisure, or other commercial uses should also be compatible with the site's town centre location and Conservation Area status.

**Figure 9.2 Former Co-Op Depot, Star Street**





## WARE2 Former Co-op Depot, Star Street

- I. The Former Co-op Depot, Star Street is allocated for mixed-use development to include 14 homes together with retail, leisure, or other commercial uses by 2021;
- II. Affordable Housing in accordance with Policy HOU3 (Affordable Housing); and
- III. Development proposals should retain the existing brick built façade which displays the Enfield Highway Cooperative Bakery sign and be compatible with the site's town centre location and Conservation Area status.

## North and East of Ware

- 9.2.7** In order to meet the District's long-term housing requirement, and specific local needs within the Housing Market Area, a broad location for development of between 200 and 3,000 homes is identified to the North and East of Ware. Development at a strategic scale would require new access and highways infrastructure including the provision of a link road between the A10/A1170 junction and the Widbury Hill area, along with other measures, to both mitigate traffic generation and help alleviate town centre congestion issues. Such strategic infrastructure would need to be determined through the evolution of a deliverable site wide masterplan. However, until further testing has been undertaken around the ability of the local and strategic transport networks in and around Ware to accommodate such strategic scale development, it is unclear whether mitigating measures would be sufficient to address the residual traffic impact on both the town itself and wider locales.
- 9.2.8** Moreover, the assessment of educational provision at secondary level has yet to conclude in terms of expansion potential of existing schools in the Hertford and Ware Schools Planning Area. Development of the location to the North and East of Ware at a strategic scale would itself generate a requirement for the provision of a new secondary school. It would therefore be appropriate to explore the possibility for any latent demand identified during the assessment of the wider Hertford and Ware Schools Planning Area to potentially be accommodated in the area in combination with school places generated by the development itself.
- 9.2.9** Given that these matters require further work, land to the North and East of Ware is identified as a Broad Location for Development and delivery after 2021 of between 200 and 3,000 dwellings, subject to further testing through masterplanning, assessing viability and infrastructure planning.
- 9.2.10** Consequently, a Development Plan Document will be prepared by East Herts Council working with Hertfordshire County Council (particularly in respect of its roles as Highway Authority and Local Authority with Responsibility for Education), Ware Town Council, Wareside Parish Council and other public and regulatory bodies to test the feasibility of, and set the parameters for, development to the North and East of Ware.



- 9.2.11** It is anticipated that development could commence on site towards the beginning of the 2021-26 period which, depending on the level of development finally determined through the Development Plan Document, could continue through the remaining plan period and beyond. If at the upper end of the development range, this could result in a significant proportion of the dwellings being provided post-Plan. Conversely, should development at the lower or lowest end of the range be agreed, then it is likely that these dwellings would be constructed within the 2021-26 period, or potentially before that.
- 9.2.12** Technical work to support the Development Plan Document will be overseen by the Local Planning Authority and will involve the above parties in its preparation. It is expected that some elements of work underpinning the document will be either wholly or part funded and/or carried out by site promoters/landowners/developers under the supervision of stakeholder bodies, primarily East Herts Council, as the Local Planning Authority.

### WARE3 Land North and East of Ware

I. To meet long-term housing needs, land to the North and East of Ware is identified as a Broad Location for Development. East Herts Council will work with site promoters, Ware Town Council, Wareside Parish Council, Hertfordshire County Council, and other appropriate public and regulatory bodies to prepare a Development Plan Document to shape and refine opportunities for strategic scale development of between 200 and 3,000 homes and supporting uses and infrastructure in accordance with Policy DPS4 (Broad Locations for Development). Development shall not proceed until the adoption of the DPD.

II. Depending on the scale and form of development opportunities that are identified, in addition to the requirements of Policy DPS4 (Broad Locations for Development), the Development Plan Document and site wide masterplan is expected to address the following provisions and issues:

- (a) the quantum and distribution of development within this location;
- (b) key design and layout principles to guide subsequent design codes in order to ensure high quality design;
- (c) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (d) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (e) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (f) necessary new utilities infrastructure, such as a new sewer to link from the development at the north of Ware to existing infrastructure to the east of the town;



- (g) satisfactory water supply, including acceptable water pressure for occupants;
- (h) a decentralised or District Heating system, or other low carbon heating system for residential and commercial use throughout the development, using locally sourced fuel and with appropriate long-term management arrangements;
- (i) sustainable urban drainage and provision for flood mitigation;
- (j) access arrangements and wider strategic and local highways mitigation measures including a potential a link road between the Widbury Hill area and the A10/A1170 to both serve the development and mitigate congestion elsewhere in the town;
- (k) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (l) a direct public footpath and cycleway from the High Oak Road area to enable direct pedestrian and cycle access to Wodson Park and the A1170;
- (m) social infrastructure including: primary school/s to serve the development and appropriate surrounding catchment area/s; a secondary school to serve the development and the wider Hertford and Ware Schools Planning Area; health services and facilities; community facilities; public amenity green space and play areas;
- (n) encouraging successful and active communities, including innovative approaches to create the conditions for local resident participation, governance and stewardship of their new communities;
- (o) landscaping;
- (p) appropriate levels of local retail and employment opportunities to promote self containment and sustainability, including provision for home-working;
- (q) the relationship between the Broad Location and the settlements of Cold Christmas, Thundridge, Wadesmill and Wareside;
- (r) Green Belt boundaries;
- (s) financial viability and the delivery of all necessary infrastructure;
- (t) planning obligations including on and off-site developer contributions; and
- (u) other policy provisions of the District Plan and relevant matters, as appropriate.

III. Land to the North and East of Ware will remain within the Green Belt until such time as it may be brought forward for development through the adoption of the Development Plan Document by East Herts Council.





### 9.3 Employment in Ware

- 9.3.1** The location of Ware in relation to accessing the major road network means that it is an attractive place for businesses to locate. Ware is home to the District's largest private employer, GlaxoSmithKline, and other varying sized enterprises within its employment areas.
- 9.3.2** In order to continue to provide opportunities for businesses to serve the town and nearby settlements in the surrounding area, the strategy will be to protect and enhance the existing employment areas in Ware.

#### WARE4 Employment in Ware

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

- (a) Broadmeads;
- (b) Crane Mead;
- (c) Ermine Point/Gentlemen's Field\*;
- (d) Marsh Lane;
- (e) Park Road/Harris's Lane;
- (f) Star Street/Widbury Hill.

II. In the event of strategic scale development within the Broad Location for Development to the North and East of Ware, appropriate scale employment provision will be expected to be provided in conjunction with residential provision. Any new allocation/s in this respect will be brought forward through masterplanning as part of a Development Plan Document to be prepared in relation to development of the area, as detailed in Policy WARE3.

\*N.B. This site lies within the Green Belt outside the main settlement boundaries.

### 9.4 Retail in Ware

- 9.4.1** Classed as a Minor Town Centre, Ware caters for a mixture of shopping and other service needs, both for its own residents and those of surrounding settlements. However, it has a low preponderance of national multiple A1 retailers (Tesco, Boots and Peacocks) and therefore lacks the draw that these stores bring. It therefore relies to a large extent on the quality of its independent stores, weekly market, and also on its higher than average food and drink offer.





**9.4.2** Ware also benefits from local parades and individual shops within some of its residential areas, which provide valuable facilities for local people and passing trade in addition to the retail offer in the town centre.

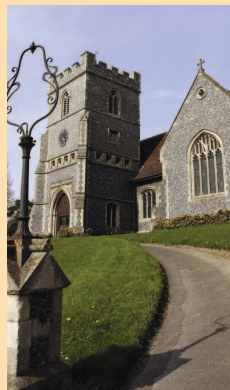
**9.4.3** There is considered to be limited opportunity for expanding the retail offer in Ware beyond the outstanding permission for development of an ASDA store in Watton Road, which lies beyond the identified Town Centre boundary and Primary Shopping Area. Although recent uptake of vacant stores is encouraging, it is considered important that the retail offer continues to be safeguarded.

### 9.5 Leisure and Community Facilities in Ware

**9.5.1** Although located within a rural setting, Ware has been identified as having poor provision of Accessible Natural Greenspace (ANG) as well as space for children and young people. It is therefore important that better public access to the countryside resource that surrounds the settlement, including the Lee and Rib Rivers, is created to support both existing and new communities in the town. The river corridors have been identified as areas for improvement of both habitat and physical links connecting settlements, especially between Hertford and Ware and the wider countryside. For formal sport provision, the under provision of junior football and mini-soccer pitches in the Hertford and Ware area should also be addressed. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and CFLR2 (Open Space Standards).

**9.5.2** The Lee Valley Regional Park penetrates the town and any proposals within its boundaries should accord with Policy CFLR5 (The Lee Valley Regional Park).

**9.5.3** All new development in Ware will result in an increased demand for local services and community facilities including, for instance, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Ware, thereby reducing the need to travel to other settlements. In this respect, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Health and Wellbeing) and CFLR9 (Education).



## Chapter 10 Villages



## Chapter 10 Villages

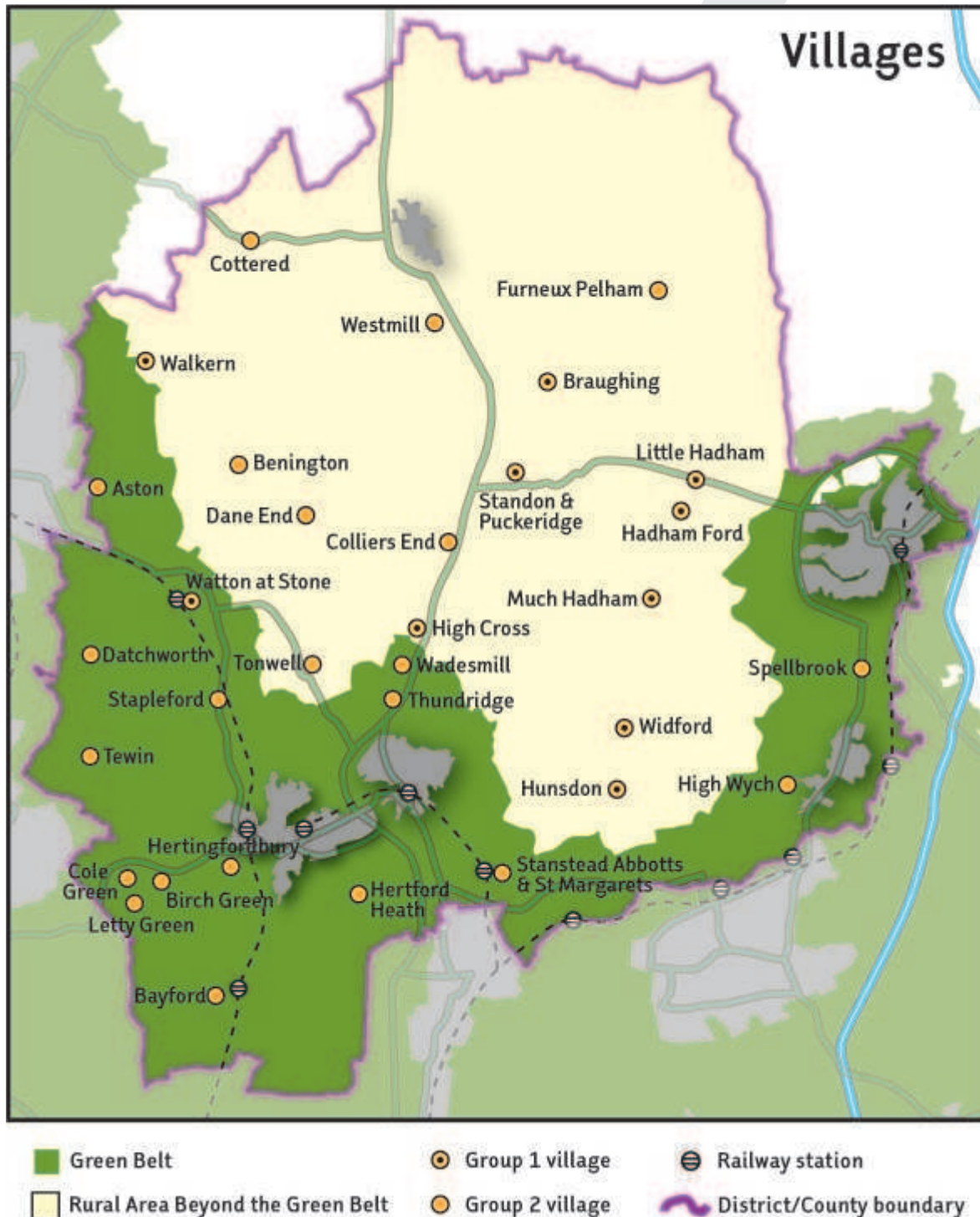
### 10.1 Introduction

**10.1.1** The District Plan classifies villages into three groups reflecting their relative sustainability. This is an important element of the strategy, helping to direct housing to the most sustainable locations and control the level of windfall development that takes place in the least sustainable areas of the District, whilst enabling the recycling of land and delivering new homes to meet local housing needs. Villages have been classified following a review of services and facilities, education, passenger transport and employment available at each settlement, as well as consideration of environmental constraints and capacity to accommodate development.

**10.1.2** Figure 10.1 below illustrates the key diagram for villages:



Figure 10.1 Key Diagram for Villages



## 10.2 Development in the Villages

**10.2.1 Group 1 Villages** are the most sustainable villages in the District. In these villages limited small-scale development and infill development for housing, employment and leisure, recreation and community facilities may be permitted. Growth in these



areas will help to sustain existing shops, services and facilities (including primary schools), deliver affordable housing, provide local job opportunities and deliver community benefits.

**10.2.2** In accordance with Policy DPS3 (Housing Supply 2011-2031) the Group 1 Villages identified below in Policy VILL1 will accommodate at least 500 new homes, spread across the villages. In applying a fair approach to the distribution of this housing growth, each of these villages will need to accommodate at least a 10% increase in housing stock (based on the 2011 Census) over the 15-year period between 1st April 2016 and 31st March 2031. This is a level of housing growth that is considered fair, achievable and sustainable for each of the settlements concerned and that will make a meaningful contribution towards alleviating future housing demands, addressing local housing needs and supporting the village economy. Table 10.1 shows the minimum number of homes that each village will need to accommodate. However, the final number of homes will depend on site availability and suitability.

**Table 10.1 Indicative increase in new homes at Group 1 Villages, based on 2001 Census figures**

Village Name	Resident Population	Number of Households	10% growth 2016-2031
Braughing	818	328	33
High Cross	376	144	14
Hunsdon	929	363	36
Little Hadham	320	126	13
Hadham Ford	259	106	11
Much Hadham	1,147	490	49
Puckeridge	1,940	795	80
Standon	1,379	558	56
Walkern	1,158	474	47
Watton-at-Stone	2,057	846	85
Widford	438	178	18

*Note: the figures shown are based on 2001 Census figures interpreted by Hertfordshire County Council. The figures will be updated using 2011 Census figures when these become available in 2014, prior to submission of the District Plan to Examination in Public.*





- 10.2.3** Housing growth in these villages will be achieved through the identification of sites within and, where necessary in locations in the Rural Area Beyond the Green Belt, on the periphery of the built-up area which together are sufficient to achieve at least 10% growth.
- 10.2.4** Parish Council's will be encouraged to produce a Neighbourhood Plan to develop a shared vision for their village and to deliver the sustainable development they need (including housing, employment and leisure, recreation and community facilities). Neighbourhood Plans must be in general conformity with the strategic policies in this Plan and should not be used to promote a lower level of housing development than is set out in Policy DPS3 (Housing Supply 2011-2031) and Policy VILL1 below.

### VILL1 Group 1 Villages

I. The following villages are identified as Group 1 Villages:

- Braughing
- High Cross
- Hunsdon
- Little Hadham and Hadham Ford
- Much Hadham
- Standon and Puckeridge
- Walkern
- Watton-at-Stone
- Widford

II. Within the Group 1 Villages, as defined on the Policies Map, limited small-scale development and infill development for housing, employment and leisure, recreation and community facilities will be permitted subject to (VI) below and all other relevant policies in this Plan.

III. In accordance with Policy DPS3 (Housing Supply 2011-2031) the Group 1 Villages will together accommodate at least 500 new homes. In applying a fair approach to the distribution of this housing growth, these villages will need to accommodate at least a 10% increase in housing stock (based on the 2011 Census) over the 15-year period between 1st April 2016 and 31st March 2031.

IV. Parish Councils are encouraged to prepare Neighbourhood Plans to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives.

V. Where monitoring shows a shortfall in the number of homes coming forward through Neighbourhood Planning, then the District Council will review the District Plan in accordance with Policy VILL4 (Neighbourhood Plans).



VI. Prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed above will be limited to the built up area as defined on the Policies Map. All development should:

- (a) Relate well to the village in terms of location, layout and connectivity;
- (b) Be of a scale appropriate to the size of the village;
- (c) Be well designed and contribute to the character of the village;
- (d) Not represent a significant open space or gap important to the form and/or setting of the village;
- (e) Not represent an extension of ribbon development or an addition to an isolated group of buildings;
- (f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside;
- (g) Not be significantly detrimental to the amenities of neighbouring occupiers.

**10.2.5 Group 2 Villages** are generally smaller villages where limited infilling (up to five dwellings on each site) and limited affordable housing for local community needs, together with small-scale employment, leisure, recreation and community facilities may be permitted.

**10.2.6** No specific housing target has been identified for these villages. Where housing development does take place this will contribute towards the district-wide housing windfall allowance. Infilling development should take place within the built up area of the village as defined on the Policies Map.

**10.2.7** Whilst Hertford Heath, Stanstead Abbots and St. Margarets are three of the District's larger villages, each with a reasonable range of facilities, they have particular environmental constraints and issues with education capacity which mean that they are more appropriately identified as Group 2 Villages.

**10.2.8** As with Group 1 Villages Parish Council's may consider that the most appropriate way to plan for their community's needs is by preparing a Neighbourhood Plan.

### VILL2 Group 2 Villages

I. The following villages are identified as Group 2 Villages:

- Aston
- Bayford
- Benington
- Birch Green



- Colliers End
- Cole Green
- Cottered
- Dane End
- Datchworth
- Furneux Pelham
- Hertford Heath
- Hertingfordbury
- High Wych
- Letty Green
- Spellbrook
- Stanstead Abbots and St Margarets
- Stapleford
- Tewin
- Thundridge
- Tonwell
- Wadesmill
- Westmill

II. Within Group 2 Villages, as defined on the Policies Map, limited infill development (up to five dwellings on each site) and limited affordable housing for local community identified needs, together with small-scale employment, leisure, recreation and community facilities will be permitted subject to (III) below and all other relevant policies in this Plan.

III. Development will be limited to the built up area as defined on the Policies Map. All development should:

- (a) Relate well to the village in terms of location, layout and connectivity;
- (b) Be of a scale appropriate to the size of the village;
- (c) Be well designed and contribute to the character of the village;
- (d) Not represent a significant open space or gap important to the form and/or setting of the village;
- (e) Not represent an extension of ribbon development or an addition to an isolated group of buildings;
- (f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside;
- (g) Not be significantly detrimental to the amenities of neighbouring occupiers.



- 10.2.9 Group 3 Villages** are generally amongst the smallest in East Herts. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development in these villages, other than that appropriate in the Green Belt and Rural Area Beyond the Green Belt, would be unsustainable.

### VILL3 Group 3 Villages

- I. Those villages not identified as either Group 1 or Group 2 Villages are identified as Group 3 Villages.
- II. Development will not be permitted in Group 3 Villages other than that appropriate in the Green Belt and Rural Area Beyond the Green Belt including rural exception housing schemes in accordance with Policy HOU4 (Rural Exception Sites).

## 10.3 Village Boundaries

- 10.3.1** Village boundaries have been defined for all Group 1 and Group 2 Villages, both within and beyond the Green Belt, and are shown on the Policies Map. These have generally been defined by the current outer extent of the built-up area of villages. Development will be limited to the built-up area.
- 10.3.2** It is anticipated, however, that through Neighbourhood Plans village boundaries in Group 1 Villages that are located in the Rural Area Beyond the Green Belt may need to be amended to accommodate future development.
- 10.3.3** Where villages are inset from the Green Belt then there is no opportunity for an amendment to the boundary to be made via a Neighbourhood Plan. The National Planning Policy Framework (NPPF) is clear that it is for local planning authorities to establish Green Belt boundaries in their local plans and that, once established, boundaries should only be altered in exceptional circumstances through the preparation or review of the local plan.

## 10.4 Neighbourhood Plans

- 10.4.1** Neighbourhood planning is a key part of the Government's localism agenda. It aims to give local communities greater power to shape their neighbourhood by taking a more active role in the development of planning policies at a local level.
- 10.4.2** A Neighbourhood Plan allows communities to create a both a vision and planning policies for the use and development of land in their village. For example, communities can identify where new homes should be built and what they should look like.



- 10.4.3** The District Council wants to give Parish Councils the opportunity to empower local people to take a proactive role in shaping the future of the areas in which they live, and give local people greater ownership of the plans and policies that affect their local area. In accordance with Policy VILL1 (Group 1 Villages), Parish Council's will therefore be encouraged to prepare Neighbourhood Plans to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives.
- 10.4.4** However, given that Neighbourhood Planning is an optional tier of planning, it is important that a monitoring framework is in place so that if a shortfall in delivery is identified then this will trigger a requirement for the District Council to allocate sites for housing through an early review of the District Plan.

## VILL4 Neighbourhood Plans

I. Parish Council's are encouraged to prepare Neighbourhood Plans to deliver at least 500 homes in Group 1 Villages in accordance with Policy VILL1 (Group 1 Villages).

II. The District Council will expect at least 250 homes to be delivered in the Group 1 Villages in the period 2016-2021. Where monitoring shows a shortfall in the number of homes coming forward through Neighbourhood Planning during this period, then this will trigger a requirement for the District Council to identify specific sites for housing through a review of the District Plan.

III. On the basis that at least 250 homes are delivered in the period 2016-2021 then the District Council will continue to monitor the situation and if a shortfall in delivery is identified then, as with (II) above, this will trigger a requirement for the District Council to identify specific sites for housing through a review of the District Plan.

## 10.5 Employment in the Villages

- 10.5.1** The District Council provides support for rural businesses and the rural economy through its planning policies and through implementation of its Economic Development Strategy. Employment areas within the rural area have a key role to play in providing accessible and affordable employment and business opportunities. The Local Plan Second Review 2007 designated several Employment Areas in the villages, all of which have been retained.
- 10.5.2** In Stanstead Abbots, The Maltings continues to offer a well managed estate serving a local need for small office premises. In addition, the following two sites are identified as Employment Areas reflecting the market demand for these premises in the village:
- Leaside Works, Stanstead Abbots
  - Riverside Works, Amwell End, Stanstead Abbots





### VILL5 Village Employment Areas

In accordance with Policy ED1 (Employment) the following locations are designated as Employment Areas:

- (a) Silkmead Industrial Estate, Hare Street;
- (b) Oakley Horseboxes, High Cross;
- (c) Langley House, Station Road, Standon;
- (d) Standon Business Park, Standon;
- (e) Leaside Works, Stanstead Abbots;
- (f) Riverside Works, Amwell End, Stanstead Abbots;
- (g) The Maltings, Stanstead Abbots;
- (h) Warrenwood Industrial Estate, Stapleford;
- (i) Thundridge Business Park, Thundridge.

**10.5.3** Sensitive small scale employment development can help sustain the rural economy and achieve a wider range of local employment opportunities. It can enhance the vitality of villages and reduce the need to travel. Proposals must however be in scale with the location. This means that larger proposals are more likely to be considered favourable in Group 1 Villages, whilst only very small scale proposals are likely to be acceptable in Group 2 Villages.

**10.5.4** The District Council also recognises that in order to ensure the continued viability of existing rural businesses there may be a need for premises to expand. Applications for small-scale extensions or alterations to premises, which provide an important source of local employment and cannot be relocated without damage to the local economy or community, will therefore be viewed sympathetically subject to Policy VILL6 (New Employment Development).

### VILL6 New Employment Development

I. Within the built up area of Group 1 and Group 2 Villages, as defined on the Policies Map, new employment development (B1 and B2 uses) may be permitted provided that the proposal:

- (a) Relates well to the village in terms of location, layout and connectivity;
- (b) Is of a scale appropriate to the size of the village;



- (c) Is well designed and contributes to the character of the village;
- (d) Does not represent a significant open space or gap important to the form and/or setting of the village;
- (e) Does not represent an extension of ribbon development or an addition to isolated group of buildings;
- (f) Does not unacceptably block important views or vistas and/or detract from the openness of the countryside;
- (g) Is not significantly detrimental to the amenities of neighbouring occupiers.

II. In the Green Belt and Rural Area Beyond the Green Belt, outside the towns and Group 1 and Group 2 Villages, the extension or alteration of existing premises in B1 or B2 use may be permitted provided it does not result in disproportionate additions over and above the size of the original dwelling.

## 10.6 Retail, Leisure and Community Facilities in the Villages

- 10.6.1** Village shops, post offices and pubs play a vital role in rural areas helping to maintain villages as viable communities. They are often a focus of community life, providing a wide range of services. The District Council wishes to support the continued provision of these facilities recognising in particular that they are of value to less mobile members of society and those without access to a car.
- 10.6.2** Planning applications that result in the loss of village shops, post offices and pubs will not be permitted unless the Council is satisfied that every effort has been made to retain them in accordance with Policy CFLR7 (Community Facilities).
- 10.6.3** Small-scale extensions/alterations to existing village shops, post offices and pubs may be permitted in Group 1, 2 and 3 Villages in accordance with Policy CFLR7 (Community Facilities), where the use is considered essential to the vitality and viability of the village and is of a scale and use appropriate to the size and location of the village.



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## Chapter 11

# East of Welwyn Garden City

## Chapter 11 East of Welwyn Garden City

### 11.1 Introduction

- 11.1.1** The area is well located in relation to Welwyn Garden City, and is only a short distance from Hertford. It is largely screened from the wider landscape by the surrounding areas of woodland, which along with the surrounding roads, help to define the structure of the area. Panshanger Lane to the east of the site could provide a clear Green Belt boundary, beyond which is an area of high quality landscape around the Mimram Valley. Welwyn Garden City is well known for its Garden City (after Letchworth) design principles and this should provide a strong framework for consideration of development in this location.
- 11.1.2** The main components of the development strategy for East of Welwyn Garden City are as follows:
- 11.1.3** **Housing:** Land East of Welwyn Garden City is required for development in order to address unmet housing needs from villages in the west of the East Herts area, as well as from nearby Hertford. Approximately 1,700 new homes could be accommodated in the area north and south of the B195 Birchall lane, on land within East Herts District. There is the potential for additional housing development nearby on land within Welwyn Hatfield Borough.
- 11.1.4** **Education:** the site is large enough to accommodate a new secondary school as well as a primary school. This will meet the educational needs of the development as well as providing additional capacity to address wider needs.
- 11.1.5** **Transport:** whilst well located next to the A414 for easy access, and with potential for bus access to Hertford and Welwyn Garden City, further consideration will need to be given to the cumulative impact of development on the pinch-points on the A414 through Hertford, and also the cumulative impact on junction 4 of the A1(M). In terms of sustainable transport, bus routes along the B195 will connect the area with Hertford and Welwyn Garden City. The strategy will also promote usage of National Cycle Route 61 (a disused railway line known as the Cole Green Way), which provides connections between the southern edge of the site and Hertford and offers the potential for leisure and commuter cycling trips to and from the development.
- 11.1.6** **Other Infrastructure:** waste water will drain to Rye Meads, and there is capacity in the sewer serving the area.
- 11.1.7** **Employment and Retail:** the area is well located for easy access to Hatfield Business Park and the employment opportunities within Welwyn Garden City and Hertford. It is therefore proposed that an employment area within the development will be local in character. There are also likely to be employment opportunities within a neighbourhood centre provided as part of the development. There are underlying mineral deposits which will need to be extracted prior to the commencement of development, and if possible should be used locally in the construction phase.



- 11.1.8 Character:** Garden City design principles should be extended to this development area. Design principles should be secured through design codes to ensure the highest quality design and layout and a comprehensive and unified approach to the whole development, albeit reflecting different character areas across the site. The Panshanger Country Park will form a robust barrier to coalescence between Hertford and Welwyn Garden City, but will be easily accessed on foot or by bicycle from either location. The Country Park will be opened up to full public access as a new area of strategic Green Infrastructure.

11.2 Development East of Welwyn Garden City

11.2.1 The main features of the policy approach to development East of Welwyn Garden City are shown on Figure 11.1 below:

Figure 11.1 Key Diagram for Land East of Welwyn Garden City



11.2.2 Given the complexity of the transport issues in particular, a subsequent Development Plan Document will be necessary to assess the feasibility of the proposal as well as the strategy and supporting infrastructure for the area. Given the location of the area adjacent to Welwyn Garden City, the approach to this site will be prepared with input from a broad range of stakeholders including Welwyn Hatfield Borough Council.

- 11.2.3** It is estimated that around 1,700 homes could be provided on land in East Herts including a new secondary school, small employment area and neighbourhood centre. However, given the need for prior mineral extraction, it is estimated that only 450 homes would be completed prior to 2031.
- 11.2.4** The approach could be extended to include potential development sites within Welwyn Hatfield Borough, including at the adjacent Panshanger aerodrome and to the south-east of Welwyn Garden City, should Welwyn Hatfield Borough Council wish to see development brought forward in these areas. A comprehensive approach to masterplanning for the whole area should be pursued.
- 11.2.5** Technical work to support the Development Plan Document will be expected to be part-funded by the relevant landowners/developers for and with the direct involvement of East Herts Council (potentially with Welwyn Hatfield Borough Council), Hertingfordbury Parish Council, Hertfordshire County Council as transport authority and Local Authority with responsibility for education and minerals, and other public and regulatory bodies as appropriate.

## **EWEL1 Land East of Welwyn Garden City**

I. To meet long-term housing needs Land East of Welwyn Garden City is identified as a Broad Location for Development. East Herts Council will test through a Development Plan Document (DPD) the feasibility of Land East of Welwyn Garden City to accommodate around 1,700 new homes and supporting infrastructure in accordance with Policy DPS4 (Broad Locations for Development). Development shall not proceed until the adoption of the DPD.

II. The DPD shall be prepared by the Council (potentially jointly with Welwyn Hatfield Borough Council), working with key stakeholders including, Hertingfordbury Parish Council, Hertfordshire County Council, landowners/developers and other stakeholders as necessary.

III. Depending on the scale and form of development opportunities that are identified, in addition to the requirements of Policy DPS4 (Broad Locations for Development), the Development Plan Document and site wide masterplan is expected to address the following provisions and issues:

- (a) the quantum and distribution of development within this location;
- (b) key design and layout principles to guide subsequent site specific design codes in order to ensure high quality design;
- (c) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (d) Affordable Housing in accordance with Policy HOU3 (Affordable Housing)

(e) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets, and enhancing biodiversity;

(f) necessary new utilities infrastructure;

(g) a decentralised or District Heating system, or other low carbon heating system for residential and commercial use throughout the development, using locally sourced fuel and with appropriate long-term management arrangements;

(h) sustainable drainage and provision for flood mitigation;

(i) social infrastructure including: primary school/s to serve the development and appropriate surrounding catchment area/s; a secondary school to serve the development and the wider area; health services and facilities; community facilities; public amenity green space and play areas;

(j) landscaping;

(k) treatment of the Cole Green Way;

(l) access arrangements and wider strategic and local highways mitigation measures, including impacts along the A414 in Hertford and the A1(M);

(m) sustainable transport measures including the encouragement of walking and cycling, enhanced passenger transport and providing linkages with Hertford and Welwyn Garden City;

(n) appropriate levels of local retail and employment opportunities to promote self containment and sustainability, including provision for home-working;

(o) encouraging successful and active communities, including innovative approaches to create the conditions for local resident participation, governance and stewardship of their new communities;

(p) the relationship between the Broad Location and Welwyn Garden City;

(q) Green Belt boundaries;

(r) financial viability and the delivery of all necessary infrastructure;

(s) planning obligations including on and off-site developer contributions; and

(t) other policy provisions of the District Plan and relevant matters, as appropriate.

IV. Land to the East of Welwyn Garden City will remain within the Green Belt until such time as it may be brought forward for development through the adoption of the Development Plan Document by East Herts Council.

V. A new Country Park shall be provided at the Panshanger Estate as a condition of development of Land East of Welwyn Garden City, comprising the following features:

- (a) open access to the park as a multi-functional green space for members of the public and for wildlife;
- (b) pedestrian and cycle routes through the park between Hertford and Welwyn Garden City;
- (c) natural sustainable drainage measures;
- (d) enhancement of biodiversity and local habitats;
- (e) suitable financial and other arrangements for the long-term management and maintenance of the Country Park.



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## Chapter 12

# The Gilston Area

## Chapter 12 The Gilston Area

### 12.1 Introduction

- 12.1.1** As this area will continue to be physically separated from Harlow and development in this locale would contribute to East Herts' development needs, it is considered appropriate to refer to this Broad Location as the Gilston Area.
- 12.1.2** The area is located across the Stort Valley approximately 500 metres from the edge of Harlow at the nearest point, close to Harlow Town railway station and the employment areas and town centre of Harlow. It is characterised by an area of undulating countryside with a number of features including small streams, woods, hedgerows, and at the centre the landscaped bowl of Gilston Park. Harlow is one of the early New Towns and has regeneration needs which Harlow District Council is seeking to address through a strategy based on increased critical mass to draw investment to the town and enhance its economic performance. Strategic scale development will enable a comprehensive approach to the planning of infrastructure and the building of sustainable communities.
- 12.1.3** The main components of the development strategy for the Gilston Area are as follows:
- 12.1.4** **Housing:** land in the Gilston Area is required for development in order to address unmet housing needs from villages in the centre and east of the East Herts area, as well as from Bishop's Stortford; to provide flexibility to the housing strategy for East Herts and guard against under-delivery elsewhere in the District; and to help avoid future incremental housing development to the settlements elsewhere in East Herts. Strategic-scale development will provide for a wide range of housing types and tenures, including extensive provision for families and older people.
- 12.1.5** **Education:** strategic scale development in the Gilston Area could support one or more new secondary schools and a number of primary schools, as well as provision for pre school and post 16 education needs.
- 12.1.6** **Transport:** a wide range of small and large scale interventions including sustainable transport measures and highways, will be required if development is able to proceed without causing unacceptable congestion in Harlow and the surrounding towns and villages, as well as the wider strategic transport network. These interventions will be developed and tested through the preparation of a Development Plan Document (see below).
- 12.1.7** **Other Infrastructure:** a wide range of supporting infrastructure will be required. It is likely that a new trunk sewer connecting with Rye Meads will be provided to serve development east of Harlow, and it is likely to be feasible to connect development north of the Stort into this sewer. However, the landowner/developers are proposing a new sewage treatment works to serve development in the Gilston Area so that the Broad Location is not reliant on provision of the new trunk sewer.

- 12.1.8 Employment and Retail:** a strategic business park would not be appropriate in this location because it could undermine the Enterprise Zone within Harlow, and is too far from the M11 to be attractive. However, development in this location could contribute to the regeneration of Harlow, by attracting skilled workers who may choose to seek work locally over time. A smaller-scale employment area(s) may be designated, provided that it complements the regeneration activities in Harlow, and additional employment in and around neighbourhood centres is likely to be provided.
- 12.1.9 Character:** to ensure a strong character for the area, new development will need to treat the Stort as a central piece of strategic Green Infrastructure, avoiding development on the valley sides south of Gilston. There will be a strong internal transport network and enhanced role for Harlow Town station. Design principles should be unified as far as possible with elements of design taken from the market towns and villages in East Herts.

## 12.2 Development in the Gilston Area

**12.2.1** The main features of the policy approach to development in the Gilston Area are shown on Figure 12.1 below:

**Figure 12.1 Key Diagram for Land in the Gilston Area**



**12.2.2** Given the complexity of the transport issues in particular, a subsequent Development Plan Document will be necessary to refine the proposals and assess their feasibility as well as the strategy and supporting infrastructure for the area.

**12.2.3** The feasibility of a strategic-scale development of between 5,000 and 10,000 new homes in the Gilston Area will be tested through the preparation of the DPD. 5,000 homes represents the minimum scale of development considered necessary to deliver on-site and off-site supporting infrastructure, and deliver the range of sustainability features which would be expected given the width of the Stort Valley and resultant requirement for a degree of self-containment. Subject to testing through



masterplanning, assessing viability and infrastructure planning, 10,000 homes is considered to be the approximate maximum scale of development which could be satisfactorily accommodated in light of environmental and natural assets such as woodlands, the need to avoid coalescence with local settlements, other on-site constraints and transport impacts.

- 12.2.4** It is anticipated that development could commence on site towards the beginning of the 2021-26 period, continuing through the remainder of the plan period and beyond. Hence it is estimated that only 3,000 of the overall headline housing anticipated may be complete by 2031, with the site continuing to supply a pipeline of future housing to address local need going forward from 2031 onwards.
- 12.2.5** Given uncertainties surrounding the identification of satisfactory viable solutions to the issues identified above and elsewhere in this section of the plan, the District Council will draw up plans in parallel with the other Broad Locations for Development, in the event that further testing demonstrates that strategic-scale development is either not feasible, or if there are infrastructure constraints limiting the site's acceptable capacity.
- 12.2.6** Technical work to support the Development Plan Document shall be expected to be part-funded by the landowners/promoters for and with direct involvement of East Herts Council as the Local Planning Authority, Harlow District Council, Sawbridgeworth Town Council, Hunsdon, Gilston, Eastwick, High Wych, and Widford Parish Councils, Essex County Council, Hertfordshire County Council, and other stakeholders as necessary.

### **GA1 Land in the Gilston Area**

I. To meet long-term needs, land in the Gilston Area is identified as a Broad Location for Development.

II. East Herts Council will test through a Development Plan Document (DPD) the feasibility of land in the Gilston Area to accommodate between 5,000 and 10,000 new homes (overall looking beyond this plan period) and supporting uses and infrastructure in accordance with Policy DPS4 (Broad Locations for Development). Development shall not proceed in the Gilston Area until the adoption of the DPD.

III. The DPD shall be prepared by the Council working with key stakeholders including Harlow Council, Sawbridgeworth Town Council, Hunsdon, Gilston, Eastwick, High Wych, and Widford Parish Councils, Essex County Council, Hertfordshire County Council, landowners/developers, and other stakeholders as necessary.

IV. Depending on the scale and form of development opportunities that are identified, in addition to the requirements of Policy DPS4 (Broad Locations for Development), the Development Plan Document and site wide masterplan is expected to address the following provisions and issues:

- (a) the quantum and distribution of development within this location;
- (b) key design and layout principles to guide subsequent site specific design codes in order to ensure high quality design;
- (c) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (d) Affordable Housing in accordance with Policy HOU3 (Affordable Housing)
- (e) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets, and enhancing biodiversity;
- (f) necessary new utilities infrastructure, such as a new sewage treatment works and/or a connection into the new trunk sewer;
- (g) a decentralised or District Heating system, or other low carbon heating system for residential and commercial use throughout the development, using locally sourced fuel and with appropriate long-term management arrangements;
- (h) sustainable drainage and provision for flood mitigation;
- (i) social infrastructure including: primary school/s to serve the development and appropriate surrounding catchment area/s; a secondary school to serve the development and the wider School Planning Area; health services and facilities; community facilities; public amenity green space and play areas;
- (j) access arrangements and wider strategic and local highways mitigation measures, including a range of necessary measures in both Hertfordshire and Essex;
- (k) sustainable transport measures including the encouragement of walking and cycling, enhanced passenger transport, providing linkages with Harlow Town Station and travel planning;
- (l) appropriate levels of local retail and employment opportunities to promote self containment and sustainability, including provision for home-working;
- (m) the relationship between the Broad Location and the settlements of Eastwick, Gilston, High Wych and Hunsdon;
- (n) encouraging successful and active communities, including innovative approaches to create the conditions for local resident participation, governance and stewardship of their new communities;
- (o) Green Belt boundaries;
- (p) financial viability and the delivery of all necessary infrastructure;

(q) planning obligations including on and off-site developer contributions; and

(r) other policy provisions of the District Plan and relevant matters, as appropriate.

V. Land in the Gilston Area will remain within the Green Belt until such time as it may be brought forward for development through the adoption of the Development Plan Document by East Herts Council.

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## Part 2 - Topic Policies (comprising Chapters 13 to 24)





## 13 Housing



## 13 Housing

### 13.1 Introduction

- 13.1.1** A key objective of the District Plan seeks to ensure that new housing is accessible to, and meets the needs and aspirations of, the District's communities. The Council also recognises that everyone should be given the opportunity to access a decent home, which they can afford and is in a community where they want to live. The Plan can contribute to achieving these objectives by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand and seeking to improve choice.
- 13.1.2** This chapter sets out the Council's approach to addressing the need for different types of housing within the District up to 2031. It includes policies relating to the type, mix and density of new housing, affordable housing, and Gypsies, Travellers and Travelling Showpeople housing requirements.

### 13.2 Type and Mix of Housing

- 13.2.1** A key aspect of creating sustainable mixed communities is maintaining a variety of housing, particularly in terms of tenure and price, and a mixture of different households such as families with children, single person households and older people.
- 13.2.2** Developers are encouraged to discuss with the Council the appropriate mix of house size, type and tenure within any new housing development at an early stage in the pre-application process. Requirements will be informed by the following, along with any additional up-to-date evidence:
- The Strategic Housing Market Assessment (SHMA) and Older People's Housing Requirements Technical Study;
  - The latest East Herts Housing Strategy;
  - Local demographic context and trends;
  - Local housing need and demand;
  - Site issues and design considerations.
- 13.2.3** The SHMA Update (March 2013) identifies dwelling requirements by tenure and size mix. Based on Figure 41 in the SHMA the following tenure/size mix proportions are identified for the District Plan period.

**Table 13.1 Tenure/Size Mix Proportions (%) 2011-2031**

Housing Type	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5+ bedroom
All	17%	27%	40%	13%	3%
Market	5%	11%	55%	24%	5%

## 13 . Housing



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Housing Type	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5+ bedroom
All Affordable	29%	44%	25%	2%	0%
Intermediate Affordable Housing/Shared Ownership	22%	51%	25%	2%	0%
Social Rented/Affordable Rented	41%	31%	25%	3%	0%

The Strategic Housing Market Assessment can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/shma](http://www.eastherts.gov.uk/shma)

The London Commuter Belt (East) Sub-Region: Older People's Housing Requirements Study: October 2013, can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/olderpeoplestudy](http://www.eastherts.gov.uk/olderpeoplestudy)

The Council's Housing Strategy can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/housing](http://www.eastherts.gov.uk/housing)

- 13.2.4** Another key issue for East Herts is its ageing population. This is expected to grow dramatically over the next twenty years. Our ageing society therefore poses a significant challenge. Proposals which include an element of 'Lifetime Homes' will help to ensure enough appropriate housing is available in the future. The Lifetime Homes Standard has been developed to support the construction of flexible, adaptable and accessible homes that can respond to the changing needs of individuals and families at different stages of life at minimal cost. Providing a range of house types including bungalows and accessible apartments will enable greater choice for those who need single floor accommodation.

### HOU1 Type and Mix of Housing

I. On new housing developments of 5 or more gross additional dwellings, an appropriate mix of housing tenures, types and sizes will be expected in order to create mixed and balanced communities appropriate to local character and in accordance with the latest Strategic Housing Market Assessment.

II. Affordable Housing should be provided in accordance with Policy HOU3 (Affordable Housing).



III. In order to encourage new homes that are readily adaptable to meet the changing needs of occupants, and to support independent living, at least 15% of all new dwellings are expected to be constructed to 'Lifetime Homes' standards.

IV. Provision of specialist housing will be encouraged for older people and vulnerable groups, across all tenures on suitable sites in appropriate and sustainable locations in accordance with Policy HOU6 (Housing for Older and Vulnerable People).

V. Provision of specialist accommodation will be expected for Gypsies and Travellers and Travelling Showpeople, in appropriate and sustainable locations in accordance with Policy HOU7 (Gypsies and Travellers and Travelling Showpeople).

### 13.3 Housing Density

- 13.3.1** Housing density is a measure of the amount of land used for development and is usually expressed as dwellings per hectare (dph). Higher densities allow land to be used more efficiently (i.e. less land is required for development) and are considered to be more sustainable. However, since higher density development is usually associated with flats and taller buildings, the impact of increasing densities on character must be considered.
- 13.3.2** The NPPF allows local planning authorities to set their own approach to housing density. The density of housing varies across the District, and between different sites. Factors affecting density include on-site constraints, the type of development proposed and the level of transport accessibility. Higher densities may be appropriate in and around town centre locations where services are supported, public transport is likely to be better and urban form is dense. Lower densities may be appropriate in established suburban areas, in villages, in areas with an open character or on the edge of settlements.
- 13.3.3** The Council will expect all housing schemes to propose densities which are sensitive to the character of the local area, and take account of on-site constraints and the level of local transport accessibility and parking. At the same time, applicants should also have regard to making efficient use of land, as this can help to reduce the amount of building on greenfield sites. Major schemes should include a range of housing density areas, to ensure varied character and appearance.
- 13.3.4** The density standards used in Policy HOU2 refer to average net density. This is a normal way of expressing residential density and includes those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking, incidental open space and landscaping, and children's play areas.



### HOU2 Housing Density

I. Housing development should make efficient use of land. Proposals are required to demonstrate how the density of new development has been informed by the character of the local area and contributes to:

- (a) The design objectives set out in Policy DES1 (Local Character and Amenity);
- (b) Improving the mix of house types in accordance with Policy HOU1 (Type and Mix of Housing);
- (c) Providing adequate levels of public open space in accordance with Policy CFLR2 (Open Space Standards); and
- (d) Retaining existing site features, including mature trees, shrubs, hedgerows and amenity areas, and make provision for new green infrastructure in accordance with Policy NE3 (Green Infrastructure).

II. Subject to the above, densities will vary according to the relative accessibility and character of locations. Higher average net densities (30+ dph) will be favourably considered on central sites in or near town centres.

III. Medium average net densities (30 dph) will normally be appropriate for sites that are in more peripheral locations within and on the edge of these settlements.

IV. In villages and for some other locations lower average net densities (less than 30 dph) may be more appropriate to respond to local character and context.

### 13.4 Affordability and the Housing Market

- 13.4.1** The location of East Herts on the periphery of London means that the affordability of housing is a key issue.
- 13.4.2** The NPPF defines affordable housing as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'.
- 13.4.3** There is a significant need for additional affordable housing within East Herts as set out in the latest Strategic Housing Market Assessment (SHMA). Using the 'Trend Based Projections' the SHMA Update (March 2013) at Figure 39, has identified for the District Plan period, a housing requirement tenure mix of:
  - Market Housing: 51%
  - Intermediate Affordable Housing/Shared Ownership: 32%
  - Social Rented/Affordable Rented: 17%





- 13.4.4** The SHMA has, therefore, identified a total affordable housing requirement of 49% of all housing provision. In terms of the affordable housing element, it shows a tenure mix of 66% intermediate/shared ownership and 34% social/affordable rented. This finding, which is projected over the plan period, is different to that which the Council currently seeks of 75% social/affordable rented and 25% intermediate/shared ownership.
- 13.4.5** Since the SHMA was updated, a number of the affordable housing products have either been refined or are not being developed by Registered Providers (housing associations) in East Herts. The intermediate affordable products being developed by Registered Providers, have been reduced down to one, which is shared ownership and is offered to any resident that qualifies and can afford to purchase. The previous intermediate rent product, that was set at 80% of market rent and offered on an assured short hold tenancy, is no longer being developed and has become part of the affordable rent products, let through the Council's Housing Register, on either lifetime or fixed term tenancies and is, therefore, comparable to social rent. There are currently no new properties being developed that are specifically for key workers or offered on an intermediate rent outside the Council's Housing Register.
- 13.4.6** The District Council secures the majority of affordable housing that is built in the District by requiring developers to provide affordable dwellings as part of open market housing developments (through Section 106 Agreements). Affordable housing is also delivered by Registered Providers (i.e. housing associations) on sites owned and/or developed by them, and on 'exception sites' as set out in Policy HOU4 below.
- 13.4.7** The Council recognises that the level of affordable housing provision set out in Policy HOU3 is less than the 49% indicated in the SHMA, and that as a consequence is insufficient to meet local need. Policy HOU3 sets out the percentage of affordable housing that the Council will expect to secure. This has been informed by development viability assessments. The aim is to maximise affordable housing provision and the viability assessments demonstrate that the targets of 30% and 40% as required in Policy HOU3, are viable for most developments in most locations across the district, and can realistically be achieved without constraining overall delivery of housing.

The East Herts Viability Assessment (2012) can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/viabilitystudy](http://www.eastherts.gov.uk/viabilitystudy)

- 13.4.8** Due to the continuing demonstrable pressing need for social and affordable rented housing, priority will be given to this tenure over intermediate/shared ownership. In this way those in most need of affordable housing continue to be given priority. There is also a case that in order to continue creating mixed and balanced communities, affordable housing tenures on larger sites should reflect a more balanced mix.
- 13.4.9** Policy HOU3, therefore, sets out that on:



- small to medium sized sites, proposing between 5 and 199 dwellings, the affordable housing will be expected to be provided with a tenure mix of 75% social/affordable rented and 25% intermediate/shared ownership.
- large sites proposing 200 and more dwellings, the affordable housing will be expected to be provided with a tenure mix of 60% social/affordable rented and 40% intermediate/shared ownership.

- 13.4.10** The requirement for affordable housing extends to all types of residential development, including specialist accommodation, such as sheltered or ‘extra care’ housing for older people. Where such schemes provide accommodation that is self contained and fall within the Use Class C3 (Dwelling Houses), affordable housing will be expected in accordance with Policy HOU3. Proposals which fall within the Use Class C2 (Residential Institutions), such as residential care and nursing homes, and do not provide self contained accommodation or support independent living, will not be expected to contribute to the provision of affordable housing.
- 13.4.11** The Council recognises that in some cases there may be abnormal development costs which need to be considered. Applicants seeking to justify a lower proportion of affordable housing will be required to demonstrate why it is not economically viable to provide such housing in accordance with Policy HOU3.
- 13.4.12** Policy HOU3 states that the Council will seek affordable housing on developments of 5 or more dwellings, or the related site size. It is considered that this is a realistic threshold, which enables the delivery of affordable housing and does not prevent the delivery of smaller housing sites within the District.
- 13.4.13** Where the affordable housing policy would result in the requirement relating to part of a dwelling, the calculation will be rounded upwards for 0.5+ and downwards for less than 0.5. Where development involves the demolition of existing properties the amount of affordable housing will be calculated on the gross number of new dwellings to be provided.
- 13.4.14** In general affordable housing should be provided on the application site. Wherever possible, the affordable houses should be integrated within the scheme through ‘pepper-potting’ rather than concentrated in a particular area unless site specific considerations dictate otherwise. This does not necessarily mean that every second or third property should be affordable; rather the affordable housing should be distributed evenly across the entire site, as this ensures the best prospect of securing mixed, inclusive communities. The design and appearance of affordable housing should be indistinguishable from market units. Further guidance on ‘pepper-potting’ and the Council’s approach to affordable housing is set out in the Council’s ‘Affordable Housing and Lifetime Homes’ (2008) Supplementary Planning Document (or as amended).



The Affordable Housing and Lifetime Homes' (2008, or as amended) Supplementary Planning Document can be viewed and downloaded at: [www.eastherts.gov.uk/affordablehousing](http://www.eastherts.gov.uk/affordablehousing)

- 13.4.15** Off-site provision or financial contributions in lieu will only be accepted in exceptional circumstances where agreed with the District Council. Applicants proposing off-site provision or financial contributions in lieu will be expected to provide justification as part of a planning application.

### **HOU3 Affordable Housing**

I. Affordable Housing provision will be expected with all Class C3 (Dwelling House) developments as follows:

- (a) up to 30% on sites proposing 5 to 14 gross additional dwellings, or between 0.17 and 0.49 hectares in size;
- (b) up to 40% on sites proposing 15 or more gross additional dwellings, or 0.5 hectares or more in size.

II. In order to continue creating mixed and balanced communities, Affordable Housing will be expected to be provided on the following tenure mix basis on sites proposing:

- (a) 5 to 199 gross additional dwellings: 75% social/affordable rented and 25% intermediate/shared ownership;
- (b) 200 or more gross additional dwellings: 60% social/affordable rented and 40% intermediate/shared ownership.

III. Lower provision may be permitted if it is demonstrated that the 30% and 40%, as appropriate referred to in I (a) and (b) above, cannot be achieved due to viability reasons or where it would prejudice the need to secure other infrastructure priorities.

IV. Applicants seeking to justify a lower percentage level of affordable housing and/or different tenure mix, to that referred to in I (a) and (b) and II (a) and (b) above, will be required to provide a financial viability assessment as part of the planning application. Where agreement is not reached, external independent consultants, agreed by both the Council and applicant, will be appointed by the developer, to undertake further independent viability assessment. The applicant will be required to meet the costs of this independent assessment.

V. Affordable Housing should normally be provided on site, apart from in exceptional circumstances when agreed with the District Council. Applicants will be required to provide justification as part of the planning application setting out the need for off-site provision or financial contributions in lieu to be made.



VI. The affordable housing units should be integrated into the open market housing development using appropriate design methods, i.e. tenure blind.

VII. To secure the benefits of affordable housing for first and subsequent occupiers, such affordable housing will be retained as affordable by means of an appropriate legal agreement with the Council, or the subsidy will be recycled for alternative affordable housing provision.

### 13.5 Special Residential Uses

- 13.5.1** Applications for planning permission are sometimes received by the Council for a number of special residential uses, such as caravans, mobile homes, houseboats, and other residential institutions. All of these uses will be considered as though they were for a normal residential building and the policies relating to residential development will apply.

### 13.6 Rural Exception Sites

- 13.6.1** An exception site is one that would not usually secure planning permission for housing, for example agricultural land next to but not within, a local settlement area.
- 13.6.2** It is important that rural exception affordable housing schemes are needs led, the starting point being that a need for affordable housing exists in the parish, rather than the availability of a particular site. Proposed developments must be based on sound evidence of affordable housing need and must fulfil the criteria as stated in the policy below.
- 13.6.3** The ability of the proposed scheme to meet identified local affordable housing needs must be clearly demonstrated to the satisfaction of the District Council. This will be assessed using the Council's Housing Register and other available up-to-date housing needs assessments. It should also be demonstrated that the proposal is financially viable and deliverable.
- 13.6.4** Given that housing permitted through this policy is an exception to normal countryside policies, it is important that it remains 'affordable' in perpetuity. Only tenures which can be guaranteed to remain affordable in the long term will be permitted in such schemes.
- 13.6.5** Localism will have an increasingly important influence on the shape of smaller rural settlements and the balance of rural housing stock. Parish Councils will be encouraged to identify sites in Neighbourhood Plans suitable for community-led affordable housing, including rural exception affordable housing sites which meet the criteria set out in the policy below.



### HOU4 Rural Exception Affordable Housing Sites

I. Proposals for rural exception affordable housing schemes, on sites that would not normally be acceptable for general housing development, may be permitted, subject to the following criteria:

- (a) The exception site is adjacent to an existing built-up area boundary, or is well related to existing residential development and amenities located in, or adjacent to, a clearly identifiable village or settlement;
- (b) The proposed development will contribute towards meeting an identified need for affordable housing within the parish; and
- (c) The proposed development would be appropriate to the settlement and area in which it is proposed to be located in terms of scale, form and character.

II. The District Council will base its assessment of identified housing need on the Housing Register and other available up-to-date housing needs assessments.

III. Where permission is granted this will be subject to planning obligations and will include safeguards that the scheme provides for the identified local affordable housing need and will continue to do so in perpetuity.

## 13.7 Dwellings for Rural Workers

- 13.7.1** The accommodation needs of rural workers employed full-time in agriculture, forestry and other rural business can usually be met in existing properties either on the site or in nearby settlements. Occasionally it is essential for a worker to be in close proximity to the business and there is no suitable accommodation available nearby, for example, where animal or agricultural processes require essential care at short notice. These special circumstances may justify the construction of new dwellings in the countryside to meet these needs providing the financial and functional criteria in Policy HOU5 below are satisfied. Genuine essential need, rather than business convenience, must be justified.
- 13.7.2** Applications will be assessed taking account of the history of the enterprise, in order to establish whether existing dwellings within the site/holding or nearby could fulfil the need, or whether any dwellings or buildings suitable for conversion have been sold on the open housing market. Such a sale is likely to constitute lack of evidence of essential need.
- 13.7.3** New permanent dwellings can only be justified if the enterprise to which they relate is economically viable. For this reason, details of the financial situation of the business will be required.





- 13.7.4** Where planning permission is granted for a new dwelling on this basis, suitable occupancy conditions will be imposed. Proposals to remove an occupancy condition will only be considered on the basis of whether the need remains for the accommodation for other rural workers. This will involve marketing the property for a period of at least 12 months at a realistic price to reflect the occupancy condition. As part of this approach applicants will also need to demonstrate that the building cannot contribute to meeting local affordable housing needs in the area.

### **HOU5 Dwellings for Rural Workers**

I. The District Council will only permit permanent dwellings for agriculture, forestry and other rural businesses where:

- (a) It can be demonstrated that the dwelling is essential to the needs of the business (i.e. there is a need for one or more workers to be available at most times);
- (b) It can be demonstrated that the enterprise has been established for at least three years and is, and should remain financially viable;
- (c) There is no other accommodation within the site/holding or in the locality which is currently suitable and available, or could be made available.

II. The proposed dwelling must be sensitively designed and in keeping with its rural surroundings.

III. Where a new dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person or persons currently employed in agriculture, forestry or other rural business.

IV. Applications for the removal of an occupancy condition related to rural workers will only be permitted in exceptional circumstances where it can be demonstrated that:

- (a) There is no longer a need for the accommodation on the holding/business and in the local area;
- (b) The dwelling has been marketed for a reasonable period (at least 12 months) and at a price which reflects the existence of the occupancy condition;
- (c) The dwelling cannot make a contribution towards meeting local affordable housing needs in the area.

### **13.8 Housing for Older and Vulnerable People**

- 13.8.1** National policy requires local authorities to meet the specific accommodation needs of older and vulnerable people. It is important that the Council, working with partners such as the County Council, Registered Providers, health care agencies, and



developers, seeks to plan for increasing housing choices in terms of specialist accommodation, and appropriate dwellings that are in locations close to sustainable transport options and other key local services. In addition, offering attractive alternative housing choices for older people and vulnerable groups will assist in freeing-up family sized homes that are currently under-occupied.

- 13.8.2** There is, therefore, a need in the District to provide suitable accommodation for various groups of people, including the elderly, people with disabilities and vulnerable people.
- 13.8.3** Accommodation for the elderly is moving towards more flexible forms of living and support which seek to maintain their independence. There are several options where residents can enjoy their own self contained home within a site offering extra facilities. These include retirement homes, and 'extra care' housing, where varying levels of care and support are provided within the home. Other forms of accommodation include residential care or nursing homes.
- 13.8.4** Residential care accommodation should normally be located within settlements where there is easy access to a range of services e.g. shops, healthcare and social facilities.

### **HOU6 Housing for Older and Vulnerable People**

I. Proposals for new housing for older and vulnerable people will be expected to:

- (a) Offer a flexible approach, incorporating 'Lifetime Homes' standards and be capable of being readily adapted to meet the needs of those with disabilities and the elderly. A percentage of new specialist accommodation will be expected to be fully wheelchair accessible;
- (b) Provide a range of accommodation size, tenure and type with the opportunity to attain additional or specialist care as needed within the one development.

II. Such proposals will be expected to be:

- (a) In a suitable location where access to a choice of sustainable travel options is available;
- (b) Within walking distance, on a safe and level route or within easy reach by passenger transport, to town centre shops and services;
- (c) Well integrated with existing communities through the sharing of space and public access to services;
- (d) Of a non-institutional, safe and stimulating design, which meets not only the needs of its future residents but also the staff who work there and the visitors who may use it as a community resource.



### 13.9 Gypsies and Travellers and Travelling Showpeople

- 13.9.1** In addition to meeting the needs of the settled population, national policy requires that local planning authorities make provision for Gypsies and Travellers and Travelling Showpeople, within their local plans by setting respective pitch and plot targets to meet likely permanent and transit site accommodation needs in their area. Guidance is clear that Plans are likely to be found unsound if proper provision, which should be based on robust evidence of local need, is not made.

The national approach to planning for the needs of Gypsies and Travellers and Travelling Showpeople is set out in 'Planning policy for traveller sites' DCLG, March 2012. This can be viewed and downloaded from the Government's publications Website at: [www.gov.uk/government/publications/planning-policy-for-traveller-sites](http://www.gov.uk/government/publications/planning-policy-for-traveller-sites).

A definition of Gypsies and Travellers and Travelling Showpeople is contained in Annex 1 of this document.

- 13.9.2** Criteria based policies are also required to both guide land supply allocations and provide a basis for determining planning applications.
- 13.9.3** There are currently three authorised private Gypsy and Traveller sites in East Herts:
- Nine Acres, High Cross: 2 pitches (with planning permission for an additional 6 pitches);
  - Field Farm, Levens Green: 4 pitches (with planning permission for an additional 2 pitches); and
  - The Stables, Bayfordbury: 6 pitches.
- 13.9.4** There is currently one authorised private Travelling Showpeople's site (yard) in East Herts:
- Rye House.
- 13.9.5** The Gypsies and Travellers and Travelling Showpeople Accommodation Needs Assessment, 201x, identified that xx permanent pitches and xx transit pitches for Gypsies and Travellers and xx plots for Travelling Showpeople should be provided in the district for the period up to 201x with a further xx permanent pitches and xx transit pitches for Gypsies and Travellers and xx plots for Travelling Showpeople for the period from 201x up to 20xx.
- 13.9.6** The Gypsies and Travellers Identification of Potential Sites Study, 201x, made recommendations on locations within which the need identified in the Gypsies and Travellers and Travelling Showpeople's Accommodation Needs Assessment could be met.



### HOU7 Gypsies and Travellers and Travelling Showpeople

I. To meet the identified need, xx pitches for Gypsies and Travellers and xx plots for Travelling Showpeople will be provided within the District at the following locations:

*Dependent on outcome of two shortly to be commissioned studies: Gypsies and Travellers and Travelling Showpeople Accommodation Needs Assessment, and Gypsies and Travellers and Travelling Showpeople Identification of Potential Sites Study.*

*To be shown in form of table with phasing.*

II. In order to identify exact locations within the areas allocated to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople listed above, and to assess suitability where planning applications are submitted for non-allocated sites, the following criteria should be satisfied:

- (a) the site is in a sustainable location in terms of accessibility to existing local services;
- (b) the site is suitable in terms of vehicular access to the highway, parking, turning, road safety and servicing arrangements and has access to essential services such as water supply, sewerage, drainage, and waste disposal;
- (c) proposals make adequate provision for on site facilities for storage, play, residential amenity and sufficient on-site utility services for the number of pitches proposed;
- (d) the proposal is well related to the size and location of the site and respects the scale of the nearest settled community;
- (e) the site can be integrated into the local area to allow for successful co-existence between the site and the settled community;
- (f) proposals provide for satisfactory residential amenity both within the site and with neighbouring occupiers and thereby do not detrimentally affect the amenity of local residents by reason of on site business activities, noise, disturbance, or loss of privacy;
- (g) proposals ensure that the occupation and use of the site would not cause undue harm to the visual amenity and character of the area and should be capable of being assimilated into the surrounding landscape without significant adverse effect;
- (h) the site is not affected by environmental hazards that may affect the residents' health or welfare or be located in an area of high risk of flooding, including functional floodplains;
- (i) within nationally recognised designations, proposals would not compromise the objectives of the designation.



III. Proposals for sites accommodating Travelling Showpeople should allow for a mixed use yard with areas for residential provision and the storage and maintenance of equipment. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account.

IV. New traveller sites (whether temporary or permanent) in the Green Belt are inappropriate development and will not be approved except in very special circumstances.

V. Any development granted under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.

VI. Existing authorised sites for Gypsies and Travellers and Travelling Showpeople will be safeguarded from development which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided or the site is no longer required to meet an identified need.

### 13.10 Replacement Buildings in the Green Belt and the Rural Area Beyond the Green Belt

**13.10.1** The replacement of buildings on a one-to one basis can be a means of securing more functional buildings to meet present and future needs. The Council is anxious that the character of the District is maintained. Proposals for a replacement building should be in the same use and not be materially larger than the one it replaces.

**13.10.2** The Council may control the further extension of replacement buildings by the removal of permitted development rights.

#### **HOU8 Replacement Buildings in the Green Belt and Rural Area Beyond the Green Belt**

Replacement buildings on a one-for one basis, in the Green Belt and Rural Area Beyond the Green Belt, may be permitted provided the new building:

(a) is in the same use;

(b) is not more visually intrusive or harmful to the openness of the site and its surroundings than the one it replaces;

(c) is designed in accordance with Policy DES1 (Local Character and Amenity) and does not conflict with other policies in this Plan.





### 13.11 Extensions and Alterations to Dwellings and Residential Outbuildings

- 13.11.1** A large number of the planning applications received by the District Council relate to extensions to dwellings. In an area as large and diverse as East Hertfordshire, it is not possible to provide precise standards relevant to every case, but the policies below set out the principles and criteria by which proposals will be judged.
- 13.11.2** The Council will expect all proposals for extensions and alterations to dwellings and residential outbuildings to be of a high standard of design that is appropriate to the character and appearance of the dwelling and the surrounding area. All householder development proposals should be sensitively designed to ensure that they would not have an unacceptable impact upon the amenities of the occupiers of the existing dwelling and any neighbouring dwellings. In particular the Council will assess proposals having regard to any loss of light, privacy and outlook and overbearing impacts that the development could have upon existing and future occupiers of the host dwelling and adjoining dwellings. In addition to the policies below, applications for extensions will also be considered against Policy DES1 (Local Character and Amenity) where appropriate.
- 13.11.3** Within the Green Belt and Rural Area Beyond the Green Belt, the Council is concerned about the specific effect extensions and outbuildings may have on the character and appearance of an existing dwelling, the site and surrounding area. Whilst extensions to dwellings or the erection of outbuildings are not in principle inappropriate development, they should not result in disproportionate additions over and above the size of the original dwelling; the Council is also concerned with the cumulative impact of development in the countryside.

#### HOU9 Extensions to Dwellings

I. Planning permission will be granted for extensions to existing dwellings, provided that the character and appearance of the dwelling and surrounding area, and the amenities of the current and future occupiers of the dwelling and any adjoining dwellings would not be significantly affected to their detriment.

II. Within the Green Belt and Rural Area Beyond the Green Belt in addition to the above, planning permission will be granted for extensions to existing dwellings provided that they do not result in disproportionate additions over and above the size of the original dwelling (including existing outbuildings) nor intrude into the openness of the site and the surrounding area.

III. All proposals will be considered against the criteria set out in Policy HOU10 (Extensions and Alterations to Dwellings and their Curtilage).



### HOU10 Extensions and Alterations to Dwellings and their Curtilage

Proposals for extensions and alterations to dwellings and works within their curtilage will be considered in accordance with Policy HOU9 (Extensions to Dwellings) and against the following criteria:

- (a) proposed extensions or alterations to dwellings should be of a size, scale, mass, form, siting, design and materials of construction that are appropriate to the character, appearance and setting of the existing dwelling and/or the surrounding area, and extensions should generally appear as a subservient addition to the dwelling;
- (b) side extensions at first floor level or above should ensure appropriate space is left between the flank wall of the extension and the common curtilage with a neighbouring property (as a general rule a space of 1 metre will be the minimum acceptable), to safeguard the character and appearance of the street scene and prevent a visually damaging 'terracing' effect;
- (c) flat roofed extensions, except those on the ground floor, will be refused as visually undesirable other than in those exceptional circumstances where the character of the original dwelling allows a flat-roofed design to be appropriately incorporated;
- (d) roof dormers may be acceptable if appropriate to the design and character of the original dwelling and its surroundings. Dormers should generally be of limited extent and modest proportions, so as not to dominate the existing roof form.

### HOU11 Residential Outbuildings

Proposals for residential outbuildings or extensions to existing outbuildings will be considered against the following criteria:

- (a) where located within the Green Belt and Rural Area Beyond the Green Belt, proposals for residential outbuildings should not result in disproportionate additions over and above the size of the original dwelling (including existing outbuildings) nor intrude into the openness of the site and the surrounding area;
- (b) be of an appropriate size, scale, mass, form, siting, design and materials of construction such that the character and appearance of the site and its surroundings, and the amenities of the current and future occupiers of the dwelling and any adjoining dwellings would not be significantly affected to their detriment.



### 13.12 Change of Use of Land to Residential Garden and Enclosure of Amenity Land

- 13.12.1** The Council seeks to ensure that changes of use of land to residential garden do not result in harmful incursions into the countryside that would have an adverse effect on the character and appearance of rural landscapes. The residential use of rural land can have adverse effects on the character of the countryside from, for example, the erection of fences, garden sheds and other domestic paraphernalia.
- 13.12.2** In urban areas, the extension of private gardens involving the enclosure of amenity land/open space/landscaped areas around housing development might have a detrimental affect on the appearance of an area. Consideration will need to be given to whether proposals to enclose such land would be harmful to the character, appearance, design and layout of the development.

#### **HOU12 Change of Use of Land to Residential Garden and Enclosure of Amenity Land**

I. The change of use of land to residential garden may be permitted if the proposal:

- (a) is not likely to result in an adverse effect on the character and appearance of the surrounding area and landscape;
- (b) is well related to other residential land and does not involve a harmful incursion into the countryside;
- (c) includes the provision of appropriate landscaping and boundary treatment.

II. The District Council will seek to ensure the retention of amenity land/open space/landscaped areas around housing developments and planning permission for the enclosure of such land into gardens will not usually be given.

### 13.13 Residential Annexes

- 13.13.1** A significant number of planning applications are received seeking permission to extend properties or for outbuildings to be used as a self-contained annexe to accommodate elderly relatives, older children or staff. Annexes for elderly relatives particularly, can help to meet social needs whilst reducing pressure on other types of accommodation. However, they can have implications for car parking provision, amenity space, and impact on neighbouring properties, occupiers and the locality.
- 13.13.2** The Council considers that annexes should be designed as an integral part of the existing dwelling or as a separate outbuilding, which is close to and related to the main dwelling. Applications will need to justify the level of accommodation proposed and demonstrate how it is compatible with the requirements of the annexe.



- 13.13.3** Within the Green Belt and Rural Area Beyond the Green Belt, permission would be unlikely to be granted for later sub-division to two separate residential units, unless the proposal meets the planning criteria which would be applied to new proposals for a separate dwelling. In an urban setting there would be no in-principle objection to a new dwelling, subject to design and amenity issues.

### **HOU13 Residential Annexes**

#### **I. Residential annexes will be permitted where:**

- (a) the accommodation forms an extension to the main dwelling and is capable of being used as an integral part of the dwelling or forms a separate outbuilding which is close to and well related to the main dwelling;
- (b) the scale of the annexe does not dominate the existing dwelling and is the minimum level of accommodation required to support the needs of the occupant;
- (c) sufficient space to park vehicles for both parts of the dwelling, in accordance with adopted standards, is available and appropriately located in design terms within the curtilage;
- (d) the development accords with Policies HOU9 (Extensions to Dwellings) and HOU10 (Extensions and Alterations to Dwellings and their Curtilage).

**II.** Where planning permission is granted for a residential annexe, planning conditions may be imposed to ensure that the occupation of the annexe remains tied to the main dwelling.

14

Economy



## 14 Economy

### 14.1 Introduction

- 14.1.1** East Herts is a district of fairly small towns and an extensive rural area. It lies between the A1(M) and the M11, with only the A10 running north-south and the A414 running east-west through the south of the district. East Herts is surrounded by the larger centres of Hatfield, Welwyn Garden City, Stevenage, Letchworth and Baldock, located along the A1(M) corridor. To the south and east there are the urban areas of Hoddesdon, Cheshunt and Harlow. Stansted Airport, a major centre of employment, lies just outside the district boundary to the north east of Bishop's Stortford.
- 14.1.2** This geography has a significant bearing on patterns of economic development. East Herts is not a self contained economy and in economic terms it plays a supporting role in relation to the adjacent urban centres and Stansted Airport. It is home to many of the people who work in these adjacent towns (and the airport). As such, East Herts is part of a wider integrated labour and property market area covering much of Hertfordshire and part of Essex and north London. East Herts is an important part of this economic sub-region, but the district's business base is made up predominantly of small and medium sized firms, many of which will have links to companies in the sub-region, to London or with Stansted Airport.
- 14.1.3** It is necessary to acknowledge the role East Herts plays and to balance the desire to remain competitive and to provide new employment opportunities for the residents of the district within the limitations created by the physical constraints of each town and the wider economic geography.
- 14.1.4** East Herts is a prosperous district with higher than average earnings and relatively low unemployment, though the statistics disguise pockets of relative deprivation within the district. Educational attainment is generally very high, but there is a disparity between the wages of those who live and work within the district and those who live in East Herts but are employed outside the district in locations such as London and Cambridge. There is therefore a need to ensure there is a balance of employment opportunities available to residents and to ensure that the skills of the workforce (both school leavers and adults alike) are appropriate for the businesses within and beyond the district, and to provide support for entrepreneurialism, new and growing businesses.
- 14.1.5** Whilst it is acknowledged that nationally there is a drive to reinvigorate economic growth and reduce housing demand through allowing changes of use from B1 (business) uses to C3 (residential) uses, the legislation guiding these changes apply only to conversions begun by 30 May 2016. It is vital that the District Plan provides for all of East Herts' needs both now and in the future. Businesses have performed well in East Herts despite the economic recession and the Council therefore maintains that commercial and business units should be retained in appropriate locations in order to provide suitable accommodation for existing and emerging

businesses. It is necessary to ensure that where office space is converted into residential units this does not result in isolated and unsustainable residential developments or prejudice the prospects of remaining neighbouring businesses.

- 14.1.6** The NPPF requires local authorities to do all they can to support sustainable economic growth and to plan proactively to meet the development needs of businesses. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. Authorities should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement, and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

## 14.2 Employment

- 14.2.1** The NPPF is clear that policies should avoid the long term protection of employment land where there is no reasonable prospect of a site being used for that purpose. The Council has produced a series of reports which identify the need to retain all designated Employment Areas for current and future requirements. Nevertheless, the policy approach is sufficiently flexible to respond to individual business needs within the remit of protecting and retaining land for employment purposes.

The Council's technical studies relating to employment and economic development can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/technicalstudies](http://www.eastherts.gov.uk/technicalstudies).

- 14.2.2** While a large proportion of the district's employment generating uses and B-Class businesses are located in designated Employment Areas, there are many businesses located across the district either in small clusters or isolated units. Evidence also shows that a significant proportion of employment generating uses are actually in the retail and service industries and would not necessarily locate in employment areas. In addition, there is a growing trend towards self-employment and more flexible working patterns including working from home. To facilitate this flexible approach to working it is important that adequate access to broadband and IT connectivity and the ability to access office space where necessary is available. A vital part of the district's business offer should be the provision of a business-hub facility which provides meeting rooms, office equipment and function room services for hire and for drop-in purposes. Such a facility should be in an accessible location and have sufficient parking.
- 14.2.3** The following policies relate to the district as a whole and set out the approach to designated and non-designated employment land and employment generating uses, which may include uses not within the traditional employment Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Policies on

retail and commercial uses are contained in Chapter 15 (Retail and Town Centres). Policies related to employment, retail or commercial uses relevant to specific settlements are included in the appropriate settlement chapter.

## ED1 Employment

I. Within designated Employment Areas (as defined on the Policies Map), land is reserved for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and where well related to the primary road network, B8 (Storage and Distribution).

II. The provision of new employment uses will be supported in principle, where they are in a suitable location where access can be achieved by a choice of sustainable transport and do not conflict with other policies within this Plan. New employment floorspace should be of a flexible design, able to respond to the changing needs of small and growing enterprises, be energy efficient in construction and operation (in accordance with the Council's Design and Climate Change policies in Chapters 16 and 22) and have fully integrated communications technology.

III. Development which would cause the loss of an existing designated Employment Area, or a site/premises that was last in employment use, will only be permitted where all the following criteria are met:

- (a) The retention of the site or premises for Use Classes B1, B2 and B8 has been fully explored without success, and that there is no reasonable prospect of the site/premises being suitable and viable for any alternative employment generating use. Evidence of a period of marketing of at least 12 months must be provided;
- (b) The proposal consists of a redevelopment or change of use to an appropriate alternative employment generating use which provides at least the equivalent number of job opportunities and does not conflict with other policies in the Plan; and
- (c) The proposal does not prejudice the continued viability of existing Employment Areas and neighbouring uses.

## 14.3 Rural Economy

- 14.3.1** East Herts has the most significant rural economic profile in the county, with more than 400 agricultural holdings occupying more than 34,000 hectares. Many of these businesses have diversified and have a second income stream. Some diversification schemes, such as those that create visitor attractions, result in the intensification of the rural area but can also act as a means of connecting visitors to the countryside, thereby supporting rural jobs and skills.

- 14.3.2** Employment areas within the rural area have a key role to play in providing accessible and affordable employment and business opportunities. It is important to balance the need to retain these vital rural employment locations with the need to protect the amenity of the locality.
- 14.3.3** Agricultural buildings within the rural area are often of historic merit and the conversion of such buildings should be undertaken with care in order to protect the historic and visual quality of the building and its setting. In most cases, agricultural buildings would be considered in relation to the farm house, most of which, if they are of historic merit would already be designated in some way. Where there is no designation, an assessment will be made in relation to the Heritage policies in Chapter 21 and other policies in this Plan. The Council will expect such proposals to consider the English Heritage guide '*The Conversion of Traditional Farm Buildings: A guide to good practice*'.

The English Heritage guide '*The conversion of Traditional Farm Buildings: A guide to good practice*' can be viewed and downloaded at <http://www.english-heritage.org.uk/publications/conversion-of-traditional-farm-buildings/>.

## ED2 Rural Economy

I. Proposals for new agricultural buildings, which require planning permission, will be permitted where the building:

- (a) Is required to support the viability of the agricultural holding;
- (b) Is of a design which is appropriate for its intended use;
- (c) Is sympathetic to its surroundings in terms of design and includes a landscaping scheme;
- (d) Is designed to minimise the impact of the building on the character and appearance of the countryside;
- (e) is located within or adjacent to an existing group of buildings unless it can be demonstrated that a more isolated location is essential to meet the needs of the holding.

II. In order to support sustainable economic growth in rural areas and to prevent the loss of vital sources of rural employment, proposals that create new employment generating uses or expand existing businesses in the rural area will be supported in principle where they are appropriately and sustainably located and do not conflict with Part I of this policy or other policies within this Plan.

III. Proposals that consist of a change of use of agricultural or employment generating uses will need to provide evidence that the use is no longer needed nor viable, and that the change of use will provide at least the equivalent number of job opportunities.

IV. Where the change of use of an agricultural building is proposed, evidence will be required to demonstrate that:

- (a) the building was originally erected to serve a genuine agricultural need;
- (b) the retention of the building is unable to be facilitated by conversion to a fully or part employment generating use; and
- (c) the building is permanent and soundly constructed, not requiring complete or substantial reconstruction before adaptation to a new use.
- (d) Such proposals should not conflict with Part I of this policy or other policies within this Plan.

V. Proposals for the diversification of farms will be supported in principle where:

- (a) they secure the viability of the agricultural practice of the farm;
- (b) the diversification remains a subsidiary of the overall agricultural holding; and
- (c) any resultant retail or commercial use does not have an adverse impact on the viability of existing nearby rural or village shops or community facilities.

## 14.4 Communications Infrastructure and Flexible Working Practices

### Communications Infrastructure

**14.4.1** With the development of new information technology such as broadband internet, smart phones and Wi-Fi connectivity, working behaviour is changing with individuals and businesses working in more flexible ways. Recent trends indicate a growing popularity of and propensity for flexible working patterns and working from home. It is important that new residential properties are designed in a way that enables households to work from home either occasionally or on a full-time basis. It is vital that communications infrastructure is provided as a fully integrated part of new residential and commercial premises, particularly in more rural locations.

#### ED3 Communications Infrastructure

The provision or expansion of electronic communications networks, including high-speed broadband is supported in principle subject to the following:



(a) Where providing new infrastructure, such equipment is fully integrated into the design and is available from the start of occupation;

(b) That masts and visible structures are kept to the minimum required for the efficient operation of the network. Providers should justify the need for new structures, having fully explored the multiple-use of existing structures;

(c) Where new structures are required, equipment should be sympathetically and appropriately located, designed and camouflaged where possible, in order to respect the character and amenity of existing developments and occupiers. Providers will be expected to undertake appropriate consultations prior to seeking permission or prior approval;

(d) Providers should present evidence that the infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest;

(e) Providers should consider the possibility of new buildings or other structures interfering with broadcast and telecommunications services; and

(f) Proposals should meet the International Commission guidelines (or as amended) for public exposure and operations.

### Flexible Working Practices

**14.4.2** The NPPF supports flexible working practices such as the integration of residential and commercial uses within the same unit, in a way that goes beyond homeworking. Buildings can be designed in ways which facilitate the sharing and division of space for residential and business uses. The way these units operate will be different to those of wholly residential properties and will therefore need to ensure no harm is caused to the amenity of neighbouring uses. Conditions can be used to maintain a level of control over the types, occupation, intensity and operating times of business uses. For Development Management purposes, live/work units are classed as *sui generis* uses and therefore any change to either part of the property will require planning permission.

**14.4.3** The provision of such units should be part of a wider mix of residential and other uses within a development.

### ED4 Flexible Working Practices

I. Proposals for the use of part of a dwelling for small-scale business purposes will be expected to ensure that the amenity of neighbouring properties is not adversely affected.

II. Proposals for live/work units will be supported in principle subject to the following:

- (a) that a separate functional workspace is identifiable and where appropriate capable of accommodating the whole range of B1 uses;
- (b) where possible, the workspace element is provided at street level; and
- (c) there will be no significant adverse impact on the amenity of the adjoining area or nearby occupiers.

III. Where permission for live/work units is granted the following conditions shall be applied:

- (a) The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;
- (b) The business floorspace of the live/work unit shall not be used for any purpose other than for purposes within Class [B1] in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification;
- (c) The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants.

## 14.5 Tourism

- 14.5.1** The tourism industry and visitors to the district play a vital role in the East Herts economy, creating jobs and contributing to the maintenance of facilities. Tourism in East Herts is a by-product of the high quality environment of its countryside and historic market towns, along with its locational advantages and proximity to Stansted Airport, rather than something that can be effectively planned for. It is therefore important that the provision of facilities which cater for the needs of visitors do not detract or harm the very environment that attracts them.

### ED5 Tourism

I. New tourism enterprises will be supported in principle where the facility meets identified needs which are not met by existing facilities, are appropriately located and do not conflict with other policies within this Plan.

II. Water-based facilities and developments within environmentally sensitive locations will be required to provide evidence that no harm will occur to the quality of the environment and the health of the wildlife in line with the provisions of Policy CFLR4

(Water Based Recreation), Policy NE1 (International, National and Locally Designated Nature Conservation Sites) Policy NE2 (Species and Habitats) and NE3 (Green Infrastructure).

## 14.6 Lifelong Learning

- 14.6.1** It is vital that the educational needs of the district are met both at primary and secondary level, but also within higher education and adult learning opportunities, including apprenticeships. East Herts does not have a university, but the University of Hertfordshire lies within the nearby town of Hatfield. Harlow College offers vocational courses and the Hertford Regional College has campuses both within Ware and the neighbouring town of Turnford in Broxbourne Borough, specialising in vocational courses. There is also an active adult learning partnership between several Bishop's Stortford secondary schools and The Leventhorpe School in Sawbridgeworth. It is vital that through the Council's Economic Development Strategy, links with these educational facilities are maximised and the development of further education opportunities are supported.

The Council's Economic Development Strategy can be viewed and downloaded at: [www.eastherts.gov.uk/economicdevelopmentstrategy](http://www.eastherts.gov.uk/economicdevelopmentstrategy)

- 14.6.2** In order to provide opportunities for those leaving education, and to support the creation of new businesses and entrepreneurialism in general, the Council will support in principle the creation of incubation units; small, flexible units designed for start up and growing businesses as part of new employment space across the district.

### ED6 Lifelong Learning

The provision of new educational establishments which support a range of learning and community needs such as further education and opportunities for lifelong learning will be supported in principle in line with Policy CFLR9 (Education).

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## Retail and Town Centres





### 15 Retail and Town Centres

#### 15.1 Introduction

- 15.1.1** East Herts' town centres play a vital role in providing for the every day needs of residents, providing not only a varied retail offer, but also for banking and administrative needs, leisure and social opportunities. The market towns of East Herts have a rich heritage which has influenced their current form and limiting road networks, character and architectural interest. However, this historic character can also act as a constraint, prohibiting larger retailers from investing .
- 15.1.2** In recent years there have been many financial pressures on town centres, with competition from larger centres including from out of town shopping centres, rising proportions of internet shopping, rising business rates and rents, restricted bank lending and a challenging economic climate. Despite this, East Herts' towns have been reasonably resilient suffering comparatively few closures.
- 15.1.3** The Town and Country (General Permitted Development) (Amendment) (England) Order 2013 came into force on 30 May 2013. The new rules allow high street premises to be used for new types of businesses without planning permission. Certain new retail businesses and other services will be able to open for up to two years in buildings classified as A1, A2, A3, A4, A5, B1, D1 or D2 (shops, financial services, restaurants, pubs, hot food takeaways, business, non-residential institutions, leisure and assembly). Whilst acknowledging these changes, the District Plan must plan for the whole plan period and consider the longer term needs of the district's high streets.

The East Herts Retail and Town Centres Study Update Report 2013 can be viewed and downloaded at: [www.eastherts.gov.uk/retailstudy2013](http://www.eastherts.gov.uk/retailstudy2013)

#### 15.2 Retail Development

- 15.2.1** In order to secure the vitality and viability of the district's retail centres, it is important for planning policy to seek to retain a high proportion of units for retail uses, but to also acknowledge the changing role town centres have in providing social and cultural experiences, both now and in the future. A mixture of uses in the right locations can encourage activity throughout the day and into the evening, providing for social as well as retail needs, thus enhancing the role of town centres. Therefore, where planning permission is required, the Council will seek to retain a high proportion of shop uses in the town centre.
- 15.2.2** The following hierarchy of town centres will apply:
- Principal Town Centre: Bishop's Stortford
  - Secondary Town Centre: Hertford



- Minor Town Centres: Buntingford, Sawbridgeworth and Ware
- District Centre: The Thorley Centre, Bishop's Stortford

- 15.2.3** The NPPF states that where a proposal is over a proportionate, locally set floorspace threshold, local planning authorities should require an impact assessment to be submitted. It is not considered appropriate to apply the default threshold of 2,500 sq.m gross across the district as this scale of development would represent a significant proportion of the overall retail projections for East Herts through the Plan period. Given the high proportion of small retail units and businesses in the district's town centres, developments over 500 sq.m gross will be of a greater significance and therefore should be subject to some form of impact assessment.
- 15.2.4** The Council supports the use of upper floors in town centre locations for residential purposes where there is potential to provide a reasonable standard of accommodation, has its own access, has arrangements for car parking and/or access to, and availability of passenger transport, and has suitable refuse storage facilities. The conversion of dwellings into commercial uses outside town centre locations will be resisted.

## RTC1 Retail Development

I. Within the town centre boundaries as defined on the Policies Map, the following uses will be supported in principle, where they contribute to maintaining the role and function, viability and vitality of the market town:

- A1 (shops)
- A2 (financial and professional services)
- A3 (restaurants and cafes)
- A4 (drinking establishments)
- A5 (hot food takeaways)
- B1a (offices)
- C1 (hotels)
- D1 (non-residential institutions)
- D2 (assembly and leisure)

II. Proposals will be assessed in line with the sequential approach. The main town centre uses as listed should be located in the town centre, then in edge of centre locations and only if suitable sites are not available should out of centre locations be considered. When



considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre. The Council and the applicant will demonstrate flexibility on issues such as format and scale.

III. Proposals for retail, leisure and office developments are required to provide an impact assessment indicating the impact of the proposal on existing, committed and planned public and private investment in the town centre and in the catchment area of the proposal. The assessment should also consider the impact of the proposal on vitality and viability, including local consumer choice and trade in the town centre and the wider area, for up to ten years from the application. The following thresholds will be applied:

- Over 1,500 sq.m gross in Bishop's Stortford
- Over 1,000 sq.m gross in Hertford
- Over 500 sq.m gross elsewhere

IV. Where a proposal fails to satisfy the sequential approach or is likely to have an adverse impact it will be refused.

## 15.3 Primary Shopping Area

**15.3.1** Primary Shopping Areas are where retail activity is concentrated, often underpinned by larger anchor stores and popular chains. Primary Shopping Areas contain both primary and secondary frontages. Primary Shopping Frontages are normally the retail 'core' of a centre where the majority of footfall and activity occurs. They are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary Shopping Frontages provide a greater diversity of uses such as restaurants, commercial services and leisure facilities, which provide a supporting role for the centre as a whole.

**15.3.2** In order to maintain the viability of the Primary Shopping Area and to locate retail uses where there are good passenger transport networks, it is important to prevent the dilution of the Primary Shopping Frontage within the Primary Shopping Area. Given the size, diversity and function of the town centres of Bishop's Stortford, Hertford and Ware, it is necessary to designate a Primary Shopping Area within the town centres, which contain both Primary and Secondary Shopping Frontages.

### RTC2 Primary Shopping Area

I. Within the Town Centre boundaries as defined on the Policies Map, Primary Shopping Areas are designated for the Town Centres of Bishop's Stortford, Hertford and Ware, within which retail and other town centre uses, as listed in Policy RTC1 (Retail Development), should be located.



II. The Primary Shopping Areas will contain both Primary and Secondary Shopping Frontages. Proposals for development within Primary Shopping Frontages will be considered in accordance with Policy RTC3 (Primary Shopping Frontages). Proposals for development within Secondary Shopping Frontages will be considered in accordance with Policy RTC4 (Secondary Shopping Frontages).

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## 15.4 Primary Shopping Frontages

- 15.4.1** Recognising temporary changes in permitted development, it is not appropriate to take a *laissez faire* approach to development within East Herts' town centres, nor is it appropriate to ban changes of use from A1 (Shop) uses to other uses, as to do so could prevent diversity and stifle investment, resulting in vacant uses. However, it is appropriate to seek to maintain a high proportion of A1 (Shop) uses in order to ensure the vitality and viability of the town centres, so that they are able to perform their function as retail and leisure destinations.

### RTC3 Primary Shopping Frontages

In order to protect the vitality and viability of the Primary Shopping Areas, within the Primary Shopping Frontages in Bishop's Stortford, Hertford and Ware, as defined on the Policies Map, proposals for the loss of A1 (Shop) uses will be resisted where this would result in more than 30% of units in a continuous frontage in Non-A1 Use.

## 15.5 Secondary Shopping Frontages

- 15.5.1** Within the Primary Shopping Areas of Bishop's Stortford, Hertford and Ware, Secondary Shopping Frontages provide an opportunity for the types of uses that support a town centre's function as a destination for leisure as well as for retail purposes, such as restaurants, coffee shops, financial and commercial services.
- 15.5.2** The Town Centres of Buntingford and Sawbridgeworth are minor town centres with a high number of independent stores and a low number of national retailers. Given their role as service centres for their immediate population and rural hinterland, the town centre boundary is tightly drawn around the existing high street and there is no primary shopping area designated. There are no obvious areas within these town centres where there is a predominance of Class A1 (Shop) uses. It is therefore appropriate to define the frontages within the two towns as Secondary Shopping Frontages, where a flexible approach to changes of use will be applied where this does not lead to a disproportionate and potentially detrimental number of non-retail uses.



### RTC4 Secondary Shopping Frontages

Within the Secondary Shopping Frontages in Bishop's Stortford, Buntingford, Hertford Sawbridgeworth and Ware, as defined on the Policies Map, proposals for development or changes of use to those listed in Policy RTC1 (Retail Development) will be supported in principle, where this does not lead to more than 50% of units in Non-A1 Use in a continuous frontage, and does not prejudice the viability of existing A1 Uses.

### 15.6 District Centres, Local Parades and Individual Shops

- 15.6.1** District centres, neighbourhood centres and local parades support day-to-day needs of communities, providing opportunities for top-up shopping and access to services and social interactions. Quite often they are essential for those less able to travel to town centres or larger retail centres. It is therefore important that these local centres provide the type and range of retail and commercial uses necessary to serve and support the local community.
- 15.6.2** District centres generally comprise a group of shops, separate from the town centre, with at least one supermarket or superstore, together with a range of non-retail services and public facilities. In order to reflect the importance role played by the Thorley Centre in Bishop's Stortford in terms of the local provision of food shopping and services, the centre is identified as a District Centre:
- Bishop's Stortford: The Thorley Centre - District Centre
- 15.6.3** The Bishop's Park Centre in Bishop's Stortford is similar to the Thorley Centre, in terms of the local provision of food shopping and services. However, as the supermarket is smaller, there is only one other retail unit and a community centre on the site, its role is more limited. As such, the Bishop's Park Centre is identified as a Neighbourhood Centre:
- Bishop's Stortford: Bishop's Park - Neighbourhood Centre
- 15.6.4** Local parades provide a range of small shops of a local nature for a small catchment. These include parades of shops and services both in urban areas and in village locations. The following are categorised as Local Parades:
- Bishop's Stortford:
    - Hockerill
    - Havers Parade
    - Snowley Parade
  - Hertford:





- Fleming Crescent, Sele Farm
  - The Avenue, Bengeo
- Ware:
  - The Green, Kingshill
  - Cromwell Road
  - King George Road
- Villages:
  - Puckeridge
  - Stanstead Abbots and St Margarets
  - Watton-at-Stone

**15.6.5** Individual shops are distributed throughout the towns and villages in the district and provide valuable facilities for local people in addition to the town centre offer.

## **RTC5 District Centres, Neighbourhood Centres, Local Parades and Individual Shops**

I. Within District Centres, Neighbourhood Centres and Local Parades, development or change of use to the use classes listed in Policy RTC1 (Retail Development) above will be supported in principle, where they maintain an appropriate mix to secure the vitality and viability of the district centre or local parade and do not conflict with other policies within this Plan.

II. Within urban and rural centres, proposals that result in the loss of shops will be considered in accordance with Policy CFLR7 (Community Facilities).



DRAFT



16  
Design



## 16 Design

### 16.1 Introduction

- 16.1.1** The importance of good design in securing high quality development is widely recognised. Design is not just about visual appearance and function: it is about a whole range of social, economic and environmental considerations, which together are a major contributor to quality of life.
- 16.1.2** One of the objectives of this Plan is to raise the standards and quality of the layout and design of new development. The District Council is strongly committed to promoting good design in new developments and to improving the quality of public spaces. Good design is a key aspect of sustainable development and can contribute positively to making places better for people. The way in which places and the buildings within them are designed is fundamental not only to creating environments that communities value, but also to ensuring that the use of resources and the environmental impact of new development is reduced.
- 16.1.3** Good design can encourage healthy lifestyles by encouraging movement on foot and by bicycle. It can also enhance local distinctiveness, promote the vitality of the local economy, facilitate community cohesion by enabling social interaction in secure public spaces and incorporate multi-functional Green Infrastructure networks. In summary, good design can contribute towards creating attractive and safe places where people want to live, work, and visit.

### 16.2 Design Objectives

- 16.2.1** To achieve high quality design, there are several intrinsic sustainable development objectives that should be understood by applicants to inform the design of new development. These are to:
- Respect, improve and enhance the existing surrounding environment;
  - Respond to existing patterns of development and the local context;
  - Be attractive in appearance but receptive to original design and innovation in construction techniques, design and technologies;
  - Be usable, in terms of accessibility, legibility and be well-connected;
  - Be adaptable and flexible to the needs of the occupiers now and in the future;
  - Be socially inclusive, catering for the current and changing needs of the district's population;
  - Discourage crime and anti-social behaviour;
  - Encourage health and well-being;
  - Incorporate measures to mitigate and adapt against the effects of climate change; and
  - Incorporate planting and landscaping into the overall design, including through the creation of adequate private amenity space.



## 16.3 Sustainable Design

**16.3.1** There are many industry examples, toolkits, guidance documents and best practice available that provide sources of information on how to design developments in the most sustainable way.

**16.3.2** **Building Futures** is a Hertfordshire guide to promoting sustainability in development. It includes an interactive Sustainable Design Toolkit, which contains design guidance for six different types of development ranging from householder extensions through to large and mixed-use development:

1. Household extension
2. New dwellings
3. Multi-residential (e.g. care homes)
4. Education & Health
5. Commercial & Industrial
6. Large & Mixed-use

**16.3.3** The Toolkit has been created to help those who prepare and assess development proposals in Hertfordshire to better understand the principles of sustainable design and consider how best they can be applied to a specific scheme and site. Using a virtual townscape, the Toolkit aims to provoke thought and inform decisions on the design and build of new development schemes in Hertfordshire. It does this by providing a simple framework of questions, best practice guidance and further information on sustainable design. The questions, guidance and information have been tailored to the six broad types of development to ensure the Toolkit is proportionate and reflects the issues and opportunities typically faced by different types of development.

**16.3.4** Users of the Toolkit can choose one of the six development types to navigate a wealth of sustainable design guidance on issues such as climate change, water, materials and safety. It should be noted that some of these measures exceed those required by Building Regulations. As Building Regulations also change over time as standards and technology improves, applicants should therefore seek to employ the best available approach to sustainable design and technology.

Building Futures is an interactive Website which can be viewed at:  
[www.hertslink.org/buildingfutures](http://www.hertslink.org/buildingfutures)

**16.3.5** **Building for Life 12** is a nationally recognised scheme for appraising the overall design of development. The appraisal consists of 12 questions. A well designed scheme will perform well against all 12 of the questions and the performance will be determined using a traffic light system of green, amber and red. The questions are available for use by anyone who has an interest in new homes and





neighbourhoods; from developers to community groups to local authorities. Developers achieving 12 green lights within the appraisal can apply for 'Built for Life' accreditation which can be used to market the site.

- 16.3.6** Appraisals should ideally be undertaken throughout all stages of the development process, guiding design related discussions with the local community, local authority and other stakeholders. Through this process, all parties should understand what needs to be done in local circumstances to achieve as many 'green' lights as possible, minimise 'ambers' and avoid 'reds'. Any 'ambers' and 'reds' should be identified early so that a suitable design solution can be found where possible.

Building for Life guidance can be viewed at: [www.designcouncil.org.uk](http://www.designcouncil.org.uk)

### 16.4 Planning Applications

- 16.4.1** The District Council expects a high standard of design in new development. To achieve this, applicants should ensure:
- A comprehensive design process has been carried out including: a site and context appraisal and assessment of relevant policies; involvement with the local community; and the design of the development scheme based on assessment, involvement, and evaluation of information collected;
  - That in the design of the scheme there should be clear evidence that design principles based on the sustainable development objectives set out above have been followed, understood and integrated within the constraints of the development proposal. It is essential that skilled architects are involved in the early stages of any development proposal, to ensure that the potential of any site can be maximised;
  - That where necessary, a Design and Access Statement has been completed and accompanies the application. Applicants will be encouraged to use the Building Futures Sustainable Design Toolkit and Building for Life 12 questions within their Design and Access Statements.

### 16.5 Design Codes

- 16.5.1** A Design Code is a set of specific rules or requirements to guide the physical development of a site or place. The aim of design coding is to provide clarity as to what constitutes acceptable design quality and thereby a level of certainty for developers and the local community alike that can help to accelerate the delivery of good quality new development.
- 16.5.2** The District Council will consider using Design Codes where they will help to deliver high quality outcomes on particular sites/areas.



## 16.6 Design Reviews

- 16.6.1** The publication of the NPPF has re-iterated and reinforced the role of Design Reviews. Where appropriate the District Council will ensure that local design review arrangements are in place to provide assessment and support to ensure high standards of design.
- 16.6.2** The new Hertfordshire Design Review Panel, funded by Hertfordshire County Council, has been set up to help planners, developers and designers realise the full potential of development schemes. It is a new addition to the Building Futures initiative and provides a resource to support the delivery of high quality, sustainable design for those bringing forward development proposals.
- 16.6.3** The majority of schemes brought forward for review would be at the pre-application stage, i.e. at the early design stage. They would normally be major schemes as defined by their scale and nature, or which have a significant impact on the character of Hertfordshire's landscape, settlements and built form. Schemes submitted for review may include proposals for new housing, commercial development, infrastructure or community facilities (e.g. schools) as well as public realm and open space enhancement schemes.

## 16.7 Local Character and Amenity

- 16.7.1** Many features contribute to East Hertfordshire's character, including its historic environment, the landscape and the pattern of towns and villages, rivers and open spaces. This context makes the district a very attractive and desirable place to live.
- 16.7.2** Buildings and landscapes that demonstrate a distinct character and are aesthetically pleasing, contribute greatly to the success of a place. Many modern development schemes (especially schemes involving a number of dwellings) can be bland and generic. However, if a development scheme is based on a sensitive understanding of site and context, it can exhibit a distinct character and identity while also belonging to the wider locality. Therefore successful development should respond to locally distinctive patterns of development, building methods and detailing, landscape and history.
- 16.7.3** If development is to be successfully integrated within the existing environment then scale is an important design element. When designing to the local character of building forms, patterns of development and the natural environment, the scale of new development should:
- Avoid obscuring important views, vistas and skylines;
  - Ensure the height and massing does not interrupt the rhythm of an existing building/roof line and overall streetscape, or detract from the local and wider area's character;



- Respect the existing scale in the detailing and composition of elements such as windows, doors etc; and
- Have regard for the principal users of development schemes so that buildings and infrastructure are scaled for their maximum benefit and enhance their experience of the space.

**16.7.4** Taller buildings are often more suited to key locations such as on corners, along principal routes, the end of vistas or around parks.

**16.7.5** The layout, form, building details and massing of a development will have a great impact on a locality, and the opportunity to enhance, add variety and local distinctiveness. Layouts should observe good urban design principles, with a clear sense of public and private frontages and buildings, positively addressing public routes within and around a site. The layout and alignment of built form, plots and blocks should respect and be well integrated within the grain of the wider townscape.

## ***Major Developments***

**16.7.6** Proposals for major development should include attractive gateway features, focal points, landmarks and vistas; should include a variation in density to reflect different parts of the site, with higher densities along major internal routes, at gateways, and around local centres, and lower densities elsewhere, as appropriate; and should incorporate distinct character areas linked by well-defined points of transition to encourage movement through the site.

**16.7.7** Such large scale proposals should be designed using a comprehensive master planning approach to the whole site within its immediate and wider context, rather than following landownership parcels.

**16.7.8** It is also important that layouts are configured in such a way that they are easy to understand, are well-connected, inclusive, feel safe, and have clearly defined public and private spaces.

## ***Public Realm and Inclusive Design***

**16.7.9** Public realm refers to all publicly accessible open spaces and public and civic building facilities, publicly owned streets, pathways, rights of way and parks. For places to work and foster sustainable communities it is important that the public realm is of a high quality, feels safe, is inclusive to all social groups, and is adaptable to the changing needs of the community. This is achievable through:

- Careful design that prioritises and promotes walking;
- The quality and materials of the hard landscaping (paving, kerbs, walls etc);
- Uncluttered and simplified street furniture;



- Planting (trees, grassed areas, flowers);
- Green space for being retained, enhanced and integrated into the design of a development scheme. It will reinforce the quality and character of a place, increase biodiversity and deliver a wide range of environmental and health and wellbeing benefits;
- Lighting being integral to the design and not added at the end;
- Incorporating inclusive design features that benefit everyone in the community e.g. play areas, Wi-Fi technology; and
- Public amenity space which is of a high standard and an adequate size for the development and needs of the community. Private and public space should be considered in the process of designing buildings and places. This prevents non-specific, unused and anti-social spaces being created.

**16.7.10** The built environment should promote independent lifestyles particularly for those with restricted mobility, such as the elderly and the disabled, and also for those with young children. 'Lifetime Neighbourhoods' is an established concept to build inclusive communities, ensuring that age or disability does not prevent people from accessing basic amenities, green and open spaces, cultural facilities, places to meet and relax, and local shops and services. The layout and function of the public realm, including the provision of facilities such as toilets for public use and seating should be consciously planned into proposals at the outset.

**16.7.11** 'Lifetime Homes' are ordinary homes designed to add to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. Lifetime Homes are all about flexibility and adaptability; they are thoughtfully designed to create and encourage better living environments for everyone, enabling occupants to adapt their property according to their needs such as from raising small children to coping with illness or dealing with reduced mobility in later life. This enables occupants to stay within their home for longer and to maintain an independent lifestyle. Residential development should be built to achieve Lifetime Homes standards in accordance with Policy HOU1 (Type and Mix of Housing) and Policy HOU6 (Housing for Older and Vulnerable People). Decent room sizes will be expected in all residential developments, ensuring that the intended functions of each room can be satisfactorily achieved.

### ***Innovation***

**16.7.12** Innovation can be incorporated into development schemes via building construction methods, building materials, and the use of new technologies (e.g. solar panels and passive ventilation). Innovation can be an important design element if it raises the standard of a development scheme by enhancing its performance, quality and aesthetics, resulting in its desirability, longevity and status. Innovation does not





have to be limited to one-off developments or modern districts. If sensitive and intelligent design is utilised, new and old can co-exist without disguising one as the other.

- 16.7.13** The Council wishes to encourage good design without stifling innovation, originality or initiative. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

## ***Small-scale Developments***

- 16.7.14** Many developments that occur are of a small scale, often extensions to existing properties or the replacement of single dwellings. It is important that the character of the locality and the potential amenity impacts of these smaller developments respect the local character and do not significantly detract from the amenities of any neighbouring property by shadowing, loss of privacy, or similar.

### **DES1 Local Character and Amenity**

I. All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:

- (a) Make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture), landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site;
- (b) Incorporate homes, buildings and neighbourhoods that are flexible to future adaptation, including the changing needs of occupants and users, and changes in wider employment and social trends;
- (c) Avoid significant detrimental impacts on the amenities of neighbouring properties and land;
- (d) Embrace high quality innovative design, new technologies and construction techniques, including zero or low carbon energy and water efficient, design and sustainable construction methods;
- (e) Make provision for the storage of bins and ancillary household equipment. Garages and driveways should be capable of accommodating family sized vehicles;
- (f) Ensure all internal rooms are of an appropriate size and dimension so that the intended function of each room can be satisfactorily achieved. All dwellings shall be identified by their square metreage.

II. Proposals must not prejudice the development opportunities of surrounding sites.





III. Development proposals which create new or have a significant impact on the public realm should:

- (a) Maximise legibility of the public realm through the layout of buildings, landmarks, landscaping, paving, high quality public art, street furniture and infrastructure including signposting, in a way that maintains uncluttered spaces and enables easy navigation and movement through the space;
- (b) Maximise opportunities for urban greening, for example through planting of trees and other soft landscaping wherever possible;
- (c) Avoid creating 'left-over' spaces with no clear purpose or function;
- (d) Ensure that long-term maintenance and management arrangements are in place for the public realm as appropriate.

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## 16.8 Crime and Security

- 16.8.1** To ensure cohesive and sustainable places it is important that a sense of personal and community safety is present within the built environment. Various measures can be designed into development schemes, which can assist in discouraging crime and anti-social behaviour. Such measures include:
- Places with well defined interconnected routes and spaces;
  - Public and private spaces that are clearly defined;
  - Natural surveillance, by fronting buildings, parking and play areas onto the public realm;
  - Strategically placed effective lighting; and
  - Physical access control and security hardware such as CCTV.
- 16.8.2** The District Council supports the 'Secured by Design' initiative and will expect proposals for new residential or commercial development to incorporate crime prevention measures. Applicants are also advised to consult the Hertfordshire Constabulary Architectural Liaison Officer for advice on measures to facilitate crime prevention prior to the preparation of a detailed layout. Such advice is always subject to other planning criteria and policies as well as the requirements of the Building and Fire Regulations.
- 16.8.3** Security features should be designed in a sensitive manner which respects the overall character of the area. On shop fronts and commercial premises the use of architectural solutions combined with the use of an internal open lattice grille is preferred.



### DES2 Crime and Security

I. Developments should be designed to reduce the opportunity for crime by encouraging the natural surveillance of streets, footpaths, parking and communal areas, and the creation of areas of defensible space. Such measures should not significantly compromise the provision of high quality design and landscape schemes nor be prejudicial to the existing character of the area and public amenity.

II. Security features should be designed in a sensitive manner which respects the overall character of the frontage and location, whilst maintaining an attractive street scene.

### 16.9 Advertisements and Signs

**16.9.1** The display of advertisements and signs is subject to complex and detailed regulations. In many cases it is necessary to obtain express consent from the local planning authority.

**16.9.2** Advertisements and signs vary greatly in their purpose. Many are essential, even mandatory. Others are provided for the purpose of direction or information, or simply to announce a particular product, service or premises. Signs are most usually displayed on the land or premises to which they relate, but are sometimes positioned some distance away.

**16.9.3** The impact of signs varies greatly. Individually, they may cause little offence, except where they are excessively large, or are insensitively located. However, it is often the cumulative effect of signs and notices that is likely to cause the greatest visual impact and detrimental effect.

**16.9.4** In the rural area, many signs or advertisements could appear incongruous. It is acknowledged that commercial concerns in rural areas experience difficulty in announcing their premises, but a proliferation of signs would be detrimental to the landscape, and any unnecessary sign is likely to be resisted.

### DES3 Advertisements and Signs

I. Consent will not be given for advertisements that are harmful to amenity or public safety.

II. The number, size, position, siting, illumination, design, colour and materials of advertisements, displayed on or close to a building, must respect the character and appearance of the environment, and the design, scale, features, function and setting of the building.

III. The display of advertisements of an inappropriate size, position, siting, illumination, design, colour and materials, will not be permitted.



# 17 Transport



## 17 Transport

### 17.1 Introduction

- 17.1.1** National and local policies and guidance seek a reduction in the growth of car usage and the greater use of more sustainable modes of transport.
- 17.1.2** Locally, the over-arching transport policy document for the area is Hertfordshire's Local Transport Plan (HCC, 2011) (LTP3), which sets the framework for achieving a better transport system in Hertfordshire for the plan period 2011-31. The LTP has a number of associated daughter documents containing their own initiatives including: the Rail Strategy, Bus Strategy, Intalink Strategy, Cycling Strategy, Walking Strategy, Rural Strategy, Road Safety Strategy, and Rights of Way Improvement Plan.

The Hertfordshire Local Transport Plan 2011 can be viewed and downloaded at:  
[www.hertsdirect.org/services/transtreets/tranpan/ltp/](http://www.hertsdirect.org/services/transtreets/tranpan/ltp/)

- 17.1.3** Although the LTP identifies some specific schemes for implementation in the district, the majority of transport schemes are identified through a rolling programme of Urban Transport Plans (UTPs) which identify how and where the strategic objectives and targets detailed in the county-wide LTP can be delivered at a local level. There are two UTPs affecting East Herts; the Hertford and Ware Urban Transport Plan (HCC, November 2010), and the emerging Bishop's Stortford and Sawbridgeworth Urban Transport Plan.

The Hertford and Ware Urban Transport Plan can be viewed and downloaded at:  
[www.hertsdirect.org/services/transtreets/tranpan/tcatp/handwutp.pdf](http://www.hertsdirect.org/services/transtreets/tranpan/tcatp/handwutp.pdf)

- 17.1.4** While the primary responsibility for the delivery of transport provision in the district lies with Hertfordshire County Council as Highway Authority, East Herts Council has involvement in some aspects, mainly via the planning system, community transport, and the management and enforcement of parking.
- 17.1.5** New development can aid the improvement of the transport offer in the district by making the best use of existing infrastructure (including passenger transport), providing new components where necessary, and also by contributing to the improvement of passenger transport provision, walking and cycling. In enabling access to new development, the provision of safe sustainable travel alternatives can make these sustainable modes more attractive to users than the car. If provided from the outset they can help instil green travel patterns (which are harder to establish later), and as a consequence assist in reducing the carbon footprint made by the transport sector. "Green streets", designed with a strong landscaped structure



(which may include, trees, shrubs, verges and sustainable drainage systems), can assist in urban greening and their high amenity value can encourage walking and cycling.

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**17.1.6** Priority should focus on locating new residential development in close proximity to employment, retail, educational and leisure facilities and services, where good passenger transport exists, or where infrastructure and service provision can be improved.

**17.1.7** Green Travel Plans can also help assist in modal shift e.g. via lift sharing schemes. Nonetheless, within the rural parts of the district the dispersed settlement pattern with related lower levels of passenger transport provision and attendant high levels of car dependency make the provision of realistic alternatives to the private car more challenging. Therefore, while supporting and encouraging a reduction in car usage, it is necessary to recognise the importance of private motorised transport in enabling the population of more rural locations to access key facilities and services.

## 17.2 Sustainable Transport

**17.2.1** The District Council, in recognising that the achievement of sustainable development underpins national planning policy, seeks to promote sustainable transport and improve accessibility as an important part of its District Plan policy approach. Key issues to be addressed include:

- Minimising the need to travel;
- Increasing choice and availability of sustainable transport options;
- Prioritising sustainable travel modes in new developments;
- Increasing connectivity and integration of sustainable transport modes;
- Encouraging healthy communities by supporting walking and cycling;
- Reducing congestion and carbon-dioxide emissions.

**17.2.2** Therefore, where possible, strong emphasis will be placed on seeking the provision of new bus, cycle and pedestrian transport routes and networks in addition to extending and strengthening existing provision.

**17.2.3** It is, however, acknowledged by the Government that “different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas” (Paragraph 29, NPPF, CLG, 2012). Therefore, where new development is sited away from urban areas it is recognised that there may be reduced scope for passenger transport service and/or other sustainable transport provision in some locations. However, every effort should be made to ensure that the best possible sustainable transport outcomes can be achieved for all new developments, irrespective of remoteness of location, and developers will be expected to demonstrate where specific circumstances indicate otherwise.





## TRA1 Sustainable Transport

I. To achieve accessibility improvements and promotion of sustainable transport in the district, development proposals should:

- (a) Primarily be located in places which enable sustainable journeys to be made to key services and facilities to help aid carbon emission reduction;
- (b) Comply with the provisions of the Local Transport Plan;
- (c) Ensure that a range of alternative transport options are available to occupants or users, which may involve the improvement of pedestrian links, cycle paths, and passenger transport network (including bus and/or rail facilities). These improvements could include the creation of new routes, services and facilities or extensions to existing infrastructure and which could also incorporate off-site mitigation, as appropriate. In suitable cases the provision of footways and cycle paths alongside navigable waterways may be sought, along with new moorings where appropriate. The implementation of car sharing schemes should also be considered;
- (d) Prioritise the provision of modes of transport other than the car (particularly walking, cycling and, where appropriate, passenger transport) both within well connected site layouts and, where possible, providing easy and direct access to key services and facilities;
- (e) In the construction of major schemes, allow for the early implementation of sustainable travel infrastructure or initiatives that influence behaviour to enable green travel patterns to become established from the outset of occupation;
- (f) Protect existing rights of way, cycling and equestrian routes (including designated routes and, where there is evidence of regular public usage, informal provision) and, should diversion prove unavoidable, provide replacement alternative appealing routes to equal or enhanced standards; and
- (g) Ensure that provision for the long-term maintenance of any of the above measures (c) (d) and (f) that are implemented is assured.

II. Where appropriate, contributions may be required towards the facilitation of strategic transportation schemes identified in the Local Transport Plan and other related strategies.

III. In order to minimise the impact of travel on local air quality, where major developments involve the introduction of new bus routes or significant changes to existing routes, service providers will be required, in agreement with Hertfordshire County Council's Transport, Access and Safety Unit, to ensure that the vehicles serving these locations will either be of 'hybrid' type or meet the latest 'Euro' emissions regulations.



### 17.3 Highway Safety and Trip Generation

- 17.3.1** In designing new developments it is important that proposed access arrangements are both safe for users and suitable for the type of development and number of users proposed and trips predicted to be generated. Where additional trips are predicted from a site it is necessary to ensure that measures can commensurately mitigate the impact where possible and the NPPF is clear that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe” (Paragraph 32, NPPF, CLG, 2012).
- 17.3.2** However, it is important that proposed mitigation measures should not only achieve their transport objective but also respect the character of the area and not have a significant adverse effect on the wider environment and the amenity of local residents, e.g. through unacceptable trip generation levels, displacement parking, etc.

#### TRA2 Highway Safety and Trip Generation

Development proposals should ensure that safe and suitable access can be achieved for all people. Site layouts, access proposals and any measures designed to mitigate trip generation produced by the development should:

- (a) Be acceptable in highway safety terms;
- (b) Not result in any severe residual cumulative impact; and
- (b) Not have a significant detrimental effect on the character of the local environment.

### 17.4 Vehicle Parking Provision

- 17.4.1** The amount of parking provision associated with development can have a significant effect on the mode of transport used to access it. The restriction of provision at destination points can lead to greater use of sustainable transport from place of origin instead of car usage.
- 17.4.2** While the benefits of such restrictions are recognised in terms of reduced congestion, vehicle emissions etc, it is also important to ensure that they do not lead to displacement parking to other areas. Maintaining the vitality and viability of the district’s market towns and service centres is also of key importance. Therefore, a balance needs to be achieved between restricting parking provision in new developments and ensuring that sufficient provision is made, while also ensuring that suitable parking facilities for cycles and powered two-wheelers are provided to encourage modal shift to sustainable transport options.



- 17.4.3** The Council's Supplementary Planning Document 'Vehicle Parking Provision at New Development' sets out the amount of parking spaces that should be provided in association with development and also offers guidance concerning the design and layout of such provision.

The Vehicle Parking Provision at New Development Supplementary Planning Document (2008, or as amended) can be viewed and downloaded at: [www.eastherts.gov.uk/vehicleparking](http://www.eastherts.gov.uk/vehicleparking)

- 17.4.4** It is important that the most efficient use is made of land. Therefore, where a car park is proposed for non-domestic use, it is sensible to consider whether it would be appropriate to allow for shared public use of the facility, as this may help to ease pressure for additional provision, especially when located in proximity to town centres or at retail centres.

## TRA3 Vehicle Parking Provision

I. Vehicle parking provision associated with development proposals will be assessed on a site-specific basis in accordance with the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'.

II. Provision of sufficient secure, covered and waterproof cycle and, where appropriate, powered two-wheeler storage facilities should be made for users of developments for new residential, educational, health, leisure, retail, employment and business purposes (to be determined on a site-specific basis). These should be positioned in easily observed and accessible locations.

III. Car parking should be integrated as a key element of design in development layouts to ensure good quality, safe, secure and attractive environments.

IV. Where a private car park for non-domestic use is proposed, the Council will assess whether it should also be available for shared public use having particular regard to the needs of the primary user.

V. Where public car parks (including those for Park and Ride facilities) are proposed, or where car parks are to be provided associated with major development involving educational, health, leisure, retail, employment and business uses, provision should be made for charging points for low and zero carbon vehicles (to be determined on a site-specific basis).



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## Community Facilities, Leisure and Recreation



## 18 Community Facilities, Leisure and Recreation

### 18.1 Introduction

- 18.1.1** In order for communities to be successful, it is vital that they are well served by a full range of services and infrastructure which are appropriate to people's needs and accessible to all.
- 18.1.2** Open space, sport and recreation facilities are important in enhancing people's quality of life. They also perform wider roles in helping to build inclusive communities, promoting healthy lifestyles and protecting green spaces. Similarly, community facilities play a significant role in developing the social wellbeing of individuals and communities by allowing activities and interests to grow outside of the home and the workplace. They also bring people together and help to establish new communities. Access to education is another key contributor to a sense of community and wellbeing.
- 18.1.3** The loss of open space, sport, recreation and community facilities which provide valuable public services could prove detrimental to community identity and sustainability. Safeguarding such facilities will help realise the full potential of existing buildings for community use and encourage re-use of appropriate buildings when they become available.
- 18.1.4** With an ageing population local access to healthcare facilities is an important part of everyday life, and the provision of such facilities within a community, accessible by a choice of sustainable travel options is vital. Facilities which assist in individuals maintaining a healthy and active old age will become more important in East Herts.

### 18.2 Open Space, Sport and Recreation

- 18.2.1** Regular physical exercise contributes to good levels of health and wellbeing. Aside from its benefits to the individual, increased participation in sport can also have wider benefits in tackling social exclusion and reducing anti-social behaviour. It is therefore important that people in all areas have access to good quality open spaces and the opportunity to participate in formal and informal recreation, including waterside and water based recreation. Open spaces often have multiple uses: those designated for outdoor recreation such as golf courses, public parks and allotments also form part of the wider green infrastructure network.
- 18.2.2** A high proportion of adults and children do not exercise regularly. Increasing participation rates in sport and recreation requires the co-ordinated efforts of many partner organisations. Open spaces and sports facilities are key community facilities which contribute towards health and wellbeing both directly and indirectly. Planning's role involves protecting existing assets, and promoting provision through the planning process by making sure that new development does not result in a shortfall in the provision of facilities. Planning also has a role in promoting the provision and enhancement of new and existing facilities through a positive policy approach towards such development, and where necessary through site allocation.





**18.2.3** Sport England is the Government agency which seeks to encourage people and communities to participate in active sport and recreation. It aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. Sport England, working with the provisions of the NPPF, encourage local planning authorities to make direct reference to sport in local planning policy to protect, enhance and provide sports facilities, as well as helping to realise the wider benefits that participation in sport can bring. As such, Sport England has a role in protecting sports provision and is consulted where planning applications impact on such facilities. All proposals for new facilities will be expected to be designed in accordance with Sport England's design guidance to help ensure that facilities are fit for purpose and of a high quality design.

**18.2.4** The council has recently undertaken a number of technical studies that seek to inform the preparation of the District Plan, in accordance with the requirements of the NPPF. The Playing Pitch Strategy (2010), which was part of a wider Sports Facility Assessment (2011) identifies locations where there is a deficit of provision in particular sports and the need for new facilities. Applications will be expected to refer to these studies as appropriate. Given there are existing deficits in provision, the loss of facilities should only occur in tandem with their replacement by new and enhanced facilities, which will be required to be delivered prior to the commencement of development in order to ensure that replacement facilities are available to provide continuity for users.

The East Herts Playing Pitch Strategy can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/playingpitchstrategy](http://www.eastherts.gov.uk/playingpitchstrategy)

The East Herts Sports Facility Assessment can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/indoorsportsfacilityassessment](http://www.eastherts.gov.uk/indoorsportsfacilityassessment)

**18.2.5** Community Use Agreements will be sought to secure community use of new facilities provided on sites which may not usually be available for wider community access (e.g. educational or private sites).

### **CFLR1 Open Space, Sport and Recreation**

I. Proposals that result in the loss or reduction of open space, indoor or outdoor sport and recreation facilities, including playing fields, (as defined on the Policies Map) will be refused unless:

- (a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or



(b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and quality in a suitable location prior to the commencement of development; or

(c) The development is for an alternative open space, sport and recreation facility, the need for which clearly outweighs the loss.

II. Proposals that retain or enhance the provision, quality and accessibility of existing open space, or indoor or outdoor sport and recreation facilities will be supported in principle, where they do not conflict with other policies within this Plan.

III. Proposals for new open space, indoor and outdoor sport and recreation facilities which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options. The proposal and all ancillary facilities such as changing rooms and car parking should be fit for purpose and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape providing net benefits to biodiversity.

IV. Proposals should aim to provide for the dual or multiple use of facilities for wider community activities. The use of Community Use Agreements will be expected where appropriate.

### 18.3 Open Space Standards

**18.3.1** New housing can place additional pressure on existing open space and other sport and recreation facilities unless increased provision of such facilities is an integral part of the development. New residential proposals will therefore be expected to provide on-site areas of open space/facilities where appropriate.

**18.3.2** It is recognised, however, that in certain circumstances on-site provision may not be the best planning solution to meet the community's requirements for additional open space/facilities. In these circumstances, developers will be expected to provide financial contributions towards off-site provision in lieu of providing open space/facilities on site.

**18.3.3** Individual requirements will be assessed on a site by site basis and will be informed by the Council's Sports Facility Assessment (2011), Playing Pitch Strategy (2010) and 'Open Space, Sport and Recreation' Supplementary Planning Document (2009, or as amended). Sport England has also published a series of guidance notes on matters such as the design of sports facilities and planning activity into developments. Where these approaches supersede locally set standards, they will be used.

The East Herts Open Space, Sport and Recreation Supplementary Planning Document (2009, or as amended) can be viewed and downloaded at: [www.eastherts.gov.uk/openspacespd](http://www.eastherts.gov.uk/openspacespd)



The Sport England guidance note on the Design of Sports Facilities can be viewed and downloaded from the Sport England Website at: [www.sportengland.org/facilities-planning/tools-guidance](http://www.sportengland.org/facilities-planning/tools-guidance)

The Sport England guidance note on Planning Activity into Developments can be viewed and downloaded from the Sport England Website at: [www.sportengland.org/facilities-planning/planning-for-sport/](http://www.sportengland.org/facilities-planning/planning-for-sport/)

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### CFLR2 Open Space Standards

I. The provision of adequate and appropriately located open space, sport and recreation facilities in conjunction with new residential development will be sought in accordance with the standards set out in Appendix C of this Plan, or any subsequent SPD identifying priorities in local needs.

II. Developers will be expected to provide either on-site provision, or where appropriate, a financial contribution towards either off-site provision, or the enhancement of existing off-site facilities. Where provision is made on-site as part of a development, applicants should detail how it will be maintained in the long term.

## 18.4 Local Green Space

- 18.4.1** The NPPF has introduced a new policy allowing local communities to identify green areas of particular importance to them for special protection. By designating land as 'Local Green Space' local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. Recognising the amenity, wildlife and leisure value of the 'green fingers' in Hertford and Bishop's Stortford, the Council has designated these areas as Local Green Spaces. Local communities, through Neighbourhood Plans, can also identify green areas of particular importance to them for special protection.

### CFLR3 Local Green Space

Development will not be allowed within Local Green Spaces, as defined on the Policies Map, other than in very special circumstances.



### 18.5 Water Based Recreation

- 18.5.1** The district's many rivers, canals, lakes and other enclosed water areas such as former quarries and gravel pits offer many opportunities for recreation such as angling and boating as well as walking and cycling. Contributing to the character of the towns through which they flow, notably Bishop's Stortford, Hertford, Ware and Sawbridgeworth, these waterways are also primary habitats for vulnerable species of flora and fauna and as such it is necessary to ensure that recreational activities do not harm the very habitats that make them attractive to visitors.

#### CFLR4 Water Based Recreation

Proposals for water-based recreation will be supported in principle, where:

- (a) The proposal does not have a significant adverse impact on the nature conservation interest, the character, or appearance of the environment;
- (b) The proposal does not conflict with the relevant River Catchment Management Plan; and
- (c) The proposal does not have an adverse impact on any flood alleviation works and does not impede the Environment Agency's access requirements to waterworks.

### 18.6 The Lee Valley Regional Park

- 18.6.1** The Lee Valley Regional Park is an important component of the district's green infrastructure defined by its openness, attractive and heritage rich landscapes, sites of nationally significant biodiversity and varied visitor attractions. The Park also has an important role to play in mitigating the impacts of climate change, managing increased flood risk, conserving and enhancing scarce resources (in particular water resources), offsetting urban heat island effects and meeting the open space needs of a growing population.
- 18.6.2** The Regional Park is statutorily designated for leisure, recreation, sport and nature conservation. It covers an area of 4,000 hectares and stretches for 26 miles along the River Lea from the River Thames in East London to Ware in Hertfordshire. Established by Parliament in 1967 the Regional Park was created to meet the recreation, leisure and nature conservation needs of London, Hertfordshire and Essex.
- 18.6.3** Approximately 440 hectares of the Park lie within East Herts, with 98.69% of it designated as Green Belt. This is an area of predominantly high quality landscape with a rural and unspoilt character and features of heritage significance. Gravel extraction has created a number of water areas, providing opportunities for angling, sailing and the creation of important wetland habitats which contribute to the intimate



and semi-enclosed landscape character of the area. The landscape both within and beyond the Park boundaries provides a setting for every event and activity within the Park making a key contribution to the quality of the visitor experience.

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**18.6.4** Key sites of nature conservation interest within the Park include two Sites of Special Scientific Interest (SSSIs) at Amwell and Rye Meads Local Nature Reserves which form part of the Lee Valley Special Protection Area (SPA) and Ramsar site. Existing and new connections with adjoining green infrastructure networks (e.g. to the west with Wormley/Hoddesdonpark Woods, to the north with Kings Meads and to the east along the Stort Valley) are to be enhanced, protected and promoted. Further information on the Council's approach to nature conservation and green infrastructure can be found in Chapter 19: Natural Environment.

**18.6.5** The Regional Park Authority Plan guides development and the use of the waterways within the Regional Park. The current Lee Valley Regional Park Development Framework was adopted in July 2010, with Thematic Proposals adopted in January 2011, and consists of two parts:

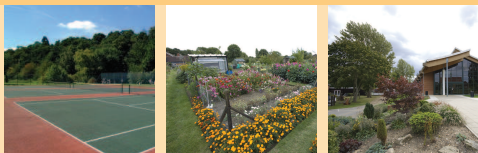
- Part one: outlines the policies and objectives for the regional park, providing the strategic policy framework for its future use and development.
- Part two: consists of particular proposals for the future use and development of individual sites and areas that collectively form the totality of the regional park.

**18.6.6** Current proposals in the Park Development Framework which relate to East Herts include:

- Improvements to the range of visitor facilities available within the Park in East Herts, including new waterside picnic areas, an enhanced path network, café, cycle hire, water bus service and boat hire;
- Improvements to public realm, signage and routes at existing gateways into the Park and from Rye House, St Margarets and Ware stations;
- Protection of Amwell and Rye Meads SSSI's as internationally important wetland habitats and support for measures that enhance opportunities to enjoy, study and get close to nature;
- Options, to be explored with the Herts & Middlesex Wildlife Trust and the Canals & Rivers Trust, to incorporate and open up the Tumbling Bay area as part of the Amwell Nature Reserve;
- Enhancement of existing sailing and angling facilities;



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- Increased recreational use of the waterways, including provision of additional recreational moorings;
- Protection and continued enhancement of the positive landscape character and its heritage value.

Full details of the Park Development Framework and Area Proposals can be found at:  
[www.leevalleypark.org.uk/parkframework/home/](http://www.leevalleypark.org.uk/parkframework/home/)

- 18.6.7** The District Council will support and work with the Regional Park Authority and other stakeholders to deliver the Park Plan 2000 and the Park Development Framework Area Proposals where these improve leisure and sporting opportunities for local communities, enhance access to open space and nature, and help expand educational, volunteering and health related activities.

### **CFLR5 The Lee Valley Regional Park**

I. The District Council supports the Lee Valley Regional Park Development Framework, which will be treated as a material consideration in the determination of planning applications in this area.

II. Proposals for leisure related developments within the Lee Valley Regional Park will be supported in principle provided that intensive land-use leisure activities and associated buildings are located as unobtrusively as possible near existing settlements and do not conflict with other policies within this Plan.

## **18.7 Equine Development**

- 18.7.1** Equestrian related activities are popular forms of recreation and economic development in the countryside. These uses, including riding schools and stables, can fit in well with agricultural activities and help to diversify the rural economy. The Council will support equine development that maintains environmental quality and the character of the countryside.
- 18.7.2** While equestrian development can be appropriate in the open countryside, the cumulative impact of horse related activities and associated buildings can have an adverse impact on the character and appearance of rural areas. Existing buildings should, wherever possible, be re-used. New buildings for horse related activities, including stables, field shelters and tack rooms should be no larger than is essential. In most cases isolated development is unlikely to be acceptable.



- 18.7.3** All equestrian development, whether domestic or commercial, should be of an appropriate scale and design and careful attention should be given to siting, materials and landscaping to avoid an adverse impact on the countryside. Particular care will be needed where floodlighting is proposed in order to avoid an unacceptable impact on residential amenity. In assessing any application, regard will be had to the British Horse Society standards for grazing. Where commercial development is proposed in the Green Belt, the requirement to demonstrate ‘very special circumstances’ in accordance with Policy GBR1 will apply.

### CFLR6 Equine Development

I. Proposals for small-scale equine development (up to 10 stables), whether domestic or commercial, will be permitted when the following criteria are met:

- (a) The proposal is not sited in a prominent location;
- (b) Where new buildings are proposed, applicants must demonstrate that existing structures cannot be re-used;
- (c) The siting, scale and design of the proposal is in keeping with the character of the area, with adequate pasture to support horses. Particular regard will be had to the cumulative effect of proposals;
- (d) The amenity of nearby residential properties is not adversely affected, for example, in relation to floodlighting, noise and disturbance;
- (e) The proposal would not (by itself or cumulatively) have a significant adverse impact in terms of traffic generation.

II. Where commercial development is proposed in the Green Belt, the requirement to demonstrate ‘very special circumstances’ in accordance with Policy GBR1 will apply.

## 18.8 Community Facilities

- 18.8.1** Community facilities include, but are not limited to: art galleries; cinemas; community centres; crèches/nurseries; healthcare facilities; museums and libraries; music and concert halls; places of worship; schools; post offices; public houses; village halls; local/village shops. Such facilities act as the focus of community activity and contribute towards community cohesion. Community facilities are provided by a wide variety of agencies including local authorities, other public service providers, churches and the voluntary and business sectors.

- 18.8.2** Urban and rural communities require access to core community facilities. The requirement for facilities is evolving in response to changes in the needs of the local population. As the proportion of people over 65 increases, so demand for facilities

## 18 . Community Facilities, Leisure and Recreation



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catering for older people will rise. New facilities and services including crematoria and burial space may be needed, particularly where a significant amount of new housing is proposed.

- 18.8.3** Planning can help co-ordinate the provision of new facilities and new housing development, and obtain appropriate developer contributions. It can also resist the loss of existing facilities. The District Council will require that proposals for change of use are supported by evidence that the particular facility is no longer viable and explain the options that have been investigated to maintain the service. As new developments require good access to facilities and create additional demand for existing facilities, so any shortfall in provision must be addressed as part of the development.
- 18.8.4** Within villages and the rural area, community facilities are vital to residents, often providing a lifeline for those unable to get into town on a regular basis. The loss of local village shops, post-offices and pubs can be a substantial loss to the local community.
- 18.8.5** Under the Localism Act, voluntary and community organisations can nominate an asset to be included on a list of 'assets of community value'. This list is managed by the Council. If a landowner wants to sell a registered property, they must tell the Council. If a group wants to buy the asset, they can trigger a six month moratorium to give them a chance to raise the money but the landowner can still sell at the going market rate. This period gives community groups some time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of the moratorium period, thus retaining a valued facility for community use.

More information on Assets of Community Value can be found on the Council's Website at: [www.eastherts.gov.uk/communityassets](http://www.eastherts.gov.uk/communityassets)

- 18.8.6** Village halls also play a valuable role within rural communities, accommodating a variety of uses such as crèches, youth clubs, doctor's surgeries, as well as providing a venue for social events. New facilities can be designed to accommodate both indoor and outdoor sporting activities, and even small scale business hubs, further boosting the viability of the facility to all age groups and users.
- 18.8.7** Facilities used for the practice of faith or culture are important buildings within communities and offer the opportunity to bring people together through the sharing of space and facilities.
- 18.8.8** In circumstances where minor extensions or alterations to existing premises are essential to the continued viability of the business and the vitality of the village then these may be permitted in accordance with Policy CFLR7 below.



### CFLR7 Community Facilities

I. Proposals that result in the loss of uses, buildings or land for public or community use will be refused unless:

- (a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or
- (b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and quality in a suitable location; or
- (c) The development is for an alternative community facility, the need for which clearly outweigh the loss.

II. Proposals that retain or enhance the provision, quality and accessibility of existing uses, buildings or land for public or community use will be supported in principle, where they do not conflict with other policies within this Plan.

III. Proposals for new uses, buildings or land for public or community use:

- (a) Should be in suitable locations, served by a choice of sustainable travel options;
- (b) Should be of an appropriate scale and flexible design to enable multiple uses throughout the day;
- (c) Should take measures to integrate such facilities into the landscape providing net benefits to biodiversity; and
- (d) Should be constructed in tandem with the development to ensure they are available for the new and existing community from the start of occupation.

IV. Proposals should aim to provide for the dual or multiple use of facilities for wider community activities. The use of Community Use Agreements will be sought where appropriate.

V. Limited extensions/alterations to existing community facilities in the Green Belt and Rural Area Beyond the Green Belt may be supported in principle, where they do not conflict with other policies within this Plan.

### 18.9 Health and Wellbeing

- 18.9.1** The NPPF requires planners to consider health in a range of different ways. The framework's presumption in favour of sustainable development highlights the importance of achieving social, economic and environmental objectives (health encompasses all three). Recent changes to the way healthcare is managed in the UK and in Hertfordshire are creating new opportunities to create closer links between

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healthcare and planning systems. The Joint Strategic Needs Assessment (2008) undertaken by the Hertfordshire Health and Wellbeing Board and the Clinical Care Commissioning Groups (CCG) provided useful baseline information from which to plan for the future of healthcare provision in the district. This has been updated by Health Summaries (2013) produced by Clinical Care Commissioning Groups; East Herts is joined with North Herts under the NHS East and North Hertfordshire Clinical Commissioning Group. Public Health England also records a wealth of data on health and wellbeing in the form of Local Health Profiles. East Herts Council has produced a Draft Health and Wellbeing Strategy (currently at consultation stage).

The Health Summary for the East and North Hertfordshire Clinical Commissioning Group area can be viewed and downloaded from the NHS East and North Hertfordshire CCG Website at: [www.enhertsccg.nhs.uk/](http://www.enhertsccg.nhs.uk/)

Local Health Profiles can be viewed on the Public Health England Website at: [www.apho.org.uk/](http://www.apho.org.uk/)

The East Herts Draft Health and Wellbeing Strategy can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

- 18.9.2** The planning system can play an important role in creating healthy, inclusive communities. This could include, for example, measures aimed at reducing health inequalities, encouraging physical activity, improving mental health and wellbeing, and improving air quality to reduce the incidence of respiratory disease. Sport England provides advice on designing developments to encourage physical activity.

The Sport England guidance note on Planning Activity into Developments can be viewed and downloaded at: [www.sportengland.org/facilities-planning/planning-for-sport/](http://www.sportengland.org/facilities-planning/planning-for-sport/)

### CFLR8 Health and Wellbeing

I. All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, regard shall be had to providing the necessary infrastructure to encourage physical exercise and health, including accessible open space, vegetation and landscaping, sport and recreation facilities and safe, well promoted, walking and cycling routes.

II. Where new health facilities are planned, these should be located where there is a choice of sustainable travel options and should be accessible to all members of the community.

III Contributions towards new or enhanced health facilities will be sought where new housing results in a shortfall or worsening of provision.





IV. Where new facilities for community use, including for the practice of faith, are planned, these should be of a flexible design to enable multiple uses throughout the day and should be located where there is a choice of sustainable travel options.

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### 18.10 Education

- 18.10.1** Access to education is a key contributor to a sense of community and wellbeing. Often schools are the focus of a community, particularly where early years education, extra-curricular activities or public access to facilities are offered. Educational attainment is the keystone of any economy and it is important that access to such facilities is available to the very young through to adult learning opportunities. Ensuring that sufficient school places are available to support development is an integral part of delivering sustainable communities.
- 18.10.2** The Government is committed to ensuring that there is sufficient provision to meet growing demand for school places, through increasing choice and opportunity in state funded education. This commitment is reflected in the NPPF. Local authorities are required to give full and thorough consideration to the importance of enabling development of state-funded schools in their planning decisions.
- 18.10.3** Hertfordshire has experienced a significant rise in the demand for school places across the County in recent years in line with the picture nationally. Hertfordshire County Council (HCC) has a statutory duty to ensure sufficient school places within its area. However, HCC does not control the admissions or management of many schools across the County. As the district's population grows demand for school places will continue to increase, placing pressure on existing facilities. It is therefore vital that investment is made across each education tier to ensure there are enough places to serve the district's pupils within their community.

#### CFLR9 Education

I. Development that creates a potential increase in demand for education will be required to make appropriate provision for facilities either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities. Applicants will be expected to work in partnership with Hertfordshire County Council to ensure appropriate facilities are provided.

II. Proposals which fail to make appropriate provision for the education of its future residents will be refused.

III. Proposals for the creation of new or extended education facilities for all ages should:

- (a) Be suitably located, served by a choice of sustainable travel options;

## 18 . Community Facilities, Leisure and Recreation



(b) Be of the highest quality of design which offers flexible use of facilities, in order to ensure the various needs of the community can be met (see also Policy ED6 (Lifelong Learning));

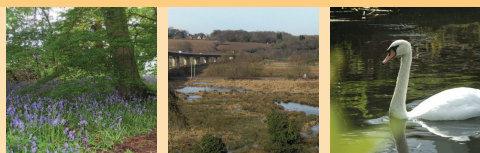
(c) Provide or retain a suitable provision of outdoor recreation space and playing fields, in accordance with Policy CFLR1 (Open Space, Sport and Recreation); and

(d) Be designed to facilitate the community use of facilities, in accordance with Policy CFLR7 (Community Facilities).



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## Natural Environment



## 19 Natural Environment

### 19.1 Introduction

**19.1.1** The natural environment is one of the district's greatest resources. Environmental quality is however under threat from many directions. The District Council is therefore committed to conserving and enhancing those important landscape and townscape elements which form a key part of the district's character and the quality of life of its residents.

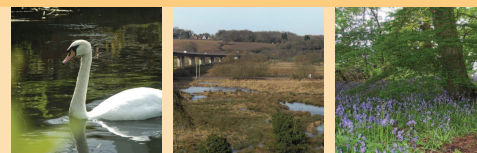
### 19.2 Nature Conservation

**19.2.1** Nature conservation is an integral part of the planning system and as such needs to be taken into consideration in any development. Ensuring that future generations can enjoy the district's rich geological and biological inheritance as well as the wider experience that a healthy, functioning natural environment can provide means that we must continue to improve the protection and management of what we have today.

**19.2.2** To assist with this the most important areas in the district are identified on the Policies Map. These include sites of international, national and local importance. The sites are correct at the time of publication of the District Plan but may be subject to change through future reviews. The Council will refer to the most up-to-date position.

**Table 19.1 Designated Environmental Assets**

Type of designation	Purpose of designation
<b>International</b> Special Areas of Conservation (SAC)	Classification under the European Union's Habitats Directive of areas of value for species, plants and habitats. Together with SPAs, SACs form part of the Natura 2000 system.
<b>International</b> Special Protection Areas (SPA)	Classification under the Birds Directive to protect internationally valuable populations of eligible bird species.
<b>International</b> Ramsar Sites	Designation under the Ramsar Convention for wetlands of international importance.
<b>National</b> Sites of Special Scientific Interest (SSSI)	Protection of the most significant sites for the conservation of wildlife (species & habitats) and/or geology.



Type of designation	Purpose of designation
<b>National</b> National Nature Reserves (NNR)	Areas managed for either (or both) the preservation of flora, fauna, geological and physiological features of special interest or to provide opportunities to study fauna, flora and their physical conditions.
<b>Local</b> Local Nature Reserves (LNR)	Places of special local wildlife or geological interest or significance identified by local authorities.
<b>Local</b> Local Wildlife Sites (WS)	Sites of importance for their scientific, educational and historical value as well as their visual qualities.

**19.2.3** Sites of international importance currently designated within the district include:

- Wormley-Hoddesdonpark Woods – Special Area of Conservation (SAC)
- Rye Meads and Amwell Quarry – components of the Lee Valley Special Protection Area (SPA)
- Rye Meads and Amwell Quarry – components of the Lee Valley Ramsar Site

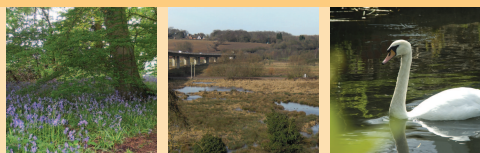
**19.2.4** All international sites in the district are also designated as SSSI's. SSSI's protect England's finest wildlife and geological sites. Natural England, under the Wildlife and Countryside Act 1981 (as amended), is responsible for designating and assessing these sites working closely with landowners and site managers to ensure that targets to maintain and improve their condition are met. The 2012 Government Strategy 'Biodiversity 2020' set out commitments to bring 50% of the total area of SSSI's into 'favourable condition' by 2020. There are 16 SSSI's in the district.

**19.2.5** The only National Nature Reserve (NNR) in Hertfordshire is located in the south of the district at Broxbourne Woods.

**19.2.6** Advice should be sought from Natural England for any proposals that may potentially affect an international or national site.

**19.2.7** Local Wildlife Sites in the district are identified by the Hertfordshire Wildlife Sites Partnership which is a partnership approach to the identification, selection, assessment and protection of Local Wildlife Sites in the County, led and coordinated by the Herts and Middlesex Wildlife Trust. Local Wildlife Sites (WS) are considered to be of significance for wildlife in at least a district context. There are currently 573 Wildlife Sites in the district covering 3,462 hectares. There are also currently 14 Local Nature Reserves (LNR) (as protected by the National Parks and Access to the Countryside Act, 1949) in the district, including 4 Flagship Reserves:





- Amwell
- Balls Wood
- Kings Meads
- Rye Meads

- 19.2.8** Distinctions will be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and appropriate weight will be given to their importance and the contribution they make to wider ecological networks.

## NE1 International, National and Locally Designated Nature Conservation Sites

I. Development proposals, land use or activity (either individually or in combination with other developments) which are likely to have a detrimental impact which adversely affects the integrity of a site, will not be permitted unless it can be demonstrated that there are reasons which clearly outweigh the need to safeguard the nature conservation value of the site, and any broader impacts on the international, national, or local network of nature conservation assets.

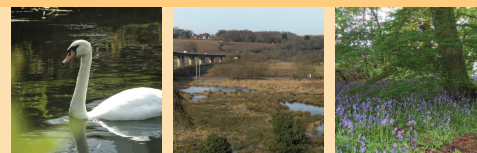
II. Where a priority species or habitat on the site is adversely affected by the proposals the District Council will need to be satisfied that:

- (a) There are imperative reasons of overriding public interest, which could be of a social or economic nature, sufficient to override the harm to the site;
- (b) There are imperative reasons of overriding public interest relating to human health, public safety or benefits of primary importance to the environment.

III. In exceptional circumstances where proposals are allowed which would damage the nature conservation value of the International, National or Local Site, any adverse impact to designated sites should only occur as a last resort, and should be compensated by replacement with a feature of comparable or higher ecological value. The District Council will consider the use of conditions and/or planning obligations to provide appropriate mitigation/compensation.

## 19.3 Species and Habitats

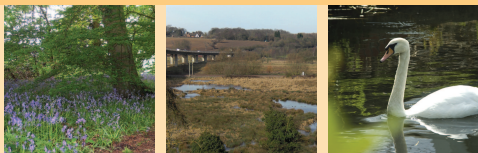
- 19.3.1** The planning system has a central role to play through resisting development proposals that may irreversibly damage important species or habitats, by enhancing biodiversity through incorporating mitigation and enhancements and by securing long-term favourable management of biodiversity rich sites.



- 19.3.2** Biodiversity describes the number and variety of species of plants and animals within a habitat and also the diversity of habitats within an ecosystem. Biodiversity has economic importance, adds to our quality of life and contributes to local distinctiveness.
- 19.3.3** Whilst protecting priority species is important, if biodiversity is to be genuinely enhanced, the conservation of all wildlife and habitats needs to be at the centre of development and planning decision making.
- 19.3.4** While there are no longer national habitat or species targets, the Hertfordshire Biodiversity Action Plan (2006) identifies those habitats and species which are a priority for conservation and is a valuable source of information on the county's natural assets.

The Hertfordshire Biodiversity Action Plan (2006) can be viewed and downloaded from the Hertfordshire Environmental Forum at: [www.hef.org.uk/nature/biodiversity\\_vision/](http://www.hef.org.uk/nature/biodiversity_vision/)

- 19.3.5** Development should be planned to avoid habitat loss and fragmentation, and opportunities should be sought to improve ecological connectivity, including through the creation, restoration and enhancement of linking habitats and 'stepping stones' through the landscape. Any development should minimise impacts on biodiversity and provide net gains for nature where possible. This involves safeguarding and enhancing biodiversity already present, providing new areas of habitat appropriate to the ecology of the area and integrating biodiversity within new development. Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the site will be protected and enhanced.
- 19.3.6** Where there is evidence of European Protected Species (EPS) such as bats, great crested newts, dormice or otters, the Council will apply the following three derogation tests:
- The activity must be for imperative reasons of overriding public interest or for public health and safety;
  - There must be no satisfactory alternative; and
  - Favourable conservation status of the species must be maintained.
- 19.3.7** Where damage to a species or habitat is unavoidable, development should be designed to conserve as much of the original habitat as possible and retain and protect wildlife corridors. It should seek to avoid damage to, or adverse effects upon, existing biodiversity (species and habitats) through appropriate site design. Where there may be no significant harm to species or habitats there may be potential opportunities to provide new benefits for wildlife, for example by habitat creation or enhancement.
- 19.3.8** Examples of how enhancements could be achieved include:



- Planting native trees and shrubs of local provenance
- Connecting existing habitats and enhancing migratory routes with additional planting and species rich hedgerows
- Creation of ponds
- Provision of roosting opportunities for bats
- River or stream restoration
- Sustainable Urban Drainage Systems

**19.3.9** Planning obligations and conditions may be used to secure agreed measures such as mitigation or compensation. Mitigation measures could involve some of the following:

- Timing the development of sites to avoid the breeding seasons or hibernation periods for species present
- Creating buffer zones between sensitive areas and development areas to reduce disturbance to habitats
- Ensuring that development is designed to enable the movement of wildlife to continue

**19.3.10** Compensation which in most cases should be a last resort, involves creating new replacement habitats either on-site or off-site. However, compensation for a lost habitat will not make an unacceptable development acceptable.

### NE2 Species and Habitats

I. Development proposals which may have an impact on Species and Habitats of Principle Importance included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006 (or as subsequently amended) will only be permitted where harm to the species and habitats can be avoided.

II. Locally important biodiversity sites and other notable ecological features of conservation value will also be protected and enhanced.

III. Development which would result in the loss or significant damage to trees, hedgerows or ancient woodland sites will not be permitted. The Council will seek their reinforcement by additional planting of native species where appropriate.



IV. Developments should demonstrate how the proposal improves the biodiversity value of sites and enhances their nature conservation interest, such as through the establishment of local nature reserves. If providing such features as part of a development, applicants should detail how it will be maintained in the long term.

V. Where in exceptional circumstances damage to a species or habitat is unavoidable, any adverse impact should only occur as a last resort. The District Council will impose conditions / planning obligations which seek to:

- (a) Facilitate the survival of existing populations as well as encouraging the provision of new populations;
- (b) Reduce disturbance to a minimum;
- (c) Provide adequate alternative habitats to sustain at least the current levels of populations.

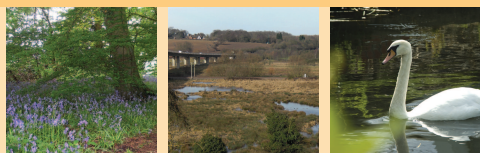
The England Biodiversity List can be viewed and downloaded from the Habitats and Species of Importance pages of the Natural England Website at: [www.naturalengland.org.uk/](http://www.naturalengland.org.uk/)

## 19.4 Green Infrastructure

- 19.4.1** The NPPF describes Green Infrastructure as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities” (Annex 2: Glossary, NPPF, CLG, 2012).
- 19.4.2** The Council’s Green Infrastructure Plan (part of a county-wide suite of Green Infrastructure Plans) provides an overview of existing green infrastructure assets within the district, considers opportunities for the enhancement and creation of new assets, outlines a series of potential projects and provides advice on delivering green infrastructure proposals.

The Council's Green Infrastructure Plan can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/gip](http://www.eastherts.gov.uk/gip)

- 19.4.3** East Herts has a rich green infrastructure resource centred on the principal river valleys of the Lee, Beane, Quin, Rib, Ash and Stort in addition to a varied mosaic of landscape and habitat types, such as grassland, ancient and plantation woodland and farmland of importance to wildlife. However, through time and changing pressures on the use of land, these habitats have become fragmented and



disconnected. While these sites still contribute towards the district's green infrastructure, improvements are necessary in order to strengthen their quality, connectedness and resilience to changing climates and the impact of human activity, and to provide opportunities for other green infrastructure functions.

- 19.4.4** Street trees, gardens, waterways, public parks and open spaces all contribute to urban green infrastructure. Quite often such urban green infrastructure is the only 'natural environment' we connect with on a day-to-day basis. Yet these features contribute significantly in cleaning and cooling the air, preventing flooding, providing 'stepping stones' for wildlife and for recreational activity and enjoyment. It is therefore important that changes to the district's urban environments contribute to the wider green infrastructure network. Development should be planned to avoid habitat loss and fragmentation, and opportunities should be sought to improve ecological connectivity, including through the creation, restoration and enhancement of linking habitats and 'stepping stones' through the landscape.
- 19.4.5** The Council welcomes the use of green infrastructure as an alternative solution to 'grey' infrastructure (such as water management and waste). Such schemes can provide opportunities for flood attenuation and public open spaces and can often be cheaper to construct and maintain.
- 19.4.6** Applicants will be expected to seek the advice of the Herts and Middlesex Wildlife Trust, the Hertfordshire Biological Records Centre, Countryside Management Service and Natural England, and other relevant local nature partnerships where appropriate, where proposals affect or have the potential to enhance green infrastructure and nature conservation assets.

## NE3 Green Infrastructure

I. A diverse network of accessible, multi-functional green infrastructure across the district will be protected and enhanced for its biodiversity, recreational, accessibility, health and landscape value and for the contribution it makes towards combating climate change.

II. Development proposals should:

- (a) Avoid the loss, fragmentation or functionality of the green infrastructure network, including within the built environment, such as access to urban waterways;
- (b) Maximise opportunities for improvement to the green infrastructure network in accordance with the Council's Green Infrastructure Plan, its Parks and Open Spaces Strategy, the Hertfordshire Biodiversity Action Plan, Living Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans and programmes as appropriate;
- (c) Maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees;





(d) Consider the integration of green infrastructure into proposals as an alternative or to compliment 'grey' infrastructure.

III. Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should detail how it will be maintained in the long term.

IV. Proposals which affect the district's river environments, including built development and recreation and leisure proposals, should take into account and contribute towards achieving, the aims of any statutory or non-statutory plans, such as the Lee Valley Regional Park Authority Park Development Framework, the Bishop's Stortford Waterspace Strategy, relevant River Catchment Management Plans and the Water Framework Directive, and any future relevant plans and programmes.

The Draft East Herts Parks and Open Spaces Strategy (2013-2018) can be viewed and downloaded at: [www.eastherts.gov.uk/parksstrategy](http://www.eastherts.gov.uk/parksstrategy)

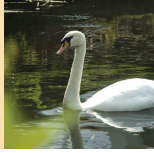
For more information on Living Landscape Schemes, see the Herts and Middlesex Wildlife Trust Website at: [www.hertswildlifetrust.org.uk](http://www.hertswildlifetrust.org.uk)

For more information on the Bishop's Stortford Waterspace Strategy go to: [www.eastherts.gov.uk/bishopsstortfordwaterspacestrategy](http://www.eastherts.gov.uk/bishopsstortfordwaterspacestrategy)

For more information on the River Stort Catchment Management Plan go to: [www.stortriverpartnership.org.uk](http://www.stortriverpartnership.org.uk)

For more information on the River Beane and Mimram River Catchment Management Plan go to: [www.beaneandmimrampartnership.org.uk](http://www.beaneandmimrampartnership.org.uk)

For more information on the Water Framework Directive go to: <http://ec.europa.eu/environment/water/>



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## 20 Landscape



## 20 Landscape

### 20.1 Introduction

- 20.1.1** Landscape is formed by many factors, including the underlying soils, climate, habitats and human influence, both past and present. Planning policy provides an important framework within which to protect and manage change within landscape.

### 20.2 Landscape Character

- 20.2.1** There is a diverse landscape character and settlement pattern in the district which is described in Council's Landscape Character Assessment Supplementary Planning Document (September 2007). The document provides a structured evaluation of these landscapes, a landscape strategy and guidelines for conserving and enhancing the character of each area. The document also provides a framework for assessing planning applications. Landscape and Visual Impact Assessments should be submitted with planning applications detailing how the proposal takes into account the Landscape Character Assessment SPD; preserving valuable landscapes through appropriate mitigation and enhancement.

The Landscape Character Assessment Supplementary Planning Document (2007, or as amended) can be viewed and downloaded at: [www.eastherts.gov.uk/landscapespd](http://www.eastherts.gov.uk/landscapespd)

#### LAN1 Landscape Character

I. Development proposals must demonstrate how they conserve, enhance or strengthen the character and distinctive features of the district's landscape. A Landscape and Visual Impact Assessment should be provided to ensure that impacts, mitigation and enhancement opportunities are appropriately addressed.

II. In exceptional circumstances, where damage to landscape character is unavoidable and justified by other material considerations, appropriate mitigation measures will be sought.

III. Where an area is identified in the Council's Landscape Character Assessment this will be used to inform consideration of development proposals.



## 20.3 Landscaping

- 20.3.1** Landscape issues must be regarded as an integral part of the development process. Careful and early consideration of design issues and the provision of adequate landscape information can help to avoid delays at a later stage. In assessing the landscape implications of planning applications the site context, proposed layout, future uses and maintenance all need to be taken into account.
- 20.3.2** The Council will not permit schemes that result in the net loss of landscape features of visual and biodiversity value, and all opportunities for new planting and habitat creation should be fully explored. In exceptional circumstances, where development would result in the loss of landscape features, appropriate compensatory planting or habitat creation will be sought. Certain plants will be more suited to the physical conditions of the site and to the local landscape character than others. As a general rule locally native species are preferable.
- 20.3.3** Trees and hedgerows form an important part of our environment and, in the delivery of sustainable development, the retention and planting of new trees and hedgerows is crucial. Trees contribute to the amenity of the landscape and townscape, add maturity to new developments, make places more attractive and help soften the built environment. They also contribute to storm-water management, provide shading and improve air quality.
- 20.3.4** Advice on existing trees and hedgerows, and new planting can be provided by relevant Council officers.
- 20.3.5** Some types of development would benefit from a Design Statement, while a detailed landscape and visual assessment may be needed for particularly prominent development proposals. Major proposals may be subject to formal Environmental Impact Assessment (EIA) procedures. Planning Officers can advise on when these are needed and at what stage.
- 20.3.6** The Council welcomes landscape design which incorporates principles of sustainability such as use of local materials, low energy consumption for construction and maintenance, local recycling of water through surfaces which increase the permeability of the ground, and good pedestrian/cycle links and facilities to reduce car use.

### LAN2 Landscaping

I. Development proposals must demonstrate how they will retain, protect and enhance existing landscape features which are of amenity and/or biodiversity value.

II. In exceptional circumstances, where losses are unavoidable and justified by other material considerations, compensatory planting or habitat creation will be sought either within or outside the development site.





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## 21 Heritage Assets

# 21 . Heritage Assets



## 21 Heritage Assets

### 21.1 Introduction

**21.1.1** The District is fortunate in having a rich and varied historic environment, which includes landscapes, sites, buildings and townscape, and buried remains of significant historic interest.

### 21.2 Heritage Assets

**21.2.1** Heritage assets make a valuable contribution to the areas economic and social wellbeing. Heritage assets include a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and non designated assets identified by the local planning authority.

**21.2.2** The District Council recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets in East Herts include:

- Over 30 Scheduled Monuments
- Nearly 3,100 Listed Buildings
- 42 Conservation Areas
- 450 Areas of Archaeological Significance
- 15 Registered Parks and Gardens of Special Historic Interest
- 59 Locally Listed Historic Parks and Gardens

**21.2.3** Not all designated heritage assets are identified under the Planning Acts, for example, scheduled monuments are designated in separate legislation. Nonetheless, planning has a role to ensure that new development does not adversely affect these assets.

**21.2.4** The long-term management of heritage assets is essential and where inadequate measures are taken to maintain heritage assets such neglect may result in an asset falling into disrepair. The Council will monitor the condition of heritage assets publish a heritage at risk register alongside the register published annually by English Heritage. Regular monitoring is necessary in order to prevent the decline in condition of the District's heritage assets.

#### HA1 Heritage Assets

I. Development proposals should protect and enhance the historic environment of East Herts.



II. Development proposals that would harm the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

III. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.

IV. The Council will, as part of a positive strategy, pursue opportunities for conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.

**21.2.5** In addition to those heritage assets that are statutorily protected, non-designated assets can be identified by the Local Planning Authority if they are considered to be of local significance. Significance refers to the value of a historic asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the heritage asset's physical presence, but also its setting. Significance will be measured in terms of how the asset meets the following five criteria:

- Rarity
- Representativeness
- Aesthetic appeal
- Integrity
- Association

Further information and good practice on the identification of non-designated heritage assets is available on the English Heritage website at: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

**21.2.6** The following policy therefore seeks to ensure that the value and significance of the district's non-designated heritage assets are protected so that they continue to contribute to the richness of the district's historic environment and inform future development.

## HA2 Non-Designated Heritage Assets

I. The Council will engage with local communities to identify undesigned heritage assets that contribute to local distinctiveness and refer to existing information in the historic environment record.

II. Where a proposal would adversely affect a non-designated heritage asset, regard will be had to the scale of any harm or loss and the significance of the heritage asset.



### 21.3 Archaeology

- 21.3.1** Archaeological remains are a fragile and finite resource. Appropriate management of archaeological remains is essential to ensure they survive in good condition and are not needlessly or thoughtlessly destroyed.
- 21.3.2** Where a site has potential archaeological interest (whether scheduled or unscheduled) a desk based assessment will be required. This should be based on the collation of existing written and graphic information, in order to identify the likely character, extent and relative quality of the actual or potential archaeological resource. If features are present then a field evaluation may also be necessary to define their character, extent and relative quality so that their worth may be assessed in local, regional and national contexts.
- 21.3.3** The case for preservation will be assessed on the merits of the individual application. In cases where preservation in situ would not be required, developers may be asked to enter into a Section 106 Agreement before planning permission is given. This secures excavation, recording and publication of information prior to development starting. Where planning permission is given, conditions may be attached to the grant of permission to ensure that excavation and recording is carried out before development work starts, and to ensure that a 'watching brief' is maintained while work progresses.
- 21.3.4** Areas of Archaeological Significance, including potential areas, are identified on the Policies Map. The sites are correct at the time of publication of the District Plan but may be subject to change through future reviews. The Council will refer to the most up-to-date position.

#### HA3 Archaeology

I. Where a site has the potential to include heritage assets with archaeological interest (whether scheduled or unscheduled), applicants should submit an appropriate desk based assessment and, where necessary, the results of a field evaluation prior to the submission of an application.

II. Where development is permitted on sites containing archaeological remains, planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development.

### 21.4 Conservation Areas

- 21.4.1** Since 1968 local authorities have been able to designate Conservation Areas. Conservation Areas can be designated if they are of special historic or architectural interest, the character and appearance of which it is desirable to preserve or enhance.





- 21.4.2** There is no standard specification for Conservation Areas. The special interest of an area can derive from a combination of characteristics, such as the historic street pattern and traditional or notable building styles. Important to all Conservation Areas is the visual 'quality of place' they possess. This aspect principally results from the way in which the buildings and spaces relate to each other, together with the inherent quality of the buildings and other structures.
- 21.4.3** The District Council has commenced a programme of Conservation Area appraisal work to identify and document what factors are considered to make up the special character of these areas. These documents also include management proposals to ensure the continued enhancement of these areas.
- 21.4.4** In order to protect their special environment, stricter controls over demolition, works to trees and new development apply within Conservation Areas. These controls are not intended as a hindrance to change, but as a positive management tool to safeguard the character of the area as a whole.
- 21.4.5** The district's Conservation Areas are identified on the Policies Map. Within the plan period consideration will be given to further areas which may merit designation as Conservations Areas and to the review of existing Conservation Area boundaries.

### HA4 Conservation Areas

I. New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they preserve or enhance the established character or appearance of the area. Development proposals outside a Conservation Area which affect its character and setting will be considered likewise. Proposals will be expected to:

- (a) Respect established building lines, layouts and patterns;
- (b) Use materials and adopt design details which are traditional to the area;
- (c) Be sympathetic in scale, proportion, form, height and overall character to the surrounding area;
- (d) In the case of alterations and extensions, be complementary and sympathetic to the parent building; and
- (e) Conform to any 'Conservation Area Appraisals' prepared by the District Council and safeguard all aspects which contribute to the area's significance, including important views and green spaces.

II. Consent for demolition will only be granted if the building or structure makes no positive contribution to the character of the Conservation Area.



- 21.4.6** In the district's town centres, frontages to shops and commercial premises play a key role in defining the character and quality of the Conservation Areas. The Council is therefore keen to ensure that a high quality environment is maintained, consistent with commercial and economic considerations. The introduction of unsympathetic advertisements can compromise the quality of the environment. Signage and lighting must therefore be sensitive to the character of these areas. For example, poster boarding are seldom appropriate in Conservation Areas.

### HA5 Shopfronts in Conservation Areas

- I. Proposals for new shop front or commercial premise frontage or alterations to existing ones will be permitted where the proposed design is sympathetic to the scale, proportions, character and materials of the structure, adjoining buildings and the street scene in general.
- II. Shop fronts of architectural or historic interest shall be retained and repaired as necessary.
- III. Security features should be designed in a sensitive manner which respects the overall character of the frontage and location, facilitates natural surveillance and maintains an attractive street scene. The use of architectural solutions combined with the use of an internal open lattice grille is preferred. Alarm boxes should be of a discreet colour and size, located carefully in relation to the elevation of the building, whilst being obvious enough to deter an intruder.

### HA6 Advertisements in Conservation Areas

Where express consent is required within Conservation Areas the District Council will only accept advertisements where they:

- (a) Are either painted or individually lettered in a suitable material of an appropriate size and design in relation to the building or fascia upon which they are to be displayed;
- (b) Are preferably non-illuminated. Where illumination is proposed as necessary it should be discreet in size and of a minimum level;
- (c) Are of a traditional fascia or hanging type; and
- (d) Are of an appropriate size necessary to convey their message.



## 21.5 Listed Buildings

- 21.5.1** Under the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a statutory duty to compile Lists of Buildings of Special Architectural or Historic Interest for the whole country.
- 21.5.2** The 'National Heritage List for England' identifies those buildings which are of special interest and gives the Council extra powers to protect them, as well as imposing extra responsibilities on their owners.

English Heritage maintains the list of properties and structures (including their descriptions and location maps) which can be accessed from their website at: [www.english-heritage.org.uk/](http://www.english-heritage.org.uk/)

- 21.5.3** Listed buildings of special architectural or historic interest must be sensitively repaired and improved, using traditional materials and techniques. Appropriate new uses should be found for them in order to secure their future survival. Demolition will not normally be allowed. Alterations/additions to listed buildings require the greatest skill and care, in order to avoid damage to the intrinsic character of the buildings themselves, including interiors and fixtures, and to their setting. Similarly, new development affecting a listed building must be sympathetically designed, so as not to harm the listed building's historic integrity and identity. The use of legal powers will be considered where listed buildings are at risk from wilful neglect, long-term dereliction or abandonment.
- 21.5.4** 'Listed building consent' is required from the District Council for any works that affect a building's special character. The listing of a building is intended to ensure that it will be conserved in accordance with its significance. However, alterations and improvements can be made where they are compatible with the special architectural or historic interest of the building. The designation allows changes to be carefully scrutinised when a planning application is made. To support applicants the Council has produced a series of guidance notes on the preservation and repair of historic materials and buildings.

The East Herts guidance notes on the preservation and repair of historic materials and buildings can be viewed and downloaded from the Council's Website at: [www.eastherts.gov.uk/conservationandheritage](http://www.eastherts.gov.uk/conservationandheritage)

### HA7 Listed Buildings

I. The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.



II. In considering applications the Council will ensure that proposals involving the alteration, extension, or change of use of a Listed Building will only be permitted where:

- (a) The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and
- (b) The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.

III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is enhanced.

### 21.6 Historic Parks and Gardens

**21.6.1** Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. They are an important part of the heritage and environment of the district. They comprise of a variety of features: the open space; views in and out; the planting; water features; built features and archaeological remains. There is a need to protect such sites and their settings from new development which would destroy or harm the historic interest.

**21.6.2** The English Heritage 'Register of Historic Parks and Gardens of special historic interest in England' was established in 1983 and currently identifies over 1,600 sites assessed to be of national importance. Fifteen of these are in the district and are identified on the Policies Map.

The 'Register of Historic Parks and Gardens of special historic interest in England' can be viewed and downloaded at: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

**21.6.3** The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection. It is hoped that by identifying sites in this way, their value and significance will be conserved and enhanced both by those who own them, and others who have a role in their protection and their future.

**21.6.4** The registration of designed landscapes does not entail additional planning controls but does make these assets a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscape's special character. The Council will through its planning role promote conservation and public appreciation of the District's designed landscapes.



- 21.6.5** In addition to those parks and gardens on the Register, the Hertfordshire Gardens Trust has also compiled a list of other locally important sites in the district. These are considered by the District Council to be of sufficient quality to warrant appropriate preservation and protection when considering development proposals under the following policy.
- 21.6.6** Further information, including a list of locally important parks and gardens, can be found in the Council's 'Historic Parks & Gardens' Supplementary Planning Document (September 2007).

The 'Historic Parks & Gardens' Supplementary Planning Document (September 2007, or as amended) can be viewed and downloaded at: [www.eastherts.gov.uk/historicparksandgardensspd](http://www.eastherts.gov.uk/historicparksandgardensspd)

## HA8 Historic Parks and Gardens

I. Development proposals that materially harm the special historic character, appearance or setting of those sites listed on the English Heritage 'Register of Historic Parks and Gardens' will not be permitted. The same level of protection will be afforded to other locally important sites.

II. Where appropriate, the District Council will actively encourage proposals for the repair, restoration and management of historic parks and gardens.

## 21.7 Enabling Development

- 21.7.1** Enabling development is the means of securing the long-term future of a significant place when conservation through development in compliance with policy cannot do so.
- 21.7.2** The vast majority of significant places survive because they are capable of beneficial use. Their maintenance is justified by their usefulness to, and appreciation by, their owners, not just value in the property market, either in their own right or as part of a larger entity. An historic garden, for example, normally adds to the amenities and value of a house. The problem that enabling development typically seeks to address occurs when the cost of maintenance, major repair or conversion to the optimum viable use of a building is greater than its resulting value to its owner or in the property market. This means that a subsidy to cover the difference – the 'conservation deficit' – is necessary to secure its future.



## 21 . Heritage Assets



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- 21.7.3** The scale and range of enabling development can vary greatly. Whilst often associated with residential development to support the repair of a country house, it can include, for example, an extension acceptable in historic building terms, but exceeding the maximum size permitted under plan policies for the rural area.

Detailed guidance on how an applicant might make an enabling development application is set out in English Heritage's guidance on 'Enabling Development and the Conservation of Significant Places', which can be viewed and downloaded at: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### HA9 Enabling Development

I. Proposals for enabling development will be assessed in accordance with the English Heritage's latest guide on 'Enabling Development and the Conservation of Significant Places'.

II. Enabling development which would secure the future of a significant place, but would be contrary to other planning policy objectives, should be unacceptable unless:

- (a) The benefits of a proposal for enabling development, which would secure the future conservation of a significant place, outweigh any public harm or loss consequent upon conflicts with and the departure from other District Plan policies;
- (b) The proposal does not materially detract from the archaeological, architectural, historic, artistic, landscape or nature conservation of the site or its setting;
- (c) The proposal avoids detrimental fragmentation of management of the place;
- (d) The proposal is necessary to resolve problems arising from the inherent needs of the place;
- (e) Sufficient subsidy is not available from any other source; and
- (f) It is clearly demonstrated that the proposal is the minimum necessary to ensure the future of the site.



## 22 Climate Change



## 22 Climate Change

### 22.1 Introduction

- 22.1.1** Climate change is caused in part by greenhouse gases that are primarily produced through the burning of fossil fuels. Problems commonly associated with climate change include flooding and extreme weather patterns. Climate change is both a global and local issue.
- 22.1.2** Building Futures is a Hertfordshire guide to promoting sustainability in development, including modules on Climate Change Adaptation and also on Energy and Climate Change. Both modules include practical advice in relation to measures which can help to address climate change, and which should be considered alongside the policy requirements of the District Plan.

Building Futures is an interactive website which can be accessed at:  
[www.hertslink.org/buildingfutures](http://www.hertslink.org/buildingfutures)

### 22.2 Adaptation

- 22.2.1** Climate change is expected to result in hazards such as heatwaves, flooding, and drought. Adaptation means improving our resilience to such impacts. This section addresses the issue of overheating. Measures related directly to water and climate change adaptation, including flood risk, water efficiency, and sustainable urban drainage, are contained within Chapter 23: Water.
- 22.2.2** Measures to address overheating may be undertaken at building level, neighbourhood scale, and town or urban extension scale. Examples of measures include:
- using site landform and landscape to benefit from shelter, to minimise heat losses in winter, provide adequate shade in summer, and to catch breezes
  - using deciduous trees to maximise shade in summer and allow light in during the winter, or structural or functional design to achieve a similar effect
  - minimising energy demand, for example using cross-ventilation, to avoid a vicious circle whereby increased demand for air conditioning generates further climate-changing emissions



- using materials that prevent the penetration of heat to a building, which can include green roofs or walls, light coloured materials in exposed surfaces, and for large car parks; road energy systems which store heat and release it during the winter months
- providing green infrastructure including woodlands, street trees and green landscaping, parks, sports grounds, allotments, and green roofs.

**22.2.3** Such measures may have a number of wider benefits, including reduced energy bills and improving the quality of the built environment. The Building Futures Climate Change Adaptation module contains further guidance on adaptation solutions.

### CC1 Climate Change Adaptation

All new development should:

- (a) Demonstrate how the design, materials, construction and operation of the development would minimise overheating in summer and reduce the need for heating in winter; and
- (b) Integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this include appropriate tree planting, green roofs and walls, and soft landscaping.

## 22.3 Mitigation

**22.3.1** Carbon emissions originate from a wide range of sources, including transport, construction, and all forms of energy use including heating and appliances. The Climate Change Act (2008) sets out a legally binding target for reducing the UK's carbon dioxide emissions, in order to mitigate or reduce the impacts of climate change. Planning plays a role in terms of locating development so as to minimise the need to travel, which is addressed in the transport policies and also in the development strategy for the district.

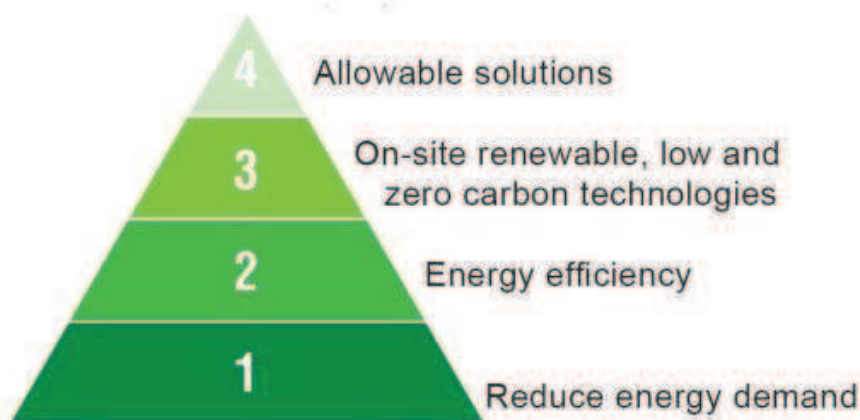
**22.3.2** There are four main types of approach to reduction of carbon emissions from development. These are as follows:

1. Reduce energy demand by providing natural ventilation and illumination, good insulation, and shading as described in relation to climate change adaptation
2. Increase energy efficiency through the use of efficient services and appliances, and low-energy lighting



3. Generate heat and/or power through on-site low and zero carbon technologies such as Combined Heat and Power (CHP), solar panels, biomass boilers, or heat pumps
4. Offsetting on-site carbon emissions through off-site means, for example retrofitting existing buildings elsewhere, investment in energy schemes such as district heating, payment into a community investment fund, or use of Green Energy Tariffs. These are known as 'allowable solutions'.

**Figure 22.1 Energy Hierarchy**



- 22.3.3** These four approaches are usually represented as an energy hierarchy as illustrated in Figure 20.1 above, in which the most effective ways of reducing carbon dioxide are shown at the base and must be fully explored first.
- 22.3.4** Wherever possible, developers should use reliable technologies and approaches with a proven track record.
- 22.3.5** The government is currently undertaking a review of local standards which will include planning and building regulations. The review is likely to address zero carbon standards, carbon and renewable energy targets, and allowable solutions. It is anticipated that this will include the role of planning policy, and therefore the approach outlined here may be subject to change.

### CC2 Climate Change Mitigation

I. All new developments should demonstrate how carbon dioxide emissions will be minimised across the development site, taking account of all levels of the energy hierarchy achieving above and beyond the requirements of Building Regulations.





II. Carbon reduction should be met on-site unless it can be demonstrated that this is not feasible or viable. In such cases effective offsetting measures to reduce on-site carbon emissions will be accepted as allowable solutions.

III. The energy embodied in construction materials should be reduced through re-use and recycling of existing materials and the use of sustainable materials and local sourcing.

### 22.4 Renewable and Low Carbon Energy

**22.4.1** There are a variety of opportunities for generating clean energy. The Hertfordshire Renewable and Low Carbon Energy Technical Study (July 2010) includes energy opportunity maps for East Hertfordshire, which may assist in the selection of appropriate carbon saving methods depending on the location of development proposals.

The Hertfordshire Renewable and Low Carbon Energy Technical Study (July 2010) can be viewed and downloaded from the Hertfordshire County Council Website at: [www.hertsdirect.org/services/envplan/plan/renewableenergy/](http://www.hertsdirect.org/services/envplan/plan/renewableenergy/)

**22.4.2** The East of England Plan (2008) required 10% of energy to come from decentralised, renewable or low carbon technologies for new development of more than 10 dwellings of 1000m<sup>2</sup> of non-residential floorspace. Despite the revocation of the Plan in January 2013, the District Council, in line with its commitment to mitigate the impacts of climate change, will take forward this policy requirement.

**22.4.3** At the same time as promoting renewable energy, the Council is also mindful of the need to ensure that an appropriate balance is maintained between the benefits of renewable energy and other constraints and considerations. The Department for Communities and Local Government (DCLG) issued in July 2013 specific planning guidance for renewable and low carbon energy. Government planning practice guidance can be a material consideration in planning decisions and should generally be followed unless there are clear reasons not to.

#### **Planning Practice Guidance for Renewable and Low Carbon Energy (DCLG, July 2013), Paragraph 15**

*In shaping local criteria for inclusion in Local Plans and considering planning applications in the meantime, it is important to be clear that:*

- *the need for renewable or low carbon energy does not automatically override environmental protections;*

## 22 . Climate Change



- *cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases;*
- *local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas;*
- *great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting;*
- *proposals in National Parks and Areas of Outstanding Natural Beauty, and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration;*
- *protecting local amenity is an important consideration which should be given proper weight in planning decisions.*

**22.4.4** Taking account of this guidance, Policy CC3 takes a balanced approach, promoting renewable and low carbon energy where the impacts can be satisfactorily mitigated.

### **CC3 Renewable and Low Carbon Energy**

I. All new development of more than 10 dwellings or 1,000m<sup>2</sup> of non-residential floorspace must produce at least 10% of the total predicted energy requirements from on-site renewable technologies or decentralised renewable sources unless it can be demonstrated that this is not feasible or viable.

II. The Council will permit new development of sources of renewable energy generation subject to assessment of the impacts upon:

- (a) environmental and historic assets;
- (b) visual amenity and landscape character;
- (c) local transport networks;
- (d) the amenity of neighbouring residents and sensitive uses; and
- (e) air quality and human health.

III. In considering the impact of renewable technologies, the Council will attach particular importance to maintaining the special countryside character of the rural area, including the preservation of long-distance views from public rights of way.



- 22.4.5** Some renewable forms of energy used for heating may, cumulatively or in isolation, result in a rise in particulates which can be harmful to human health. For this reason such technologies will not be permitted within or near the urban areas of settlements, as explained in Policy EQ4 (Air Quality) (see Chapter 24: Environmental Quality).



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23  
Water



## 23 Water

### 23.1 Introduction

- 23.1.1** Flood risk, water quality, human consumption, waste water, and the environment are all linked through the natural process of water circulation through the air, on the surface of the earth, and in the ground, known as the water cycle. Development and the built environment have significant impacts on the operation of the water cycle, and the availability and quality of water for use.
- 23.1.2** Building Futures is a Hertfordshire guide to promoting sustainability in development. It includes a 'Water' module which sets out an approach to integrated water management (IWM) which takes account of the water cycle. IWM aims to ensure that the built environment is planned and designed to function in partnership with the natural water environment, so that they can both be sustainable. IWM has a number of sub-management processes, including minimising water consumption, using and reusing alternative sources of water, managing surface water drainage, and improving water quality.

Building Futures is an interactive website which can be accessed at:  
[www.hertslink.org/buildingfutures](http://www.hertslink.org/buildingfutures)

### 23.2 Flood Risk

- 23.2.1** Water is an essential resource, but it can also be a hazard. The susceptibility of land to flooding is a material planning consideration. The Council will resist any development which has the potential to contribute to flood risk and has adverse impacts on river channel stability or damage to wildlife habitats. The following policies encourage an integrated water management approach to new development.
- 23.2.2** East Herts Council's Strategic Flood Risk Assessment (SFRA) contains maps showing flood risks from various sources, including river and surface water flood risk areas, and these represent a snapshot of flood risk at a given moment. The Environment Agency publishes regular mapping updates, and the latest evidence should be a material consideration in determination of planning applications.

The East Herts Strategic Flood Risk Assessment can be viewed on the Council's website at: [www.eastherts.gov.uk/sfra](http://www.eastherts.gov.uk/sfra)

- 23.2.3** For development proposals of 1 hectare or greater, or on any site within Flood Zones 2, 3a or 3b, a Flood Risk Assessment (FRA) should be submitted with the planning application. The Environment Agency's Standing Advice for applicants and their agents provides further explanation.

For more information on the Environment Agency's Standing Advice go to: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### **WAT1 Flood Risk Management**

I. The functional floodplain will be protected from development and where possible developed flood plain should be returned to Greenfield status with an enhanced level of biodiversity.

II. Development proposals should neither increase the likelihood of, intensity of, nor increase the risk to people, property, crops or livestock from flooding.

III. In exceptional circumstances, if developments are proposed which are required to pass the NPPF Exceptions Test, they will need to address flood resilient design and emergency planning by demonstrating that:

- (a) The development will remain safe and operational under flood conditions;
- (b) A strategy of either safe evacuation and/or safely remaining in the building is followed under flood conditions;
- (c) Key services will continue to be provided under flood conditions; and
- (d) Buildings are designed for quick recovery following a flood.

## **23.3 Water Quality and the Water Environment**

**23.3.1** The abstraction and discharge of water used in the built environment can have a detrimental impact on the quality of the local waters, which in turn can impact biodiversity and the ecological habitats of wildlife.

**23.3.2** Few of the rivers within East Herts are currently at 'Good' ecological status/potential as set out in the Thames River Basin Management Plan, which covers the Upper Lea catchment including all the rivers in East Herts. East Herts Council will work with the Environment Agency and other partners to address the objectives of the Water Framework Directive through the relevant actions identified in the River Basin Management Plan and River Catchment Management Plans for individual watercourses. Wherever possible, an undeveloped buffer strip, with no new structures, roads or pathways, should be left alongside all watercourses, to maximise the ecological benefits of waterways.

For more information and for the latest updates on the status of rivers in East Herts, see the Environment Agency's website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**23.3.3** To help prevent surface water contamination following heavy rainfall, effective drainage strategies will be required as part of an integrated water management strategy. Such strategies will encompass a range of measures addressed in policies in the District Plan, covering drainage, water infrastructure and water quality.

**23.3.4** Source Protection Zones (SPZs) exist around abstraction points for potable (drinking) water. In Source Protection Zones (SPZs), development proposals for any of the following uses will be required to submit an assessment of potential impacts and any mitigation measures required:

- incinerators
- waste transfer stations
- vehicle dismantlers
- metal recycling
- waste treatment facilities and all other non landfill waste management activities
- cemeteries
- discharge of foul sewage to ground
- cess pools
- waste sites and underground storage of hazardous substances (i.e. petrol stations)
- new trade effluent discharges or stores
- storage of manure, slurry, sewage sludge and other farm waste.

A map of Source Protection Zones is available on East Herts Council's website at: [www.eastherts.gov.uk/sourceprotectionzones](http://www.eastherts.gov.uk/sourceprotectionzones)

**23.3.5** As well as providing essential water resources, the water environment, in particular the district's waterways, provide opportunities for recreation and transport, and are important wildlife habitats. The waterways provide green corridors which contribute to the physical character of the district.

### **WAT2 Water Quality and the Water Environment**

I. Development proposals will be required to preserve and enhance the water environment, ensuring improvements in surface water quality and the ecological value of watercourses and their margins.

II. An undeveloped buffer strip at least 8 metres wide should be maintained alongside all main rivers, and an appropriate buffer strip should be maintained at ordinary watercourses.

III. Opportunities for removal of culverts, river restoration and naturalisation should be considered as part of any development adjacent to a watercourse. Additional culverting and development of river corridors will be resisted.

## **23.4 Efficient Use of Water Resources**

- 23.4.1** East Hertfordshire lies within one of the most water-stressed areas of the East of England, which is itself one of the most water-stressed regions of the country. Abstraction for human consumption can impact on the water environment, for example contributing to low river levels. Installation of water efficient fixtures and fittings is a cost-effective way to reduce water consumption at new development. Dual-flush toilets and water butts for garden use are two examples, although there are many other simple and low-cost measures which are potentially available to developers.
- 23.4.2** Between 2007 and 2012 the average resident of East Herts consumed 160 litres/day. This compares with the national average of 150 litres/day over the same period. Projections for population growth in East Herts and the wider south-east will mean that over the plan period, new strategic water resources will be required.
- 23.4.3** East Hertfordshire forms part of the water supply grid encompassing Hertfordshire, Bedfordshire, and parts of Essex, managed by a number of water supply companies. Water supply is the subject of a national policy debate about the configuration of the water industry and consumer pricing, water metering, leakage reduction and many other issues in this nationally regulated industry. Water supply companies are required to demonstrate how they will meet these national standards in their Water Resources Management Plans, which are published every five years.
- 23.4.4** East Herts will continue to explore the role that local policy can play in contributing to the ultimate goal of water neutrality. Cost-effective measures such as the requirement for water efficient fixtures and fittings at new development can make a significant contribution over the next twenty years. The Council will continue to work with partners to encourage the sustainable and responsible abstraction of water. These measures can have significant environmental benefits for the district's

rivers. Assessments of residential water consumption should be submitted using the Building Research Establishment (BRE) Code for Sustainable Homes Water Calculator or other appropriate method by prior agreement with the Council.

For more information on the Code for Sustainable Homes Water Calculator go to the Building Research Establishment's Website at: [www.breeam.org](http://www.breeam.org)

## WAT3 Efficient Use of Water Resources

Development must minimise the use of mains water by:

- (a) Incorporating water saving measures and equipment;
- (b) Incorporating the recycling of grey water and utilising natural filtration measures where possible;
- (c) Designing residential development so that mains water consumption would meet a target of 105 litres or less per head per day.

## 23.5 Sustainable Drainage

**23.5.1** Sustainable Urban Drainage systems (SUDS) mimic natural drainage from a site and enable rainwater to run back into natural systems, rather than the stormwater drainage network. SUDS also treat run-off water to remove pollutants. This can have multiple benefits:

- increased recharge of groundwater and aquifers
- reduced runoff into the sewer system (resulting in reduced energy and chemical costs of treatment)
- improved groundwater quality via natural infiltration
- reduced degradation of chalk stream habitats

**23.5.2** Depending on the type of drainage techniques used, there can be flood reduction benefits, pollution control benefits, and landscape and wildlife benefits. When selecting appropriate drainage techniques, it is important to try to maximise the number of benefits, and to prioritise the most sustainable approaches. These can be set out in the form of a hierarchy. The SUDS hierarchy contained within the Council's SFRA is shown below:



Table 23.1 Sustainable Urban Drainage Hierarchy

	SUDs Technique	Flood Reduction	Pollution Reduction	Landscape and Wildlife Benefit
Most Sustainable				
	Living Roofs	√	√	√
	Basins and Ponds <ul style="list-style-type: none"> <li>Constructed wetlands</li> <li>Balancing ponds</li> <li>Detention basins</li> <li>Retention ponds</li> </ul>	√	√	√
	Filter Strips and Swales	√	√	√
	Infiltration Devices <ul style="list-style-type: none"> <li>Soakaways</li> <li>Infiltration trenches and basins</li> </ul>	√	√	√
	Permeable Surfaces and Filter Drains <ul style="list-style-type: none"> <li>Gravelled surfaces</li> <li>Solid paving blocks</li> <li>Porous paviers</li> </ul>	√	√	
	Tanked Systems <ul style="list-style-type: none"> <li>Over-sized pipes/tanks</li> <li>Storm cells</li> </ul>	√		
Least Sustainable				

**23.5.3** The sustainable drainage hierarchy is intended to ensure that all practical and reasonable measures are taken to manage surface water higher up in the hierarchy and that the amount of surface water managed at the bottom of the hierarchy is minimised. The hierarchy is also relevant to paving of front gardens, where the cumulative impact of impermeable paving on run-off rates may be considerable.

**23.5.4** There are many practical issues of design, installation and maintenance in the implementation of effective SUDS. The Flood and Water Management Act 2010 requires upper tier authorities to set up a Sustainable Urban Drainage System (SUDS) Approving Body or 'SAB' to:

- Evaluate and approve SUDS proposals for new development or redevelopment where construction work would have drainage implications, and
- Adopt and maintain SUDS on schemes that meet the evaluation criteria set out in the National SUDS Standards.

- 23.5.5** It is expected that the drainage aspects of policy will become the responsibility of the County Council, as such, the focus of the East Herts policy will shift from drainage management to the environmental and amenity aspects of drainage schemes. Hertfordshire County Council has produced an Interim SUDS Policy Statement (November 2012) which sets out proposed requirements. It is possible that some developments (especially smaller sites) could be offered to East Herts District Council for adoption.

For more information on Hertfordshire County Council's approach as SUDs Approval Body go to: [www.hertsdirect.org](http://www.hertsdirect.org)

### **WAT4 Sustainable Drainage**

- I. Development must utilise the most sustainable forms of drainage systems in accordance with the SUDS hierarchy, unless there are practical engineering reasons for not doing so.
- II. Development should aim to achieve Greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- III. Drainage should be designed and implemented in ways that deliver other policy objectives of this Plan, including water use efficiency and quality, biodiversity, amenity and recreation. The provision of balancing ponds as part of an area of public open space for recreation or wildlife should be designed to ensure the safety of other users of the space. Where SUDs are provided as part of a development, applicants should detail how it will be maintained in the long term.
- IV. Where practicable, SUDS should be designed to ensure the sustainable drainage networks have the additional capacity required to cope with infrequent adverse weather conditions and therefore reduce flood risk.

## **23.6 Wastewater Infrastructure**

- 23.6.1** Effective wastewater infrastructure is fundamental to sustainable urban life and therefore investment and expansion are required. There are a number of Sewage Treatment Works (STWs) in the district, notably at Bishop's Stortford, Buntingford, and at Rye Meads in the far south of the district. Bishop's Stortford and Rye Meads STWs serve not only East Herts but also settlements within the catchment but outside the district.

- 23.6.2** Like water supply, waste water treatment is a nationally regulated industry and water quality standards for treatment discharge are balanced with other regulatory issues including consumer water pricing through the water companies' Asset Management Plans, which are updated every five years.
- 23.6.3** Rye Meads STW lies within a highly sensitive ecological environment, adjacent to a Site of Special Scientific Interest, Ramsar Site and Special Area of Conservation. East Herts Council will work with the waste water treatment company and other Local Planning Authorities in the Rye Meads catchment area, in accordance with the Duty to Co-operate, to ensure that adequate capacity can be found at Rye Meads, or that alternative waste water treatment options can be identified.
- 23.6.4** Additional waste water treatment infrastructure and upgrades to existing facilities will be required in the district over the plan period, and this will be monitored through the Infrastructure Delivery Plan process. Developers of major sites, including allocated sites and sites identified in the Strategic Housing Land Availability Assessment (SLAA), should work with the waste water treatment company to ensure that adequate capacity in wastewater infrastructure is available. This is likely to require understanding of demands on infrastructure from other development sites in the catchment. Unless special circumstances apply, this requirement is unlikely to apply to minor and householder development.
- 23.6.5** East Herts Council will work with Stansted Airport, the waste water treatment company, and the Environment Agency to ensure that any fuel discharges from the airport are safely treated and do not compromise the quality of the District's water courses or groundwater.

#### **WAT5 Wastewater Infrastructure**

I. Development proposals must ensure that adequate wastewater infrastructure capacity is available in tandem with development.

II. Upgrade and expansion of existing, or provision of new, waste water treatment infrastructure will be supported provided that it utilises best available techniques, and provided that a strategy to meet relevant national and European environmental standards can be demonstrated.

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## Environmental Quality



## 24 Environmental Quality

### 24.1 Introduction

- 24.1.1** The control of pollution is critical to achieving the District Plan's strategic objectives by promoting healthy lifestyles and an enhanced quality of life for residents and visitors to the district. Pollution control through development also plays a significant role in planning for climate change and working in harmony with the environment to conserve natural resources and increase biodiversity.
- 24.1.2** Proposals for all types of development must therefore take into account nearby land uses to ensure that the right development is located in the right place across the district, in order to safeguard the quality of the environment. Policies relating to water quality and water pollution are contained within Chapter 23: Water.

### 24.2 Contaminated Land and Land Instability

- 24.2.1** Land may be contaminated and/or unstable for a number of reasons, such as previous commercial use or use as a landfill site. Such land can be re-used for new purposes but special remedial measures may be needed to reduce hazards arising from the previous use, and new buildings may need to be specially designed. Developers are responsible for ensuring that unacceptable risks from contamination and land instability are not present on site. If necessary, any risks will be successfully addressed through the remediation of contaminated land without undue environmental impact during and following the development.
- 24.2.2** When considering proposals for development, regard will be given to the Council's most recent Contaminated Land Strategy.

For more information on the Council's Contaminated Land Strategy go to:  
[www.eastherts.gov.uk/envhealth](http://www.eastherts.gov.uk/envhealth)

#### EQ1 Contaminated Land and Land Instability

I. The District Council will encourage the remediation of contaminated land to ensure that land is brought back into use, subject to the requirements of this policy.

II. The Council will require evidence, as part of any application, to show that unacceptable risks from contamination and land instability will be successfully addressed through remediation without undue environmental impact during and following the development. In particular, the developer shall carry out an adequate investigation to inform a risk assessment.

III. Where necessary, appropriate monitoring procedures to be undertaken prior, during and post remediation will be agreed with the developer/applicant. This should be set out in a verification report.

### 24.3 Noise Pollution

- 24.3.1** The impact of noise on the environment can be detrimental to health and quality of life. There is therefore a need to control the introduction of noise sources into the environment, as well as ensuring that new noise sensitive development is located away from existing sources of significant noise.
- 24.3.2** One of the most common causes of noise pollution is from traffic noise. In East Herts the proximity of both Luton and Stansted Airports to the district has a specific impact which needs to be taken into account when development proposals are considered.
- 24.3.3** Noise can also affect the tranquillity of an area. Tranquillity is a key characteristic of the natural environment. Tranquil spaces, often located within the more rural parts of the district, play a multi functional role as part of the district's green infrastructure network. They attract visitors, improve health and wellbeing by offering a place to relax and exercise, provide a haven for wildlife and improve biodiversity and enhance the character and identity of a place. These areas will be protected from noise pollution to ensure that areas defined by their tranquillity are protected from development that generates noise.
- 24.3.4** Where new noise generating development such as industrial and commercial and outdoor sport and recreation uses are proposed, it is expected that they will be located at an appropriate distance away from noise sensitive development i.e. residential areas, schools and hospitals.

#### EQ2 Noise Pollution

I. Development should be designed and operated in a way that minimises the direct and cumulative impact of noise on the surrounding environment. Particular consideration should be given to the proximity of noise sensitive uses.

II. Noise sensitive development should be located away from existing noise generating sources or programmed developments where possible to prevent prejudicing the continued existing operations. The use of design, layout, landscaping tools and construction methods should be employed to reduce the impact of surrounding noise sources.

### 24.4 Light Pollution

- 24.4.1** Light pollution can cause sleep disturbance and annoyance and is caused by the brightening of the night sky over inhabited areas and excessive brightness from light causing high levels of glare. Dark night skies are important for health and wellbeing, and for the conservation of natural habitats and the behaviour of nocturnal animals and birds.
- 24.4.2** In addition to impacting upon human health and natural habitats, light pollution is a sign of wasted energy from excessive lighting. Lighting at night in commercial areas is often used for security and to increase visual prominence. Lighting schemes must therefore be designed carefully as part of the overall development proposal to prevent light spillage and glare and to represent the minimum necessary for commercial and security purposes. Schemes will be considered against the latest national guidance and lighting standards.

#### EQ3 Light Pollution

I. External lighting schemes must:

- (a) Not have an unacceptable adverse impact on neighbouring uses or the wider landscape;
- (b) Be the minimum required for security and operational purposes;
- (c) Minimise the potential glare and spillage;
- (d) Minimise harm to the amenity of residents and road users and prevent impacts on the local ecology.

II. Where appropriate, the District Council will seek to control the times of illumination.

### 24.5 Air Quality

- 24.5.1** Clean air is critical to health and wellbeing and quality of life and is also crucial to support habitats and biodiversity. The nature of the district, with its dispersed towns, villages and hamlets with poor inter-connectivity by passenger transport, relative affluence and mobility, high car-ownership and close proximity to London and larger towns and cities, all contribute to higher levels of greenhouse gas emissions per person than neighbouring districts.
- 24.5.2** The historic nature and organic growth of the district's principle towns of Bishop's Stortford, Hertford and Ware have in themselves led to inefficient road and transport networks and where these issues coincide with limited connections to major roads, congestion is inevitable. Such congestion can result in high levels of localised pollutants which can cause problems for those with respiratory conditions.

- 24.5.3** Bishop's Stortford in particular suffers from this issue; the combination of the historic road network combined with its proximity to Stansted Airport means that the town centre frequently suffers from congestion and the resultant poor air quality. As such an Air Quality Management Area (AQMA) has been established in the town centre (at Hockerill Lights) to monitor levels of pollutants. There is also an AQMA in Hertford (at the Mill Road/A414 roundabout), and in London Road, Sawbridgeworth. These monitoring sites are supported by action plans to improve air quality in these locations. The Council also produces regular update and screening assessments and progress reports for the whole district and regular assessments on each AQMA.

More information on Air Quality Management Areas can be found on the Council's Website at [www.eastherts.gov.uk/envhealth](http://www.eastherts.gov.uk/envhealth).

- 24.5.4** Some renewable forms of energy used for heating may also, cumulatively or in isolation, result in a rise in particulates which can be harmful to human health. For this reason such technologies will not be permitted within or near the urban areas of settlements.

#### EQ4 Air Quality

I. Development and land uses should minimise potential impacts on local air quality both during construction and operation including the operation of heating, cooling and extraction units.

II. Development within designated Air Quality Management Areas (AQMAs), or development which may have an impact on these areas, must have regard to the Council's latest strategy and action plan for the reduction of pollutants in the defined catchment, maintaining acceptable levels of air quality. Evidence of mitigation measures will be required.

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25  
Delivery



## 25 Delivery

### 25.1 Introduction

- 25.1.1** Implementation of the objectives and policies in the District Plan relies on the provision of a wide range of infrastructure and services, the majority of which are not provided by the District Council. Successful implementation of the District Plan will therefore require the Council as local planning authority to take on the role of co-ordinator or facilitator, rather than a direct provider of infrastructure and services in most cases.

### 25.2 Infrastructure and Service Delivery

- 25.2.1** In order to guide the timely provision of infrastructure and services, and to provide evidence for the need for corrective action where necessary, an Infrastructure Delivery Plan (IDP) will be prepared. The IDP will identify both those facilities that are needed district wide and those that are needed to support particular strategic development.
- 25.2.2** The IDP will be updated as part of the Annual Monitoring Report (AMR) in cooperation with delivery partners.
- 25.2.3** New development has the potential, individually and/or cumulatively to cause significant strain on existing infrastructure or services. All new development proposals will need to take account of these wider impacts on existing communities. In some cases proposals will impact upon strategic infrastructure, for example Rye Meads Sewerage Treatment works, secondary schools, or the strategic highways network. Development can also lead to off-site impacts within the locality, for example on the local road network or open space provision in existing residential or other areas. Where proposals can not demonstrate the deliverability of supporting infrastructure, they will be refused.

#### DEL1 Infrastructure and Service Delivery

I. The District Council will work in partnership with providers of infrastructure and services to facilitate the timely provision of infrastructure necessary to support sustainable development. In support of this work the Council will:

- (a) Prepare an Infrastructure Delivery Plan (IDP) to identify the timing, type and number of infrastructure projects required to support the objectives and policies of the strategy as well as the main funding mechanisms and lead agencies responsible for their delivery;
- (b) Use the District Plan and IDP to bid for funding necessary to support development, working in partnership with the Local Economic Partnership (LEP), Hertfordshire Infrastructure Planning Partnership (HIPP), the Local Transport Body (LTB), the Local Nature Partnership (LNP), and other bodies as appropriate;

(c) Monitor capacity in infrastructure and services through annual updates of the IDP and future infrastructure needs assessments;

(d) Review the District Plan if evidence in the IDP indicates a changed outlook for the realistic prospects for delivery of infrastructure to support development.

II. For individual development proposals, developers will be required to:

(a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals can not demonstrate the deliverability of supporting infrastructure, they will be refused;

(b) Ensure that development is phased to coincide with the delivery of additional infrastructure or service capacity as set out in the IDP;

(c) Ensure that infrastructure assets and services are delivered to adoptable standards. Suitable long-term management arrangements must be put in place with a view to secure adoption by the appropriate authority in the longer term.

### 25.3 Developer Contributions

**25.3.1** There are two main mechanisms by which the District Council will seek developer contributions towards the provision of infrastructure and services to support development.

**25.3.2** The Community Infrastructure Levy (CIL) is a non-negotiable charge which will be used to fund a range of items which are not necessarily directly related to the development. A separate CIL Charging Schedule will be prepared using appropriate available evidence. CIL is particularly helpful in addressing the cumulative impact of small and medium-sized developments across an area. The Charging Schedule will contain the details of the proposed CIL.

**25.3.3** Planning Obligations may also be sought under Section 106 of the Town and Country Planning Act. Planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. Planning obligations are particularly helpful on large development schemes where there are complex infrastructure needs.

**25.3.4** The District Council will monitor and challenge where appropriate, the financial viability of the cumulative planning costs on development. A level of contributions will be sought which does not jeopardise the implementation of the District Plan.

## DEL2 Community Infrastructure Levy (CIL) and Planning Obligations

I. In accordance with the Community Infrastructure Levy (CIL) Charging Schedule, the Council will seek contributions for the provision of strategic infrastructure to support growth across East Herts, and beyond.

II. The Council will also seek a range of planning obligations. Planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

III. The provision of infrastructure referred to in I. and II. above, includes, but is not limited to: affordable housing, open space and recreation facilities, community, education and health facilities, sustainable transport modes, highway improvements, nature conservation, landscape and landscaping improvements, low carbon and decentralised energy, flood mitigation and sustainable construction.

## 25.4 Monitoring

- 25.4.1** Regular monitoring of actual development outcomes against the plan is an essential part of ensuring that the plan is effective. Monitoring can indicate areas where interventions may be needed to achieve the objectives of the plan, and may also demonstrate the need for a review of the plan.
- 25.4.2** A Monitoring Framework has been prepared as part of the District Plan. Monitoring will be proportionate to the needs of an effective plan, and will be targeted at those areas where it can add value to the development process. The proposed Framework is located at Appendix D.
- 25.4.3** The delivery of development and supporting infrastructure is one of the most important aspects of the plan. A housing trajectory showing the best available information in relation to the phasing of development at specific sites will be maintained, broken down by year for the first five years. An Infrastructure Delivery Plan (IDP) will be prepared and updated annually in parallel with the AMR, and will indicate whether and how the necessary infrastructure is on course for timely delivery alongside housing and other development. If monitoring reveals doubts about the timely delivery of supporting infrastructure, appropriate interventions will be necessary.

## Appendices

## Appendix A

# Key Diagram

## Appendix A Key Diagram

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## Appendix B

# Strategy Worksheet

Appendix B Strategy Worksheet



# Appendix C

## Open Space Standards

## Appendix C Open Space Standards

### C.1 Quantity Standards

**Table C.1 Quantity Standards**

PPG17 Typology	Quantity Provision Standard
Parks and public gardens	0.53 ha per 1,000 population
Natural and semi-natural green space	7.64 ha per 1,000 population
Outdoor sports facilities	3.79 ha per 1,000 population
Amenity green spaces	0.55 ha per 1,000 population
Provision for children and young people	0.20 ha per 1,000 population
Allotments	0.21 ha per 1,000 population
Cemeteries and churchyards	No standard set
Green corridors	No standard set

### C.2 Quality Standards

**Table C.2**

PPG17 Typology	Quality Standard
Parks and public gardens	Urban parks and gardens should be clean and litter free. They should also be well maintained, with well-kept grass, planting and vegetation and with high quality and appropriate ancillary facilities
Natural and semi-natural green space	Natural and semi-natural green spaces should be clean and litter free, with natural features (including water where appropriate). Public Rights of Way, footways and cycle paths should be clear and unrestricted and conservation areas should be identified. Sites should be maintained to an appropriate conservation standard.
Outdoor sports facilities	All outdoor sports facilities, including ancillary accommodation, should be free from dog fouling and litter, with well kept grass and a well drained, level playing surface. They should have particular regard to the needs of young people. Sites should be accessible and should follow design and maintenance standards set by the relevant national governing bodies of sport.
Amenity green spaces	Amenity green space should be free from litter and anti-social behaviour. They should be well maintained with appropriate

PPG17 Typology	Quality Standard
	vegetation and planting, as well as ancillary facilities, such as litter bins and seating.
Provision for children and young people	Facilities for children and young people should be dog and litter free, as well as clean and free from anti-social behaviour. Sites should be well maintained and equipped to provide a range of activities to suit varied interests and age groups. Appropriate ancillary facilities, such as seating should also be provided.
Allotments	Allotments should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained.
Cemeteries and churchyards	Cemeteries and churchyards should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained.
Green corridors	Green corridors should be clean and litter free with natural features and vegetation. Public Rights of Way, footways and cycle paths should be clear and well signed and conservation areas clearly identified. Green corridors should provide links between green spaces and from residential areas to green spaces.

### C.3 Accessibility Standards

Table C.3

Open Space Type	Mode of Transport	Recommended Travel Time	Estimated Equivalent Distance
Parks and public gardens	Walk	10 minutes	0.8km
Natural and semi-natural green space	Walk	10 minutes	0.8km
Outdoor sports facilities	Walk	10 minutes	0.8km
Amenity green spaces	Walk	5 minutes	0.4km
Provision for children and young people	Walk	5 minutes	0.4km
Allotments	Drive by car	10 minutes	0.8km
Cemeteries and churchyards	No standard set		



Open Space Type	Mode of Transport	Recommended Travel Time	Estimated Equivalent Distance
Green corridors	No standard set		

## Appendix D

# Monitoring Framework

Appendix D Monitoring Framework

**D.1** The District Plan will require continuous monitoring and review to ensure that it remains relevant and responds to changing needs and circumstances. The Council will monitor the effectiveness of the policies contained in the District Plan by regularly assessing their performance against a series of indicators, which are set out in Table D.1 below.

**D.2** The Annual Monitoring Report (AMR) will be the principal tool that will monitor the District Plan. The indicators and targets/basis for evaluation within it will also be continually reviewed and may be amended and updated if required.

- D.3** The primary purpose of the AMR will be to:
- Set out the Council’s housing trajectory and 5 year housing land supply assessment.
  - Report on the effectiveness of the policies contained in the District Plan and identify the need to reassess or review any policies.
  - Update the Infrastructure Delivery Plan and report on the application of the Community Infrastructure Levy.
  - Monitor the preparation and implementation of Neighbourhood Plans.
  - Summarise actions the Council has taken under the duty to co-operate.

**D.4** In addition to the indicators set out in the Monitoring Framework in Table D.1, the AMR will contain contextual indicators which provide further background information with regard to the various topic areas.

Table D.1 Monitoring Framework

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Housing	Net additional dwellings completed between 2011-2031, by settlement and broad location for growth	15,000 dwellings between 2011-2031 (average of 750 per annum)	DPS1, DPS2, DPS3
Housing	Net additional dwellings in future years and phasing (trajectory)	Maintenance of a 5 year housing land supply	DPS2, DPS3

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Housing	% of new and converted dwellings on Previously Developed Land (PDL)	No target	DPS2
Housing	Net additional dwellings completed on Allocated/SLAA/Windfall sites	No target	DPS3
Housing	Number of Neighbourhood Plans in preparation/adopted	Increasing trend	DPS8, VILL1, VILL4
Housing	Net additional dwellings completed between 2016-2031 in Group 1 villages	750 dwellings between 2016-2031	DPS2, DPS3, VILL1, VILL4
Housing	Net additional dwellings completed between 2016-2031 in Group 2 villages	No target	VILL2
Housing	Gross additional dwellings completed in the monitoring year, by size, type and tenure and by settlement and broad location for growth	750 dwellings per annum	HOU1
Housing	% of new dwellings constructed to 'Lifetime Homes' standards by tenure	At least 15% of new dwellings	HOU1, HOU6
Housing	Density of new residential development	Development completed at a range of densities taking account of the character of the area	HOU2, DES1, CLR2
Housing	Net additional affordable dwellings completed in the monitoring year by settlement and broad location for growth	200 affordable dwellings per annum	HOU1, HOU3, HOU4

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Housing	% of affordable housing permissions completed in accordance with Policy HOU3 in terms of site capacity/size thresholds	30% on sites proposing 5 to 14 gross additional dwellings, or between 0.17 and 0.49 hectares in size  40% on sites proposing 15 or more gross additional dwellings, or 0.5 hectares in size	HOU1, HOU3
Housing	% of affordable housing permissions completed in accordance with Policy HOU3 in terms of tenure mix	75% social/affordable rent and 25% intermediate/shared ownership tenure mix on sites delivering 5-199 dwellings  60% social/affordable rent and 40% intermediate/shared ownership tenure mix on sites delivering 200+ dwellings	HOU1, HOU3
Housing	Amount of new specialist accommodation to meet the specific needs of older and vulnerable people, falling within Use Classes C2, C3, or sui-generis	Increase in housing choices for older and vulnerable people	HOU1, HOU6
Housing	% of new specialist accommodation that is fully wheelchair accessible	No target	HOU1, HOU6
Housing	Number of new Gypsy and Traveller pitches and Travelling Showpeople plots completed	xx pitches for Gypsies and Travellers  xx plots for Travelling Showpeople between 201x-20xx	HOU1, HOU7

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Green Belt	Number of planning permissions granted on land in the Green Belt contrary to Policy GBR1	No permissions granted contrary to policy	GBR1
Green Belt	Number of dwellings permitted in the Green Belt contrary to Policy GBR1	No dwellings permitted in the Green Belt contrary to policy	GBR1
Employment	Number of additional jobs provided in the District between 2011-2031	A minimum of 9,700 additional jobs between 2011-2031	DPS1
Employment	Amount of additional employment land allocated for Use Classes B1/B2/B8 between 2011-2031	11-13 hectares of additional employment land allocated for Use Classes B1/B2/B8 between 2011-2031	DPS1, ED1, ED2
Employment	Net additional employment floorspace completed by type, settlement, Employment Areas, non-Employment Areas and rural areas	Increasing trend	DPS1, ED1, ED2, VILL6
Employment	% of new employment floorspace completed by type on Previously Developed Land (PDL)	No target	DPS2
Employment	Employment land available by type	Increasing trend	DPS1, ED1
Employment	Loss of Use Class B1 to Use Class C3 through prior approval and full planning applications	No target for prior approval applications Decreasing trend for full planning applications	ED1



Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Retail and Town Centres	Net additional retail floorspace completed between 2011-2031, by settlement and primary shopping area	7,600m2 of convenience retail floorspace 6,100m2 of comparison retail floorspace	DPS1,RTC1, RTC2
Retail and Town Centres	Total amount of floorspace for 'town centre uses' within designated town centre boundaries	Increasing trend	RTC1
Retail and Town Centres	% of primary and secondary frontages in each town centre in Use Class A1(Shops)	70% in a continuous frontage in a primary shopping frontage 50% in a continuous frontage in a secondary shopping frontage	RTC2, RTC3, RTC4
Retail and Town Centres	% of units recorded as vacant in primary and secondary frontages	Decreasing trend	RTC2, RTC3, RTC4
Transport	Amount of new residential development completed within 30 minutes public transport time of 6 key services	Increasing trend	DPS7, TRA1
Transport	Amount of completed development complying with car parking standards	100% of development complying with car parking standards	TRA3
Community Facilities, Leisure and Recreation	Number of planning permissions granted on land designated for open space, sport and recreation under policy CFLR1 contrary to policy	No permissions granted contrary to Policy CFLR1	CFLR1

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Community Facilities, Leisure and Recreation	Amount of new open space, sport and recreation facilities completed by typology and settlement	Increasing amount in accordance with standards set out in Appendix C of the District Plan	CFLR1, CFLR2
Community Facilities, Leisure and Recreation	Number of planning permissions granted on land designated as Local Green Space under policy CFLR3 contrary to policy	No permissions granted contrary to Policy CFLR3	CFLR3
Community Facilities, Leisure and Recreation	Number of planning permissions granted that result in the loss of uses, buildings or land for public or community contrary to Policy CFLR7	No permissions granted contrary to Policy CFLR7	CFLR7
Community Facilities, Leisure and Recreation	Amount of new uses, buildings or land for public or community use completed by settlement	Increasing amount	CFLR7, CFLR8, CFLR9
Natural Environment	Change in areas and populations of biodiversity importance	No loss of areas or populations of biodiversity importance	NE1, NE2
Heritage Assets	Change in number of designated historical assets	No loss of designated historical assets	HA1, HA3, HA4, HA7, HA8
Heritage Assets	Number of Conservation Area appraisals completed	Increasing amount	HA4
Heritage Assets	Number of listed buildings on the national 'Buildings at Risk Register'	Decreasing amount	HA7
Climate Change	Number of new developments producing at least 10% of total predicted energy requirements in accordance with Policy CC3	All development of more than 10 dwellings or 1,000m2 of non-residential floorspace complying with Policy CC3	CC3

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Climate Change	Amount of new sources of renewable energy generation permitted	Increasing trend	CC3
Water	Number of permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds	No permissions granted contrary to Environment Agency advice	WAT1, WAT2
Water	% of new residential development achieving mains water consumption of 105 litres or less per head per day	100%	WAT3
Infrastructure	Delivery of strategic and local infrastructure to support new development	Delivery of infrastructure in accordance with Infrastructure Delivery Plan	DPS5, ED3, WAT5, DEL1
Infrastructure	Community Infrastructure Levy receipts and expenditure	No target	DEL2

## Appendix E

# Glossary

## Appendix E Glossary

<b>Accessible Natural Greenspace (ANG)</b>	Places that are available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle).
<b>Adaptation</b>	See Climate Change Adaptation.
<b>Affordable Housing</b>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p><b>Social rented:</b> housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p><b>Affordable rented:</b> housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p><b>Intermediate housing:</b> is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
<b>Aged or Veteran Tree</b>	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

<b>Air Quality Management Areas (AQMAS)</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Allocated Sites</b>	To deliver the development strategy and meet its housing requirement for example, the Council allocates land for particular types of land use, such as housing, as part of its planned approach to managing development and shaping the future of our towns and villages. Infrastructure providers can then take the planned growth of a settlement into account when delivering their services to ensure that the necessary infrastructure is in place to support growth.
<b>Ancient Woodland</b>	An area that has been wooded continuously since at least 1600 AD.
<b>Annual Monitoring Report (AMR)</b>	The annual monitoring report assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Development Plan are being successfully implemented.
<b>Appropriate Assessment (AA)</b>	An Appropriate Assessment, also known as a Habitat Regulations Assessment (HRA), is the process of considering emerging policies against the habitats regulations.
<b>Archaeological Interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Article 4 Direction</b>	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
<b>Best and Most Versatile Agricultural Land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>Biodiversity Action Plan (BAP)</b>	A strategy prepared for a local area aimed at conserving and enhancing biological diversity. The Hertfordshire Biodiversity Action Plan includes East Herts.
<b>Biomass</b>	Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.
<b>Brownfield Land or Site</b>	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. See also 'Previously Developed Land'.



<b>Call for Sites</b>	Technical work which seeks suggestions from landowners, developers, and other interested parties for all types of potential future development and land-use, including housing, employment, leisure, and community uses.
<b>Carbon Emissions</b>	See Greenhouse Gases.
<b>Carbon Footprint</b>	A carbon footprint is "the total set of GHG (greenhouse gas) emissions caused directly and indirectly by an individual, organisation, event or product" (UK Carbon Trust 2008).
<b>Character</b>	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
<b>Climate Change Adaptation</b>	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
<b>Climate Change Mitigation</b>	This involves taking action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Clusters (a term used in economic regeneration)</b>	A group of businesses or organisations who, owing to the goods they produce and/or services they provide have common customers, technology or use similar specialist skills. They group together in order to enhance the overall competitive advantage of individual companies. For East Herts and Hertfordshire, life science industries and film and television industries are two economic clusters.
<b>Coalescence</b>	The merging or coming together of separate towns or villages to form a single entity.
<b>Community Infrastructure Levy</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Community Right to Build Order</b>	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

<b>Competent Person (to prepare site investigation information)</b>	A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.
<b>Conformity</b>	Requirement of Local Plans to be in general conformity/agreement with the policies of the National Planning Policy Framework.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>County Council</b>	The local authority that is responsible for waste and minerals planning functions in non-unitary, and non-national park, local authority areas. The County Council is also responsible for advising on strategic planning issues that are likely to have an impact across the whole county or its sub-regions e.g. transport and education.
<b>Decentralised Energy</b>	Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.
<b>Demography</b>	Demography is the study of the size, growth, and age and geographical distribution of human populations, and births, deaths, marriages, and migrations.
<b>Density</b>	<p>Density is a calculation of the number of houses that can be built on a particular piece of land. It is usually expressed as the number of dwellings per hectare (dph).</p> <p><b>Net density</b> includes those sites which will be developed including directly associated uses, such as access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas, where they are provided.</p> <p><b>Gross density</b> includes large-scale open space, roads, schools, hospitals, and other major supporting infrastructure.</p>

<b>Designated Heritage Asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also 'Permitted Development').
<b>Development Plan</b>	This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>District Heating</b>	District heating utilises the economies of scale generated by large-scale developments in the generation of renewable and low-carbon energy sources, such as ground-source heat pumps or combined heat and power schemes for example. District heating is a system where the heat for an area is produced centrally, and hot water or steam is transported to the buildings through a network of pipes. Heat is transferred into individual properties through a heat exchanger, and then used in conventional heating systems (in flats, for example, there may just be one heat exchanger for the whole block). District heating networks vary widely in scale from individual developments or apartment blocks to whole towns.
<b>Duty to Co-Operate</b>	The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.
<b>Ecological Networks</b>	These link sites of biodiversity importance.
<b>Economic Development</b>	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
<b>Edge of Centre</b>	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre

	but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Employment Land</b>	Land reserved for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Such land tends to be located in urban areas or close to transport networks, often containing a cluster of similar business activities.
<b>Engineering Operations</b>	The statutory definition of development within Section 55 of the Town and Country Planning Act 1990, includes engineering and other operations (e.g. Groundworks), and the making of any material change in the use of land. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.
<b>Evidence Base</b>	The evidence that any Development Plan Document is based on. It is made up of the views of stakeholders and background facts about the area.
<b>Environmental Impact Assessment</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>European Site</b>	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
<b>Flood Plain</b>	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Green Belt</b>	<p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> </ul>

	<ul style="list-style-type: none"> <li>to preserve the setting and special character of historic towns; and</li> <li>to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>
<b>Green Infrastructure</b>	Green Infrastructure is a strategic network of multi-functional green space, both new and existing, both rural and urban, which supports natural and ecological processes and is integral to the health and quality of life in sustainable communities. It provides habitats for and aids migration of wildlife, flood water storage, urban cooling and local access to shady outdoor space as well as creating attractive spaces for recreation.
<b>Green Wedges</b>	Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.
<b>Greenfield Land or Site</b>	Land (or a defined site) usually farmland, that has not previously been developed.
<b>Greenhouse Gases</b>	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.
<b>Group 1, 2 or 3 Village</b>	<p>The District Plan identifies three types of village:</p> <p><b>Group 1 Villages:</b> villages where limited small-scale and infill development for housing, employment, service and community facilities may be permitted, in order to help sustain vital and viable rural communities.</p> <p><b>Group 2 Villages:</b> villages where infill development only, that meets an identified housing need of the village or parish, may be permitted.</p> <p><b>Group 3 Villages:</b> the remaining villages where no new building may be permitted except for that appropriate in the rural area.</p>



<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.
<b>Habitats Regulations Assessment (HRA)</b>	See Appropriate Assessment.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic Parks and Gardens</b>	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.
<b>Housing Market Area</b>	This is a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home.
<b>Housing Mix</b>	The mix of different types and tenures of housing, for example, affordable and market housing, owner-occupied and private-rented.
<b>Infrastructure</b>	Providing the necessary supporting 'infrastructure' of utility services, transport, schools, open space, community, health and leisure services. See also Green Infrastructure.
<b>Infrastructure Delivery Plan</b>	The Infrastructure Delivery Plan establishes a framework for private and public investment. It identifies as far as possible the infrastructure needs of new development, and the associated costs, phasing, funding sources and responsibilities for delivery.
<b>International, national and locally designated sites of importance for biodiversity</b>	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
<b>Landfill</b>	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
<b>Lifetime Homes</b>	'Lifetime Homes' standards seek to make homes more flexible, convenient, safe, adaptable and accessible than most new homes.



<b>Listed Building</b>	<p>A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).</p> <p>English Heritage is responsible for designating buildings for listing in England.</p>
<b>Local Development Order</b>	An order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
<b>Local Development Scheme (LDS)</b>	The Local Planning Authority's timetable for the preparation of Development Plan Documents.
<b>Local Enterprise Partnership</b>	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
<b>Local Green Space Designation</b>	The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.
<b>Local Nature Partnership</b>	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
<b>Local Nature Reserve</b>	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Nature Conservation Importance or Site of Biological Interest).
<b>Local Planning Authority</b>	The public authority whose duty it is to carry out specific planning functions for a particular area.
<b>Local Strategic Partnership (LSP)</b>	A partnership of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.
<b>Local Transport Plan</b>	A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local Transport

	Plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Mitigation</b>	See Climate Change Mitigation.
<b>Mixed Use Development</b>	A development which contains a variety of uses such as businesses, housing, leisure and recreation. Such developments contribute towards building sustainable communities by increasing accessibility to a range of activities and promoting non-car modes of travel.
<b>Modal shift</b>	A change of transport mode (for example, car, bus, train, bicycle, walking). In planning terms this usually implies a shift away from the car to more sustainable transport modes, whether passenger transport or walking and cycling.
<b>Monitoring</b>	See Annual Monitoring Report.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.
<b>Nature Improvement Areas</b>	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
<b>Neighbourhood Development Order</b>	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
<b>Neighbourhood Plan</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Older People</b>	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Original Building</b>	A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
<b>Out of Centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Out of Town</b>	A location out of centre that is outside the existing urban area.
<b>Passive Solar Heating</b>	A solar heating system using a simple solar collector, building materials, or an architectural design to capture and store the sun's heat. Very simple examples include a garden greenhouse, or a south-facing window in a dwelling.
<b>Permeability</b>	The extent to which an environment allows for a choice of routes both through and within it, and allows opportunities for movement.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Plateau</b>	A landscape of fairly level high ground, which in rural areas tends to be a prominent landscape feature, often supporting a unique biodiversity.
<b>Playing Field</b>	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
<b>Policies Map (previously Proposals Map)</b>	The Policies Map illustrates on a map, reproduced from or based upon a map base to a registered scale, all the policies contained in the District Plan.
<b>Pollution</b>	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

<b>Previously Developed Land (PDL) or 'Brownfield' Land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Primary Shopping Area</b>	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
<b>Primary and Secondary Shopping Frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
<b>Priority Habitats and Species</b>	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
<b>Public Open Space</b>	Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
<b>Public Realm</b>	Those parts of a village or town (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.
<b>Ramsar Sites</b>	Wetlands of international importance, designated under the 1971 Ramsar Convention.
<b>Regional Spatial Strategy (RSS)</b>	Regional Spatial Strategies identified the scale and distribution of new housing in the region, indicated areas for regeneration, expansion or sub-regional planning and specified priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. These have been replaced by the National Planning Policy Framework.
<b>Renewable and Low Carbon Energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from

	biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
<b>Rural Area Beyond the Green Belt</b>	This East Herts specific policy operates a similar level of restraint to Green Belt. The Rural Area Beyond the Green Belt covers two-thirds of the District not covered by Green Belt, outside designated settlement boundaries.
<b>Rural Diversification</b>	The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy, tourism and food processing).
<b>Rural Exception Sites</b>	<p>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either</p> <p>current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.</p>
<b>Rural Proofing</b>	A process of checking the effect that policies and individual projects could have on rural communities. It ensures that the particular needs of people in rural areas are not overlooked and that policies or projects do not have any unintended negative outcomes for rural communities.
<b>Scheduled Monument</b>	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
<b>Section 106 Agreement</b>	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
<b>Setting of a Heritage Asset</b>	<p>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its</p> <p>surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</p>



<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be  archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>SME (Small to Medium Enterprise)</b>	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.
<b>Special Areas of Conservation</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the  Habitats and Conservation of Species Regulations 2010.
<b>Special Protection Areas</b>	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
<b>Site Investigation Information</b>	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Statutory</b>	Required by law (statute), usually through an Act of Parliament.
<b>Statement of Community Involvement (SCI)</b>	The statement of community involvement sets out the standards which authorities must achieve in involving local communities in the preparation of local development documents and development management decisions.
<b>Stepping Stones</b>	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.



<b>Strategic Environment Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Supplementary Planning Document (SPD)</b>	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability Appraisal (SA)</b>	A mechanism for considering and communicating the likely effects of a Plan, and alternatives, in terms of sustainability issues with a view to avoiding and mitigating adverse effects and maximising positives. SA of local plans is legally required.
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
<b>Sustainable Transport Modes</b>	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
<b>Town Centre</b>	Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in local plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Transport Assessment</b>	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
<b>Transport Statement</b>	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

<b>Travelling Showpeople</b>	See Gypsies and Travellers.
<b>Urban Extension</b>	Involves the planned expansion of a town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
<b>Urban Sprawl</b>	The uncontrolled or unplanned extension of urban areas into the countryside.
<b>Use Class</b>	<p>The Town and Country Planning (Use Classes) Order 2007 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. Classes are as follows:</p> <ul style="list-style-type: none"> <li>• A1: Shops</li> <li>• A2: Professional and Financial Services</li> <li>• A3: Restaurants and Cafés</li> <li>• A4: Drinking establishments</li> <li>• A5: Hot Food Take-Aways</li> <li>• B1: Business</li> <li>• B2: General Industrial</li> <li>• B3-B7: Special Industrial Groups</li> <li>• B8: Storage and Distribution</li> <li>• C1: Hotels</li> <li>• C2: Residential</li> <li>• C3: Dwellinghouses</li> <li>• D1: non-residential institutions</li> <li>• D2: Assembly and Leisure</li> </ul>
<b>Vernacular</b>	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
<b>Vitality</b>	In terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.

<b>Village Boundary</b>	A boundary around a village, or part of a village, usually quite tightly drawn, within which development might be allowed in principle.
<b>Waste Local Plan</b>	A statutory Development Plan prepared (or saved) by the waste planning authority under transitional arrangements, setting out policies in relation to waste management and related developments.
<b>Wildlife Sites</b>	Designated land of local and regional importance defined as discrete areas of land considered to be of significance for their wildlife features. They are the most important places for wildlife outside legally protected land such as SSSIs.
<b>Wildlife Corridor</b>	Areas of habitat connecting wildlife populations.
<b>Windfall Site</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.