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Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE
PANEL
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : THURSDAY 24 NOVEMBER 2011
TIME : 7.00 PM

PLEASE NOTE START TIME

MEMBERS OF THE PANEL

Councillors M Carver (Chairman) and L Haysey

All other Members are invited to attend and participate if they so wish.

CONTACT OFFICER: Linda Bevan

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PERSONAL AND PREJUDICIAL INTERESTS

1. A Member with a personal interest in any business of the Council who attends a meeting of the Authority at which the business is considered must, with certain specified exemptions (see section 5 below), disclose to that meeting the existence and nature of that interest prior to the commencement of it being considered or when the interest becomes apparent.
2. Members should decide whether or not they have a personal interest in any matter under discussion at a meeting. If a Member decides they have a personal interest then they must also consider whether that personal interest is also prejudicial.
3. A personal interest is either an interest, as prescribed, that you must register under relevant regulations or it is an interest that is not registrable but where the well-being or financial position of you, members of your family, or people with whom you have a close association, is likely to be affected by the business of the Council more than it would affect the majority of inhabitants of the ward(s) affected by the decision.
4. Members with personal interests, having declared the nature of that personal interest, can remain in the meeting, speak and vote on the matter unless the personal interest is also a prejudicial interest.
5. An exemption to declaring a personal interest applies when the interest arises solely from a Member's membership of or position of general control or management on:
 - any other body to which they have been appointed or nominated by the authority
 - any other body exercising functions of a public nature (e.g another local authority)

In these exceptional cases, provided a Member does not have a prejudicial interest, they only need to declare their interest if they speak. If a Member does not want to speak to the meeting, they may still vote on the matter without making a declaration.

6. A personal interest will also be a prejudicial interest in a matter if all of the following conditions are met:
 - the matter does not fall within one of the exempt categories of decisions
 - the matter affects your financial interests or relates to a licensing or regulatory matter
 - a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgement of the public interest.

7. Exempt categories of decisions are:
 - setting council tax
 - any ceremonial honour given to Members
 - an allowance, payment or indemnity for Members
 - statutory sick pay
 - school meals or school transport and travelling expenses: if you are a parent or guardian of a child in full-time education or you are a parent governor, unless it relates particularly to the school your child attends
 - housing; if you hold a tenancy or lease with the Council, as long as the matter does not relate to your particular tenancy or lease.

8. If you have a prejudicial interest in a matter being discussed at a meeting, you must declare that interest and its nature as soon as the interest becomes apparent to you.

9. If you have declared a personal and prejudicial interest, you must leave the room, unless members of the public are allowed to make representations, give evidence or answer questions about the matter, by statutory right or otherwise. If that is the case, you can also attend the meeting for that purpose. However, you must immediately leave the room once you have finished or when the meeting decides that you have finished (if that is earlier). You cannot remain in the public gallery to observe proceedings.

AGENDA

1. Apologies

To receive apologies for absence

2. Chairman's Announcements

3. Declarations of Interests

To receive any Member(s)' Declaration(s) of Interest

4. Minutes (Pages 5 - 14)

To approve the Minutes of the meeting of the Panel held on 7 July 2011 (circulated with Executive agenda for 9 August 2011)

5. Strategic Land Availability Assessment (SLAA) Next Steps (Pages 15 - 138)

6. Hertfordshire Strategic Employment Sites Study (April 2011) (Pages 139 - 160)

7. Local Development Framework - Evidence Base - Technical studies 2010/11 and 2011/12 (Pages 161 - 176)

8. Annual Monitoring Report 2010/11 (Pages 177 - 274)

9. Interim Neighbourhood Planning Guidance Note (November 2011) (Pages 275 - 308)

10. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

MINUTES OF A MEETING OF THE
LOCAL DEVELOPMENT FRAMEWORK
EXECUTIVE PANEL HELD IN THE
COUNCIL CHAMBER, WALLFIELDS,
HERTFORD ON THURSDAY 7 JULY 2011,
AT 7.30 PM

PRESENT: Councillor M Carver (Chairman)
Councillors L Haysey

ALSO PRESENT:

Councillors W Ashley, R Beeching,
E Buckmaster, S Bull, Mrs R Cheswright,
T Herbert, M Newman, P Phillips, M Pope
and P Ruffles

OFFICERS IN ATTENDANCE:

- | | |
|----------------|---|
| Linda Bevan | - Committee Secretary |
| John Careford | - Senior Planning Officer |
| Kay Mead | - Senior Planning Officer |
| Martin Paine | - Senior Planning Officer |
| Laura Pattison | - Assistant Planning Policy Officer |
| Jenny Pierce | - Senior Planning Officer |
| Claire Sime | - Team Leader Planning Policy |
| Kevin Steptoe | - Head of Planning and Building Control |
| Bryan Thomsett | - Planning Policy Manager |

1 DECLARATIONS OF INTERESTS

Councillor M Newman declared a personal interest in Minute 4 – LDF Core Strategy: Responses to Issues and Options Public Consultation 2 September 2010 to 25 November 2011 – by virtue of his involvement with the “Stop Harlow North” campaign.

Councillor M Carver declared a personal interest in the whole agenda by virtue of his involvement with Hertford Regional College and undertook to take no part in discussion if something specifically related to this arose, which was not expected.

2 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the public, press and Members, including in particular, those who were newly elected, to the meeting.

He said the Local Development Framework (LDF) was one of the most important issues for the Council. Recommendations from the Panel would go to the Executive and on to Council for decision. He wanted all Members to attend Panel meetings and had specifically invited a number who would represent various areas in the District to ensure greater awareness of progress on the LDF.

3 EAST HERTS LOCAL DEVELOPMENT FRAMEWORK: LOCALISM AND NEIGHBOURHOOD PLANNING

The Executive Member for Planning Policy and Economic Development submitted a report on the Localism Bill and its likely implications for planning policy.

Members commented on grants being offered for residents to prepare Neighbourhood Plans and how these funds would be found. They noted the high cost of the plans and said areas would not have the opportunity to prepare them if they did not have the funds to do so. It was felt the issue could be discussed at the Rural

Conference and through Member training.

The Panel decided to make the recommendations detailed below to the Executive.

RECOMMENDED – that (A) priority be given to progressing the Local Development Framework (LDF) as quickly as possible in order to provide an effective strategic planning policy framework for the new tier of neighbourhood planning; and

(B) communities wait, before they do any substantive work on neighbourhood plans, until the Localism Bill has received Royal Assent later this year, so that there is more certainty about the neighbourhood planning process and the Council is in a better position to support and advise

4 LDF CORE STRATEGY: RESPONSES TO ISSUES AND OPTIONS PUBLIC CONSULTATION 2 SEPTEMBER 2010 TO 25 NOVEMBER 2011

The Executive Member for Planning Policy and Economic Development submitted a report on a summary of the issues raised, and an analysis of the responses received, to the Local Development Framework Core Strategy Issues and Options consultation. It also set out the need for further technical work to inform the East Herts housing requirement.

The Panel Chairman explained that the responses received would be incorporated into the next stage of the LDF which would be consulted on again. All responses were treated equally but some which were identical were grouped together.

Members commented on the position regarding the Regional Spatial Strategy which still had to be taken into account and how precedents for certain types of development had already been set.

The Panel decided to make the recommendations now detailed to the Executive.

RECOMMENDED - that (A) the issues raised from the Core Strategy Issues and Options consultation be noted;

(B) the responses received and issues raised are used to inform the preparation of the next stage of the East Herts Core Strategy called Preferred Options; and

(C) the ongoing and further technical work being undertaken to inform the East Herts housing requirement, be noted.

**5 EAST HERTS CORE STRATEGY PREFERRED OPTIONS:
PROJECT PLAN AND METHODOLOGY STATEMENT**

The Executive Member for Planning Policy and Economic Development submitted a report seeking agreement to the Core Strategy Preferred Options Project Plan and Methodology Statement, which set out how the Council would reach an initial view on the broad locations for development in the District to 2031. It also set out the Work Programme for this stage of the project, culminating in public consultation in Spring 2012.

Members commented on the need to be aware of proposals for adjoining areas and Officers assured them these were taken into account. Officers explained that use of the Green Belt and sites suggested for development by builders had to be considered as part of the LDF process.

The Panel decided to make the recommendation detailed below to the Executive.

RECOMMENDED – that the East Herts Core Strategy Preferred Options Project Plan and Methodology Statement, together with

accompanying Work Programme, contained at Essential Reference Papers 'B' and 'C' of the report now submitted, be agreed.

6 **NEW HOME BONUS AND COMMUNITY INFRASTRUCTURE LEVY (CIL)**

The Executive Member for Planning Policy and Economic Development submitted a report to enable Members to consider the implications of the New Homes Bonus and Community Infrastructure Levy (CIL), which were being introduced as an incentive to new development, and to consider and endorse a suitable approach towards the introduction of these new revenue streams.

Members asked if the New Homes Bonus could be used to fund Neighbourhood Plans and commented on the cost of setting up the CIL and the need for the level of it not to deter development.

The Panel decided to make the recommendations detailed below to the Executive.

RECOMMENDED – that (A) a preliminary Draft Community Infrastructure Levy Charging Schedule be published for consultation alongside the Core Strategy Preferred Options; and

(B) the importance be acknowledged of the New Homes Bonus and Community Infrastructure Levy, in assisting the delivery of the infrastructure required by the Local Development Framework Core Strategy.

7 **LDF: STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA) PROJECT PLAN AND ESTABLISHMENT OF SLAA PARTNERSHIP**

The Executive Member for Planning Policy and Economic Development submitted a report seeking endorsement of the Strategic Land Availability Assessment (SLAA)

Project Plan and establishment of a formal SLAA Partnership to provide technical advice and guidance to East Herts Council, in respect of land availability and the deliverability of sites. The SLAA was ongoing technical work that would inform the East Herts LDF.

Members commented on the difficulty of ensuring a fair representation for Parish Councils in the SLAA Partnership. A number of drafting amendments were suggested.

The Panel decided to make the recommendations now detailed to the Executive.

RECOMMENDED - that (A) the East Herts Strategic Land Availability Assessment (SLAA) Project Plan (July 2011), contained at Essential Reference Paper 'B' of the report now submitted, be agreed subject to the drafting amendments discussed at the meeting; and

(B) a formal SLAA Partnership be established, in order to allow work to commence as soon as possible to inform the next stage of the Core Strategy.

8 LDF: CALL FOR SITES UPDATE REPORT

The Executive Member for Planning Policy and Economic Development submitted a report updating Members on the submissions received to the Call for Sites consultation between 6 May and 10 June 2011 and seeking Members' agreement for the responses to be taken into account as part of the preparation of the East Herts Strategic Land Availability Assessment (SLAA).

Members said that the exercise had caused concern amongst residents and were assured the sites included would not necessarily be developed. Members asked for this to be made clearer in future consultations.

The Panel decided to make the recommendations detailed below to the Executive.

RECOMMENDED - that (A) the responses received to the Call for Sites consultation between 6 May and 10 June 2011, attached at Essential Reference Paper 'B' of the report now submitted, be noted and taken into account as part of the preparation of the East Herts Strategic Land Availability Assessment (SLAA); and

(B) any future Call for Sites suggestions be included and assessed as part of the preparation of the SLAA in Summer/Autumn 2011, and subsequently as part of the annual monitoring and review of the SLAA.

9 EAST HERTS GREEN INFRASTRUCTURE PLAN (MARCH 2011) AND HERTFORDSHIRE STRATEGIC GREEN INFRASTRUCTURE PLAN (MARCH 2011)

The Executive Member for Planning Policy and Economic Development submitted a report presenting the East Herts Green Infrastructure Plan and Hertfordshire Strategic Green Infrastructure Plan for consideration and agreement.

Members noted the update on the issues.

The Panel decided to make the recommendations detailed below to the Executive.

RECOMMENDED – that the East Herts Green Infrastructure Plan (March 2011) and the Hertfordshire Strategic Green Infrastructure Plan (March 2011) be agreed and published as follows:

(A) as a technical study, forming part of the evidence base to inform and support the East Herts Local Development Framework;

- (B) as a basis for informing future Development Control decisions concerning development and green infrastructure; and
- (C) as a basis for green infrastructure planning in the District.

**10 ASSESSMENT OF EAST HERTS SPORTS FACILITIES
(MAY 2011)**

The Executive Member for Planning Policy and Economic Development submitted a report presenting the draft Assessment of East Herts Sports Facilities (ASF) and a range of recommendations and long term aspirations for consideration and agreement.

The Panel decided to make the recommendations detailed below to the Executive.

RECOMMENDED – that the draft Assessment of East Herts Sports Facilities be agreed and published as follows:

- (A) as a technical study, forming part of the evidence base to inform and support the East Herts Local Development Framework;
- (B) as a basis for informing future Development Control decisions concerning the development of, and developments affecting sports facilities; and
- (C) as a basis for sports facility planning in the District.

**11 LDF: MORPHOLOGY AND PLACE SHAPING (MAPS)
TECHNICAL STUDY**

The Executive Member for Planning Policy and Economic Development submitted a report seeking endorsement for the Morphology and Place Shaping (MAPS) technical

study project plan. The MAPS technical study sought to embed a settlement-wide approach to design in the East Herts LDF.

Officers gave a presentation explaining morphology by giving an example of what it would involve for an imaginary town.

The Panel decided to make the recommendation detailed below to the Executive.

RECOMMENDED – that settlement-wide design based technical work is undertaken to inform the preparation of the East Herts LDF, and the Morphology and Place Shaping (MAPS) Technical Study Project Plan, contained at Essential Reference Paper ‘B’ of the report now submitted, be agreed.

12 MINUTES

RESOLVED – that the Minutes of the Panel meeting held on 23 September 2010 be approved as a correct record and signed by the Chairman.

13 EXTENSION OF MEETING

The Panel agreed that Council Procedure Rules be suspended so that the meeting could continue beyond 10.00 pm, if necessary.

RESOLVED – that Council Procedure Rules be suspended, so that the meeting could continue beyond 10.00 pm, if necessary.

The meeting closed at 10.00 pm

Chairman
Date

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EAST HERTS COUNCIL

LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE PANEL – 24 NOVEMBER 2011

REPORT BY EXECUTIVE MEMBER FOR PLANNING POLICY AND ECONOMIC DEVELOPMENT

STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA) NEXT STEPS

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report sets out the next steps in the ongoing Strategic Land Availability Assessment (SLAA) technical work that will inform the East Herts Local Development Framework (LDF) and housing trajectory.

<u>RECOMMENDATION FOR EXECUTIVE:</u> to commend to Council that:	
(A)	the information received in respect of the SLAA sites, attached at Essential Reference Papers B and C be noted; and,
(B)	the SLAA Next Steps, Assessment Criteria and Fact Sheet, attached at Essential Reference Paper D, E and F, respectively, be agreed.

1.0 Background

1.1 The Strategic Land Availability Assessment (SLAA) identifies potential sites for development in the District and gives a technical assessment as to whether they are developable and when they could be developed. The SLAA does not make any decisions as to whether a site should be developed: that is the role of the planning system itself.

1.2 It is part of the proactive plan-making process and will help ensure that the Council meets its requirement to maintain a continuous five year supply of housing across the District.

1.3 The main output of the SLAA will be a list or database of sites that

could be developed in East Herts from which the Council can select the most sustainable and appropriate sites to be developed through the LDF and planning process.

- 1.4 At the LDF Executive Panel on 7 July 2011 Members endorsed the SLAA Project Plan and agreed to establish a SLAA Partnership made up of stakeholders including agents, developers, civic societies and town and parish council representatives. Following initial engagement in September 2011, this report seeks endorsement to progress with the next steps of the SLAA process.

2.0 Report

- 2.1 A series of eight Partnership meetings was arranged to discuss the SLAA sites across the District. Each meeting was chaired by the Director of Neighbourhood Services, and attended by members of the Planning Policy Team who led the discussions and took notes. In terms of format, discussion about the sites followed two presentations: the first setting the strategic context of East Herts and the second, looking at the bigger picture in terms of the deliverability of sites.
- 2.2 Known site information was made available to the Partnership prior to the meetings. Given the large number of sites the purpose of the meetings was to focus on those sites where there were issues rather than discuss the detail of every site (SLAA Project Plan, paragraph 3.13).
- 2.3 A Deliverability Assessment Template was made available for Partnership members to record and submit their comments on the deliverability of sites. 18 sets of comments have been received containing very useful information about the suitability of sites, including from town and parish councils. This was exactly the sort of information that the Council was seeking as part of this first round of the SLAA. This information is contained at **Essential Reference Paper B**. A discussion forum was also set up on the website to stimulate debate about sites although this medium has not proved fruitful.
- 2.4 The Council decided not to take an early view on the suitability of sites anticipating that the Partnership would assist with this initial process. However, at the first meeting of the Partnership on 7 September 2011, it became clear that some Partnership members

felt that further site information was necessary in order to give valuable feedback. As such, following the first meeting, the Council agreed to reconsider its approach and notify Partnership members of the way forward.

- 2.5 Following internal discussions, it was considered appropriate to continue with the SLAA process as set up, although the meetings would be refocused to consider those larger sites in their strategic context. To assist with this, one meeting was cancelled and its proposed agenda dealt with at other meetings. Members of the Partnership were advised of this approach and offered the opportunity to opt out if they were not satisfied.
- 2.6 The subsequent meetings provided very useful discussion and information about sites across East Herts and the suitability or otherwise of broad locations such as individual towns and villages. Notes from the SLAA meetings are attached at **Essential Reference Paper C**.
- 2.7 In terms of the process itself, landowners, developers and agents are valid stakeholders in the LDF plan-making process and it is right that their representatives are engaged alongside representatives of local communities, statutory undertakers and service providers. The SLAA has been the first time that the Council has engaged representatives of the development industry in this manner in the LDF.
- 2.8 However, it is acknowledged that there has been some disquiet in respect of the SLAA process, particularly regarding the absence of town and parish councillors at the meetings. The Council took this approach in good faith on the basis that it did not want to fetter the ability of town and parish councillors to comment at a later stage should a particular site come forward for development. However, in order to maintain transparency, town and parish clerks were invited to attend the meetings and represent their Councils.
- 2.9 Following feedback from town and parish councils, it is apparent that this approach was overly cautious and town and parish councillors would welcome the opportunity to actively engage in the SLAA.
- 2.10 As such, and in order to provide clarity, the Council has prepared a statement that sets out the next steps in the SLAA process. This is attached at **Essential Reference Paper D**. It is proposed that

following ratification by the LDF Executive Panel, SLAA Partnership members, town and parish councils and East Herts district councillors will be asked to comment on the initial site assessment undertaken by Officers. This information will then be taken on board before a SLAA Report is published. The criteria for undertaking the SLAA site assessment is set out in **Essential Reference Paper E**.

- 2.11 For information, to supplement the SLAA FAQ produced in July, a Project Factsheet has also been prepared that explains the purpose of the SLAA. This is attached at **Essential Reference Paper F**.
- 2.12 It should be reiterated that the SLAA is about providing a more realistic assessment as to whether a particular site **could** be developed. It is **not** about making a decision about whether a site **should** be developed.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

- Planning Policy Statement 3: Housing (PPS3), CLG, June 2010
- Strategic Housing Land Availability Assessments Practice Guidance, CLG, July 2007

LDF Executive Panel Reports:

- Local Development Framework Executive Panel 7th July 2011 - Agenda Item 9: Strategic Land Availability assessment (SLAA) Project Plan and Establishment of SLAA Partnership
<http://online.eastherts.gov.uk/moderngov/ieListDocuments.aspx?CId=151&MId=1708&Ver=4>
- Local Development Framework Executive Panel 23rd September 2010 - Agenda Item 8: LDF Evidence Base - Technical Studies 2009/10 and 2010/11
<http://www.eastherts.gov.uk/index.jsp?articleid=15160>
- Local Development Framework Executive Panel 27th August 2009 - Agenda Item 9: LDF Evidence Base - Technical Studies 2008/09 and 2009/10
<http://www.eastherts.gov.uk/index.jsp?articleid=9284>

Contact Member: Councillor M G Carver, Executive Member for Planning Policy and Economic Development

Contact Officer: Kevin Steptoe, Head of Planning and Building Control – Ext 1407

Report Author: John Careford – Senior Planning Policy Officer

ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives <i>(delete as appropriate):</i></p>	<p>Promoting prosperity and well-being; providing access and opportunities <i>Enhance the quality of life, health and wellbeing of individuals, families and communities, particularly those who are vulnerable.</i></p> <p>Pride in East Herts <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p> <p>Leading the way, working together <i>Deliver responsible community leadership that engages with our partners and the public.</i></p>
<p>Consultation:</p>	<p>Engagement with appropriate stakeholders as required.</p>
<p>Legal:</p>	<p>N/a</p>
<p>Financial:</p>	<p>LDF technical work is being funded from the Planning Policy / LDF Upkeep Budgets.</p>
<p>Human Resource:</p>	<p>Existing Planning Policy staff resources will undertake this study.</p>
<p>Risk Management:</p>	<p>In order to be found sound at examination, it is essential that the Core Strategy should be based on a robust evidence base.</p>

Strategic Land Availability Assessment (SLAA) - Site Information Received from SLAA Partnership Members

This document sets out the information on SLAA sites received through the first round of SLAA Partnership meetings. It has been collated from information submitted by members of the SLAA Partnership either as comments or using the SLAA Deliverability Template, produced for this purpose. Please note: information has not been received on every site nor for every settlement. This site specific information should be read in conjunction with the notes from the SLAA Partnership meetings which include a discussion about sites in their strategic context.

Information is provided on sites in the following parishes:

Albury - page 25	Little Hadham - page 42
Aston - page 3	Much Hadham - page 44
Bayford - page 26	Sawbridgeworth - page 19
Bengeo Rural - page 27	Standon and Puckeridge - page 45
Benington - page 3	Stanstead Abbots - page 47
Braughing - page 28	Stanstead St Margarets - page 50
Brickendon - page 29	Stapleford - page 52
Buntingford - page 4	Tewin - page 3
Furneux Pelham - page 30	Thorley - page 53
Gilston - page 32	Walkern - page 3
Great Amwell - page 34	Ware - page 20
Hertford - page 8	Wareside - page 54
Hertford Heath - page 38	Watton-at-Stone - page 3
Hunsdon - page 41	Widford - page 58
Little Berkhamstead - page 3	

General Comments

Many HCA sites seem to be private garden areas and very few would realistically be available.

When assessing viability of sites and whether or not to develop, developers consider an array of potential issues:

- Assess whether the area holds well for 'price pricing' and assess demand with agents
- Look at current infrastructure, traffic levels, noise, is the site near shops, transport, amenities, schools etc
- Are there good national rail and road connections nearby, and links to London?
- What is the quality of the surrounding housing, aesthetics, do people want to live in the area?

If the majority of these are missing or distant, the site is less attractive as the dwellings will be harder to sell. On larger sites where infrastructure will be built, this is not quite such an issue, especially where agreements to subsidise infrastructure costs can be drawn up.

If the site is considered to have potential, the following are considered:

- Planning history on the site and local precedent
- Affordable housing requirement
- Efficiency of the site in terms of topographical levels, gradients, width and layout potential
- TPOs or trees of merit
- Parking requirement
- Flood zones – building in one can make it difficult for people to acquire mortgages in an already difficult market
- What is the best house type and mix for the site (terrace, semi's, detached, apartments, mews)? This is demand led at first, then tailored according to planning policy.

The larger the site, the more economies of scale play a part and so the more likely development will be attractive to developers.

Aston
Potential to be a very attractive development area

Benington
Potential to be a very attractive development area

Little Berkhamstead
Potential to be a very attractive development area

Tewin
Not so favourable a development area

Walkern
Not so favourable a development area

Watton-at-Stone
Not so favourable a development area

43/004 - Land to the Rear of White Lion PH
Not considered attractive to the market - planning history on the site and surrounding area / refusals – low house values in the area and a large amount of affordable required

Buntingford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
02/001	Land south of Owles Lane, Buntingford			Access poor unless linked to development of the Sainsbury's site	
02/002	Land to the rear of Snells Mead			Achievable	
02/003	Land off Longmead/Baldock Road		Outline permission granted for up to 26 dwellings subject to payment of S106 funds		
02/004	Land to the east of Buntingford		Yes	Yes	
02/005	Buntingford West (per Entec report)			Yes	
02/006	Aspenden Bridge			Aspenden Road very narrow and congested	
02/007	Former Sainsbury's Depot			Yes	Loss of sports buildings but not pitches
02/008	Land west of London Road			Yes	
02/009	Land at Cornebury Farm			Yes	
02/010	Land to the rear of How Green Meadow			Planning App pending 3 dwellings	
02/011	Land at Aspenden Road			Aspenden Road narrow and congested	
02/012	Land at "Lane End House", Bowling Green Lane		Privately owned part of house frontage	Bowling Green Lane is a dead end, dangerously congested with school buses/traffic. No other access available	
02/013	Land at 7 Ermine Street			Yes	
02/014	Land at "The Vicarage",		Owned by Diocese	Yes one detached dwelling	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Vicarage Road			already built on the other side of The Vicarage	
02/015	Land at 1 Honey Lane		Garages		Loss of garages will increase on street parking which is already excessive
02/016	Land opposite 17 Vicarage Road		Garages		As above
02/017	Land between 65-66 Vicarage Road		Possibly owned by Afinity Sutton Housing trust	Yes	
02/018	Land adjacent 35 Wyddial Road		Garages		Will increase parking on a heavily congested road especially during the summer months when the neighbouring bowls club is in operation
02/019	Land between 11-15 Wyddial Road		Garages		Will increase parking on a heavily congested road especially during the summer months when the neighbouring bowls club is in operation
02/020	Telephone Exchange, Baldock Road		Owned by BT	Yes	Communication facilities need to be maintained
02/021	1 Police House, Baldock Road		Owned by Herts Police	Yes	Possible loss of parking for Police vehicles
02/022	Land to rear of 59 High Street		Planning permission approved for 3 dwellings		
02/023	"The White House", 46 High Street		Owned by Peace Child International Charity	Several planning applications refused - but owner keen to develop	
02/025	Land adjacent telephone exchange, Baldock Road		Unclear which piece of land if land next to Tel Exchange - owner unknown	Yes	There is a piece of land behind Exchange which is owned by Buntingford Town Council
02/026	Land at "Pendle", Bowling Green Lane		Privately owned by ex-Mayor of Buntingford	- could be access problems	
02/027	Land between Chapel End & The Tannery		Application granted for 3 detached dwellings		

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
02/028	Land between 18 Archers & 24 Sunny Hill		Garages	Narrow roads loss of parking could cause further congestion	
02/029	Land at 5-8 Riverside		Garages	As above	
02/030	"Pigs Nose", Garden Road		Privately owned	Extremely restricted access	
02/031	32 Archers			Restricted access	
02/032	"Layston Cottage", Garden Road		Planning permission granted for 2 semi's if these are built the remainder of the site will be land locked		
02/033	Land between 12-13 The Tannery		Garages	Very congested road, car park was built on some years ago	
02/034	"The Orchard", Baldock Road		Doctors car park	No on street parking available for displaced vehicles	
02/035	"Claremont" and "Cassiobury", Baldock Road			Yes	
02/036	"Bowlers Green House", Bowlers Mead			Yes	
02/037	Land at "Nevetts", Bowling Green Lane		Care Homes	Would cause loss of care facility	
02/038	Land adjacent 311 & 333 Monks Walk		Garages	Loss of parking in a congested area	
02/039	Land adjacent 299 Monks Walk		Garages	Loss of parking in a congested area	
02/040	Land adjacent 267 Monks Walk		Garages	Loss of parking in a congested area	
02/041	Land at 100 Monks Walk		Covenant of land - designated open space owned by Buntingford Town Council		
02/042	Land between 28-29		Garages	Loss of parking in a congested	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Mill Close			area	
02/043	"The Watermill", Luynes Rise		Privately owned	Yes	
02/044	Land between Station Road & Downhall Ley		Owned by adjacent residents	Yes	
02/045	Fire Station, Station Road		Owned by Herts Fire & rescue	50% of site possible	
02/046	Land at "The Railway" PH, Station Road		Privately owned	Public House closed and de- licensed	
02/047	Land at 30-40 London Road		Highways owned	Yes	
02/048	St Francis Close			Yes	
02/050	Land east of Bowling Green Road, west of Allotments		Planning permission for 11 dwellings granted		
02/051	Park Farm Industrial Estate extension			Yes	

Hertford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/001	Bengeo plant nursery	No, reserve for smallholding or garden centre			
		Ok apart from policy restriction	Think so	Yes	Infrastructure inadequacies - transport, school places, shopping, cars etc
		Oppose - Lies within Green Belt			Development of this site for housing would extend the boundary of the town and open the door to pressure for further development to the north
03/002	National Grid Site/Norbury Woodyard	No, reserve for industrial/retail			
		Yes	Don't know	Yes	Loss of employment land, highway access issues, Brownfield contamination issues? Ensure maintain appropriate relationship with Lea Navigation
03/003	Land north of Molewood Road	No, green finger			
		Oppose - Lies partly within Hertford's Beane Valley Green Finger			
		Not suitable - Access issues - one small unmade road. Not sustainable. Access via North Road would cause traffic and environmental issues	Don't know	Yes	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/004	Land at North Road, (bound by Molewood Road to the north, the railway to the east, the River Beane to the south)	No, green finger and important landscape feature Oppose - Lies within Hertford's Beane Valley Green Finger			The site also lies within the flood plain, most severe category
		Not suitable - would mean merger between Waterford and Hertford (not electoral ward but in acceptability)	Don't know	Yes, high end on stilts	A large very wet field - drainage required
03/005	Land west of Mangrove Road	No, green belt and conservation area Support development of top half of the site only			The bottom half of the site beyond the existing rear development line of adjacent properties and running down to the Hagsdale Brook to be left undeveloped
		Partly suitable, excluding western part. Ash Valley Green Finger required protection	Don't know		
03/006	Balls Park Estate	No, green belt and conservation area Oppose - Retain cricket ground as essential leisure facility and London Road strips as barriers to traffic			Lies with Hertford's Southern Green Finger
		Unsuitable. Cricket ground. Vital to protect recreational facility. Would compromise openness of Balls Park and in close proximity to listed mansion. Two of other areas possible (see interventions). Most easterly point not suitable Urban sprawl issues	Don't know		If 2 areas developed take account of spacing and density of lower end of London Road

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/007	The Old Orchard	No, green belt and conservation area Unsuitable - coalescence with distinct community of Hertingfordbury. Access not appropriate through Ladywood Road	Yes		
03/008	Hertford Fire Station & Fire Service HQ	Only if vacant Support residential use if Fire HQ and Station relocated			
03/009	West Street Allotments	Yes No, needed for allotments and wildlife site	Yes	Yes	None
03/010	Land west of Thieves Lane/ Welwyn Road	No, green belt and important to local landscape Oppose - Existing Green Belt	Yes	Yes	None
03/011	Dunkirkbury Farm	Yes No, green belt Oppose - Located in Green Belt and partly in Hertford's Southern Green Finger	No	Yes	None
03/012	13-19 Castle Mead Gardens	Yes, but protect northern part of Ash Valley Green Finger Yes but ensure retention of properties 13-19 Support The site has a history of development and	No legal issues	Yes	None
				Being previously	The site is part of an

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		<p>lies close to the centre of Hertford. Contrary to its being washed over by the 2007 Local Plan designated Employment Area (HE8) the entire 0.12 site, and that to the immediate west, is, and has been for many years, in residential use. In the 2008 Halcrow employment study, the area around it (known as the Wareham's Lane estate) is assessed as having a <i>"mixed qualitative profile ranging from poor to good"</i> In presumably alluding to the existing residential uses it concludes that the estate has no <i>"major conflicts"</i> with adjacent land uses making it <i>"a potential candidate for B1 redevelopment"</i>. B1 Uses are, of course, as a matter of fact compatible with residential uses so whether in isolation, or in conjunction with the housing to the west or indeed ongoing commercial use in the vicinity, a residential reuse of the site is appropriate. In this regard, the commercial estate gets an overall rating of 'amber' in the 2008 assessment indicating that mixed use redevelopment would be appropriate. The site is well located to the range of facilities and transport opportunities available in and around Hertford town centre and there is a pedestrian underpass close by under the Hertingfordbury Road.</p>	<p>ownership of McMullen and Sons Ltd and can be made available.</p>	<p>developed land, the site benefits from an established access and all the usual utilities are available.</p>	<p>area shown indicatively as Flood Zone 2 & 3 a zoning which is applicable to all the existing buildings and uses on and around the site and, indeed, large areas of Hertford, Only if it were found to be 3b does PPS25 advise that new development should not be permitted. Redevelopment is clearly contemplated by the findings of the Halcrow Employment Land Review (see above) so whilst the potential for flooding is an issue to be addressed, it does not preclude redevelopment for a range of 'vulnerable' uses. The site is also part of an extensive Area of Archaeological Significance and any redevelopment would need to incorporate appropriate measures of archaeological investigation.</p>

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/013	Land to east of East Lodge, Balls Park	No, green belt			Development of this site would further reduce the rural separation of Hertford Heath from Hertford, and would destroy the symmetry of the recently built lodge entrance to Balls Park
		Oppose - Located in Green Belt			
03/014	Land west of London Road Cottages, Balls Park	Not suitable. Ribbon development in rural environment			Development of this site would further reduce the rural separation between Hertford Heath and Hertford
		No, green belt and edge of green finger Oppose - Located in Green Belt and Hertford's Southern Green Finger			
03/015	Land to the rear of 'Fireflies'	Yes			
		Preference for industrial use			
03/016	Dicker Mill	Yes			The small industrial/commercial units on this site are well located to provide essential services for the town
		Priority for access to pedestrian/cycle route under bridge Oppose - Should be retained for employment use			
		Yes but loss of employment land and road traffic issues			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/017	30-34 and 33-41 Chambers Street	Oppose if existing uses continue to be needed Unsuitable. Blind junction at Chambers St. Port Hill not suitable			Youngs Mews possible access point onto Hartham Junction, provided junction with Port Hill is vastly improved
03/019	Land at Goldings Manor	No, green finger and important green belt Consider reuse in conjunction with adjacent former gravel pit on Bramfield Road Yes, provided integrity of open parkland assoc with Goldings Estate preserved ? potential for cycle route connector Oppose - Retain for community benefit			
03/020	Land at Braziers Field	Mindful of gradient issues No, green belt Oppose - in Green Belt Yes			
03/021	Goldings, Orchard House	Yes	Yes		
03/022	Chelmsford Lodge	No, green belt and important landscape feature Oppose Unsuitable. Coalescence with			Retention of this undeveloped site maintains the rural character of the approach into Hertford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Hertingfordbury. Urban sprawl and loss of historic important woodland			
03/023	Land south of 145 North Road	Yes	Yes		
03/024	Hertford Delivery Office	Yes Support development of existing unused area only	Yes		Oppose closure and relocation of Post Office sorting office
03/025	Land adjacent to Mangrove Road	No, green belt Oppose - Located within Green Belt and Hertford's Southern Green Finger			Would lead to ribbon extension of Hertford's boundary
03/026	15 Currie Street	Unsuitable. Protection of Ash Valley Green Finger to West of Site Yes Ok apart from policy restriction			
03/027	Allotment Gardens, Frampton Street	No, allotment needed Oppose - Provides essential community service	Don't know		
03/028	Land to rear of 50-130 Cecil Road	Loss of Employment Land Support			
03/029	Land to rear of 165-171 Cecil Road	Support			
03/030	Land adjacent to 115A Cecil Road	Support			
03/034	Land opposite 1-25 Cecil Road	Oppose - Retain for community benefit			
03/041	Land adjacent to 2	No, green finger			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Waterdale				
03/042	Land adjacent to 24 Tanners Crescent	No, too small, out of character			
03/043	Land adjacent to 7 Glovers Close	No, too small, out of character			
03/044	Land adjacent to 15 Glovers Close	No, too small, out of character			
03/045	Land between 68-70 Tanners Crescent	No, too small, out of character			
03/046	Land next to Karden Lodge	No, too small, out of character			
03/047	Land between 22-24 Brookside	No, important green wedge			
03/048	Land between 15-17 Brookside	No, important green wedge			
03/049	Land to rear of 60-64 Brookside	No, important green wedge			
03/050	Land adjacent to 41 Brookside	No, important green wedge			
03/054	Land to West of Warehams Lane	Oppose - Retain as employment land			
03/055	Land Adjacent to 84 Riversmeet	No, flood plain and green finger			
03/056	Land adjacent to 42 Riversmeet	No, flood plain and green finger			
03/057	Land Opposite 13-35 Riversmeet	No, flood plain and green finger			
03/058	Land opposite 2-12 Riversmeet	No, flood plain and green finger			
03/059	Site Adjacent to River Beane	Oppose - Located within Green Finger. Retain for community benefit			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/060	Land adjacent to 45 Port Hill Bengoe	No, green corridor No			
03/062	Land to rear of 8-10 Bengoe Street	No, out of character			
03/063	Land opposite St Leonard's Church	No, out of character			
03/064	Land to rear of 61-67 Warren Terrace	No, out of character			
03/065	Land adjacent to 2 The Avenue	No, out of character			
03/066	Land South of 5 Duncombe Road	No, out of character			
03/067	Land at Port Hill House, Byde Street	No, out of character			
03/068	Land to rear of 105 Bengoe Street	No, out of character			
03/078	Land to rear of 30 West Street	No, out of character			
03/080	Land adjacent to 7-12 The Spinney	No, important green wedge			
03/082	Land to rear of 23-29 Burleigh Road	No, green wedge			
03/083	36 Ware Road	No, green wedge			
03/084	Land to rear of 72-114 North Road	No			
03/085	Land North of 24 Alexander Road	No			
03/086	Land adjacent to 39 Sadlers Way	No			
03/087	Land adjacent to 19 Sadlers Way	No			
03/088	Land between 2-110	No, no access, out of character			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/089	Fordwich Rise Land at 41 Fordwich Hill	No, no access, out of character			
03/097	Land adjacent to 8 Hawthorn Close	No, too small			
03/098	Land to rear of 84 Tudor Way	No, too small			
03/099	Rear of 110-120 Windsor Drive	No, too small			
03/100	Land Opposite 361 Ware Road	No, too small			
03/101	Marshgate Drive	Support - Covered by Mead Lane Design Framework			
03/102	Merchant Drive	No			
03/112	Warehams Lane	No, too small Oppose - Retain for employment use			
03/013	Caxton Hill	Loss of Employment Land			Access onto Ware Rd should cease. Move access onto London Road
03/114	Land to Rear of 38-54 Tudor Way	No, too small			
03/120	Land north of Hertford	No, green belt Ok apart from policy restriction	Don't know	Yes	Infrastructure inadequacies - transport, school places, shopping, cars etc
		Oppose - Located in Green Belt and not needed at present			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/121	Hertford Industrial Estate	preference for industrial use Oppose - Retain for employment use			
03/126	Land at The Vicarage, Churchfields	No			
03/127	Land at St Johns Hall, Churchfields	No			
03/129	Land from Old Cross to Bull Plain	No			
03/130	Land adjacent to 58 Riversmeet	No			
03/131	Land adjacent to 27 London Road	No			
03/132	Herts Police Station Site	Already subject to application			
03/133	Land at Bengeo Hall, St Leonard's Road	No			

Sawbridgeworth

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
04/001	Land at 'The Colt'	Yes	Yes	Yes	Interest declared
04/002	Biss Brothers Old Site	No	Yes	No	Flooding issues
04/003	4 Newportts	No	Yes	No	Access issues
04/004	Land adjacent to east edge of Rowney Wood	No	Yes	No	Access issues
04/005	Land at Thomas Rivers	No	Yes	No	Policy- impact on infrastructure
04/006	Land at Chalk's Farm	No	Yes	No	Access issues
04/007	Land west of Sawbridgeworth	No	Yes	No	Policy- major incursion into countryside
04/008	Land at Northfield House	Yes	Yes	Yes	
04/009	Land north of Chaseways	Yes	Yes	Yes	
04/010	Land adjacent to Primrose Cottage	Yes	Yes	Yes	
04/011	The Piggeries	No	Yes	No	Policy-access/flooding
04/012	The Bungalow and adjacent land	No		No	Access issues
04/013	Brickwell Fields	Yes			
04/014	Land south of Bridgefoot House	No		No	Flooding
04/015	Land to the west of the River Stort and to the south of Station Road	No		No	TPO's/flooding
04/017	Land at Spellbrook	No	Yes	No	Policy-loss of employment land
04/018	Thomas Rivers Nursery	Yes			

Ware

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
05/001	Presdales Pit	Forms part of the green belt land separating Ware and Hertford. Development of this site requires access into Hoe Lane which services three schools. The road is narrow, already working beyond its capacity, very busy and congested especially at peak times. A planning application was previously turned down for development due to its ecological value and the creation of urban sprawl of Ware towards the A10 and Hertford. Suggested possible contamination due to previous gravel extraction.			
05/003	Nuns' Triangle	Mixed use low density scheme : The site is a natural rounding off sitting as it does between the A10 Ware By Pass and the A1170 and having built development to both the south and the east. The site offers an excellent opportunity to create a northern gateway to the town. The current designation as a part of the Poles Park registered historic park and garden (Grade II) hence the low density approach. Commercial development would allow the opportunity to set buildings, car parking and open space around the existing mature trees on the site. Housing densities and mix would reflect the setting, graduating to match existing development to the south of the site. Mitigation of traffic noise from the A10 could further serve to preserve the setting of the site.	The site is in the single ownership of Swanfield (Hamels) Ltd a wholly owned subsidiary of Hubert C Leach Ltd (Leach Homes). Currently let for grazing there is no impediment to vacant possession being available upon the grant of planning permission.	The site is readily accessible from the A1170 and, it is on a public transport spine with immediate access to the A10. Services of sufficient capacity are believed to be readily available at the boundary of the site.	Aside from Green Belt the current designation of the site is as part of a registered historic park and garden it being a piece of former parkland severed from the main park, gardens and buildings when the Ware bypass was opened in 1976. Furthermore, the former South Lodge to the estate is no longer physically connected to that property emphasising the detached and residual nature of this part of the estate. Any trees within the site of sufficient physical quality and amenity value could readily be protected by the imposition of TPO's. It goes without saying

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
05/004	9 Acre site South of Fanhams Hall Road.	The site sits immediately adjacent to 05/009 (Land East of Trinity Centre). That land has recently had an outline approval granted (subject to S106) and has been marketed by HCC. This site is a natural extension to this land and a logical rounding off of the town in this location bounded, as it is to the north, by Fanhams Hall Road.	The site is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freeholders support the promotion and will make the land available should it be granted planning approval.	Access to the site can be readily achieved from either Linwood Road or Fanhams Hall Road or both. An access study has been prepared for Leach by Ardent and preliminary discussions have taken place with the Highway Authority. There are no impediments to accessing the site. Services of sufficient capacity are believed to be readily available at the boundary of the site. The site featured in the Edge of Settlement Study and achieved a favourable report.	that the retention of such trees would add capital to the development opportunity and could be retained as part of any future masterplanning. None appears to be necessary.
05/005	Horticultural Nursery – Presdales School	Green Belt inappropriate for development, set between three schools on Hoe Lane, a very busy, narrow and congested road. Access would be difficult and dangerous especially during school hours. Loss of employment.			
05/008	Old Hertfordians Rugby Club known as Hertford	Significant Green Belt Land. This parcel of land is owned by Herts County Council and leased to the Rugby Club. It has no independent access therefore relies on the sale of surrounding land ie: Little Acres access (currently the subject of a			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Rugby Club	legal dispute which is ongoing), or The Hale Club access which leads into Hoe Lane, a narrow, heavily congested road serving three schools and many homes, already working beyond its capacity. If developed this would add to the urban sprawl of Ware and forms part of the limited green belt remaining between Hertford and Ware preventing the coalescence between the Towns. A sad loss of well used recreational amenity for Ware which borders land of archaeological significance.			
05/013	Land at Rush Green	For the sake of clarity both the Trustees 'Call' submission and the later Core Strategy Issues and Options submission showed the small amount of residential development' as consolidating the existing Hoe Lane ribbon development as far as Thieves Lane (to a point opposite the Pinewood School site).	The site is controlled by the Trustees of the Rush Green Settlements who remain in discussion with the adjoining landowners concerning the potential to relocate the rugby club.	The site adjoins the urban area and has main road frontage so pedestrian and vehicular access and access to existing utilities is not a problem.	A small part of the site is washed over by the Archaeological Area of Significance and the open use proposed (for the vast majority of the site) is not only compatible with the Green Belt status but would also preserve any archaeological matter in situ.
05/016	Chadwell Springs Golf Club	Significant green belt land preventing the coalescence between Ware and Hertford. The Western part of this field is of archaeological significance. The intention on this piece of land is to build some new houses abutting the very congested Hoe Lane and the rest of the site form a new rugby club. The plan between the land owners is to develop the existing rugby fields and leave this site as the only remaining green belt field preventing the coalescence of the towns. As they would need to construct car parks, rugby pitches, club house, spectator stands, changing rooms, floodlights etc this one remaining field would hardly suffice as undeveloped green belt separating Ware and Hertford. This land also has a public right of way across it called Thieves Lane. The comment here is one of clarification. The call submission proposed two discreet sites namely: 1 - An area of the existing golf course (c3.5 hectares) proposed then and now for a mixture of housing and adjacent to Warner Road and			
				McMullen and Sons Ltd are sole owners of all the land. Site 2 is previously developed and the subject of ongoing discussions at County and District level as part of the recreational/leisure redevelopment of the existing golf course. The current re-design of the golf course has taken on board the possible loss of the 3.5h comprising Site 1. It adjoins existing estate development wherein utilities/infrastructure exist and from	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		<p>2 - A 0.7h site fronting Ware Road. Currently the site of a clubhouse and car park. The proposed use in 2009 was for an “enhanced leisure facility to replace/incorporate the existing clubhouse and also include a public house and/or hotel”. Since then, the land owners McMullens and Sons Ltd have been in discussions and negotiations with both the County and District Councils and the latest proposal is for a public house/golf shop/driving range on this site in conjunction with a remodelled golf course on the majority balance of the land (c 20h) in their ownership.</p> <p>This distinction is not apparent on the current SLAA Report which confusingly, although showing two separate sites, talks of a site of 4.27h proposing 85 dwellings.</p>	<p>where McMullens have rights of access (via Warner Road).</p>		
	Little Acres Field	<p>Significant green belt land which prevents the coalescence between Ware and Hertford. Due to its high ground position it would tower above existing developments and infringe on privacy. Sad loss of recreational golfing facility. This site also borders land of archaeological significance. It purports to have access into Warner Road but has never had a vehicular access only a small pedestrian gate which has been locked and overgrown for many years. Warner Road is currently a no through road. It is very narrow, poorly constructed and unsuitable for access to a new development.</p>			
		<p>Forms the significant green belt where there is limited open space and prevents the coalescence of Ware and Hertford. This field links with Hertford Rugby Club, the Golf Course and land at Rush Green</p> <p>The existing access is too narrow to serve a new development and is currently the subject of a legal dispute where the owner is trying to gain more land from a Little Acres resident in order to increase the width of the access. There also appears to be a covenant on the existing Little Acres development denying access into any other development via Little Acres, a cul de sac. This field is regularly used for football/rugby, local children, joggers and dog walkers and is the only accessible recreational field in this locality where children can play without having to cross a main road. Part of this field</p>			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
05/019	Hale Club	is currently used by the owner during term time as a car park for its students and loss of this parking facility would create local parking problems. Significant Green Belt Land bordering Land at Rush Green, Little Acres Field, Chadwell Springs Golf Course and Hertfordians Rugby Club preventing the coalescence between Ware and Hertford. Established recreational facility and much used. Access is again via Hoe Lane			

- Unfortunately the SLAA Panel meeting focused on the broad concept of a north to east by-pass and a significant release of land for development to both the north and east of Ware. That concept was put forward by ourselves and others when the EERA were calling for sites for the roll forward of their plan to 2031 and beyond. The SLAA meeting did not, however, consider in any depth the shorter term opportunities that exist on sites that relate closely to the existing residential development in the area.
- Sites 05/001, 05/005, 05/008, 05/013, 05/016 and 05/019 are close to Presdales Girls School, who currently accept new pupils from Ware and a wider area of surrounding villages/towns. If there was a significant increase in homes surrounding the school which is currently oversubscribed a serious shortage of places to surrounding areas would deny parents the choice of single sex education.
- All the above sites (except 05/016) rely on Access into Hoe Lane, which is unsuitable to sustain this amount of traffic and in very bad repair, narrow, heavily congested, working beyond its capacity to serve three schools, many homes, and commuter traffic. To access further development into Hoe Lane would be unsustainable.

Albury

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
06/001	Bride Croft, Upwick	No	Yes	Yes	Well outside settlement
06/002	Salmon Mead, Upwick	No	Yes	Yes	Well outside settlement

Bayford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
11/001	Land at Ashdene Road	Small service village - number of homes proposed seems appropriate to scale of village.	Not clear who owns the garages. Would assume that the land should be available for development	Expensive area to live in. Site should be achievable.	
11/002	Land east of Well Row	Unsuitable location	Unknown	Unknown	
		Unsuitable location	Unknown	Unknown – potential long-term	Establish ownership
		Small service village - number of homes proposed seems inappropriate to scale of village.	Is unknown	Expensive area to live in. However, scale of development could require significant new infrastructure which would be costly.	

Bengeo Rural

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
12/001	Land at High Trees Farm, Chapmore End	Very small hamlet. Scale of development would be not be in keeping with the existing village. Site lies within the Green Belt	Not clear whether a house builder owns the site or whether site is just being promoted by landowner	Expensive area to live in. Site should be achievable if it came forward for development	
		Any development should be in keeping with listed building setting. Not all identified land suitable	Yes	Yes	Limit area to include area right of road and around farm buildings
12/002	Land off Bourne Honour (Ware Road), Tonwell	Unsuitable as isolated site may be developable as wider site up to Ware Road	Yes	Yes	Development of wider area to Ware Road
		A small site in a village with a modicum of facilities (school, pub), bypassed by the A602 and within easy reach of higher order settlements Site within small hamlet, the irregular shaped land makes it difficult to see how any new development would relate to the existing.	Owned by McMullen and Sons Ltd and available	Access is available from Bourne Honour and services are available in the village	
			Ownership unclear	Site difficulties might make site unachievable.	

Braughing

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
15/008	Land adjacent 19 Green End		Not available. This site is already developed.		
15/009	Land at Hull Lane		Not available. Site consists of several plots individually owned. Owners have not expressed an intention to sell.		
15/010	Land adjacent 15 The Street		Not available. Site is now part of a private garden. The owner has not expressed an intention to sell.		
15/011	Land to rear of 36-44 Green End		Not available. Site consists of several plots individually owned. Owners have not expressed an intention to sell.		
15/012	Land opposite 3 Church End		Not available. This site is a paddock in private ownership. The owner has not indicated an intention to sell.	Not achievable. The site borders the river in the centre of the settlement. It is 30% covered by a group 1 constraint (floodplain) and 100% by a group 2 constraint (floodplain).	
15/013	Land adjacent 9 Church End		Not available. Site is now part of a private garden. The owner has not expressed an intention to sell.		
15/014	Land adjacent "Ashridge", The Street		Not available. Site is now part of a private garden. The owner has not expressed an intention to sell.		
15/015	19A Green End		Not available. This site is already developed.		

Brickendon

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
17/001	Birch Farm	Site remote from village unsuitable for scale of development proposed. Unsuitable location	Likely to be available	Popular area, likely to be viable.	
17/002	Land west of Brickendon Lane	Edge of Hertford development Sustainable edge of town location, insist on sustainable homes and transport provision and s106 contributions	Unknown Likely to be available Yes	Yes ?	Phase development starting close to town and suitable s106 contributions
17/003	Land at Brickendon Grange	Well located on the edge of the village. Scale of development could be acceptable Unsuitable location	Seems to be mainly garden land which might be difficult to develop in planning terms Unknown	Very small village. Affordable rented housing likely to be very expensive. Yes	
17/004	Land at Fanshaws Lane	Yes Site within the village and scale of development appropriate to the village.	Unknown Likely to be available	Unknown Should be viable.	Would make little difference not worth including in SLAA

Furneux Pelham

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
22/001	Land adjacent to Lake Villas	No	Yes	No	Very difficult access.
22/002	Hollybush	Yes	Yes	Yes	
22/003	Land at Violets Lane	Yes	Yes		Infill
22/004	Land at Tinkers Hill	Yes	Yes	Yes	Adjoining barn conversion
22/005	Land to the south of "South View", Violets Lane	Yes	Yes	Yes	Existing residential
22/006	Land to the rear of "The Old Vicarage", The Street	Yes	Yes	Yes	Existing residential
22/007	Land adjacent "Glebe House", Whitebarns Lane / Land off Whitebarns Lane	Yes	Yes	Yes	Existing residential
22/008	Land to the rear of 1-2 Whitebarns	Yes	Yes	Yes	Existing residential
22/009	Land at "Chantry House", The Street	Yes	Yes	Yes	Existing residential
22/010	Land adjacent St Mary's Church, The Street	Yes	Yes	Yes	Existing residential
22/011	Land adjacent "Quainty", The Street	No	Yes	No	Rural Area beyond GB
22/012	Strip of land adjacent "Blacksmiths Cottage", The Street	No	Yes	No	Outside settlement limit
22/013	Land adjacent "Craigdu", The	No	Yes	No	Outside settlement limit

22/014	Street Land adjacent to "Chapel House", The Street / Land to the south of The Street	No	Yes	No	Flooding issues
22/015	Land between Millwrights Cottage & Apple Tree Cottage	Yes	Yes	Yes	Small development

As a general point virtually all the sites are in the catchment area of the River Ash which already has a serious flooding problem. Any development in these areas will increase the flood risk by speeding up the surface water run-off. This risk can be partly mitigated by on site surface water retention schemes, but there is nothing about this mentioned in the scheme proposals, and in any event cannot completely solve the problem and are prohibitively expensive. None of these sites could be developed.

Gilston

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
21/002	Redricks, Hollingson Meads, Sayes Park, Gilston Park (part)	No	Yes	No	Policy-Green wedge
21/003	Terlings Park	No	Yes	No	Policy- loss of employment land
21/004	Land north of A414/Eastwick Road	No		No	Improve local infrastructure / Inadequate local infrastructure
21/005	Land at rear of/adjacent to The Dusty Miller PH	No		No	Improve local infrastructure / Inadequate local infrastructure
		<p>The land is part developed (pub beer garden), adjacent to a major commercial site (recognized in the current Local Plan) and already well linked and related to Harlow; being equidistant from existing residential and commercial neighbourhoods and just 0.5km from Harlow town train station. In land use terms it is suited to residential and or commercial development and would form a highly sustainable urban extension to the new town.</p>	<p>This site is in single ownership and available immediately but it was put forward in the 2009 'call' specifically mindful of the provisions of The East of England Plan relating to the status of Harlow as a key centre for development and change (Policy HA1) The RSS provides for a Green Belt Review facilitating urban extensions into East Hertfordshire District.</p>	<p>See above.</p>	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
			Depending on the formal revocation of the RSS and the consequent Local Plan developed by Harlow, the site can either be considered in isolation, as a physical adjunct to Harlow with which it is socially and economically linked, or, as part and parcel of a comprehensive northern extension to Harlow.		
21/006	Land south of Gilston Park House	No		No	Improve local infrastructure / Inadequate local infrastructure
21/007	Terlings Park and the Gravel Pits to the west of Redricks Lane	No		No	Improve local infrastructure / Inadequate local infrastructure
21/008	Gilston Great Park	No		No	Improve local infrastructure / Inadequate local infrastructure
21/009	Land to the south of Eastwick Road/ Redricks Lane	No		No	Improve local infrastructure / Inadequate local infrastructure

Great Armwell

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
23/001	Land to the rear of The Brooms	Small service village - number of homes proposed seems appropriate to scale of village.	3rd party negotiation could make the site delivery difficult. Also development appears to be garden land which could be more difficult to develop in planning terms now.	Popular village, likely to be viable.	
		Yes	Yes	Unknown	Access may be an issue
23/002	Byfield Nursery off Gypsy Lane & Land off Gypsy Lane/A1170	Edge of centre site. Could be suitable for scale of development proposed Not develop all site but potential for smaller allocation	Likely to be available Unknown	Popular village, likely to be viable. Unknown	Local services would need to be assessed before new housing provision
23/003	Land at Armwell Lane	Large village, site within the existing settlement, hence suitable for residential development Yes	Unclear what happens to the existing pumping station. Unknown	Popular village, likely to be viable. Unknown	
23/004	Land at Armwell Hill	Scale of development proposed would be out of keeping with the village. Village lacks facilities for this scale of new development No - Development would swamp existing settlement Within the village, appropriate for development. However is there sufficient public open space within area? Yes	Likely to be available Unknown Likely to be available	Likely to be viable Unknown Likely to be viable	Possible smaller development/allocation
23/005	Land adjacent 23 Fieldway				
23/006	Land adjacent 12	Within the village, appropriate for	Likely to be available Unknown	Unknown Likely to be viable	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Fieldway	development. However is there sufficient public open space within area? Yes	Unknown	Unknown	
23/007	Land adjacent 2 New River Avenue	Large village, site within the existing settlement, hence suitable for residential development Yes	Likely to be available	Likely to be viable	
23/008	Land at Folly View	Land provides amenity area. Possible some new residential could be incorporated successfully. No	Unknown	Unknown	
23/009	Land at 15-22 River Meads	Land provides car parking for residential properties. Possible some new residential could be incorporated successfully. Yes	Unknown	Likely to be viable	
23/010	Land at 34-48 River Meads	Land provides car parking for residential properties. Possible some new residential could be incorporated successfully. Yes	Unknown	Likely to be viable	
23/011	Land at 67-75 River Meads	Land provides car parking for residential properties. Possible some new residential could be incorporated successfully. Yes	Unknown	Likely to be viable	
23/012	Land adjacent 83-87 River Meads	Land provides car parking and access for residential properties. Not sure how new residential could be incorporated successfully. Yes	Unknown	Unknown ???	Site irregular shape, better options than this one
23/013	Land at the Telephone Exchange, corner of Amwell Lane	Could provide access point to 23/014	Unknown	Likely to be viable - but relies on number of landowners	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Yes	Unknown	Unknown	Should be brought forward with 1-16 Amwell Lane
23/014	Land to rear of 1-16 Amwell Lane	Back garden development, might be difficult to development in planning terms	Unknown	Likely to be viable - but relies on number of landowners	Should be brought forward with Land at Telephone Exchange
23/015	Land at The Nook, off Amwell Lane	Yes	Unknown	Unknown	
23/016	Land between Amwell Lane and the New River	Back garden development, might be difficult to development in planning terms. Access could be difficult. No Amenity land. Some residential could be incorporated. No	Unknown Unknown	Likely to be viable - but relies on number of landowners Unknown ?	Poor Access
23/017	36 Hertford Road	Adjacent to the village. Density of development in this location looks inappropriate and out of keeping with the character of the area. Yes	Likely to be available Unknown	Expensive area to live in. Site should be achievable. Unknown	Site irregular shape
23/018	Land to south of "Waggon & Horses" PH, Pepper Hill	Significant tree cover on the site, which provides an amenity setting to the houses opposite and likely natural habitat for birds and other species. Yes	Unknown Unknown	Unknown ?	
23/019	Factory Land, Furlong Way	Redevelopment of existing employment site, Not clear number of units that could be accommodated. Surrounded by existing housing, but some distance to shops and services. Yes	Unknown Unknown	Unknown Depends on scale of development and infrastructure required.	Should be brought forward with

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
23/020	"Amwell Grove", Cauthery Lane	Adjoining the village. Site covered in mature trees, and seems to be garden development which might be difficult to develop in planning terms. Yes	Unknown	?	neighbouring site - Land at the rear of The Brooms
			Unknown	Unknown	

Hertford Heath

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
25/001	Land fronting the west side of London Road (opposite no's 87-119)	<p>Larger village, therefore the scale of the development should be appropriate to the village</p> <p>Wrong side of road - road forms defensible barrier</p> <p>Site is in the Green Belt and bounded on three sides by open fields. The Landscape Character Assessment advises to "resist any development or change of use that might affect or diminish the distinctiveness and immediately screened in a manner that would not in itself have a negative impact on local landscape character". This site would not meet this recommendation. Anticipated to be residential development on the golf course at some point in the future. This development combined with site 25/001 would cause coalescence with Hertford.</p> <p>County Highways objected previously to an entrance in this vicinity onto London Road.</p>	Unclear what the ownership is.	<p>Area should have strong values so should be achievable</p> <p>Unknown</p>	
25/002	Land at Amwell Place Farm	<p>Scale of development proposed would be out of keeping with the village, however a small amount may be suitable for development</p> <p>Smaller area may be suitable for allocation; either side of Downfield Road</p> <p>Site is in the Green Belt. Scale of development would double size of village. Access via Downfield road is of concern – extremely narrow, no footway and subject to national speed limit for some of its length. The primary school is full and children going to Hoddesdon and Hertford. Bus service breaks down regularly.</p>	Unclear what the ownership is.	<p>Area should have strong values so should be achievable</p> <p>Unknown</p>	
25/003	The Roundings and land to the rear	<p>The scale of the proposed development would be appropriate to the size of the village</p> <p>Yes</p> <p>Within the built up area</p>	<p>Unclear what the ownership is. What condition are the existing buildings in?</p> <p>Unknown - Potential ownership issues if in multiple ownership</p>	<p>Area should have strong values so should be achievable</p> <p>Unknown</p>	<p>If could be brought forward with Highwood would create more comprehensive development</p>

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
25/004	Land at Rushen Drive	Within the village, appropriate for development. Existing garage block site, should be able to accommodate more than 1 dwellings	Unknown	Likely to be viable	
		Yes			
25/005	Land at Trinity Road	Problem with cars parked on roads which are very narrow and the loss of these garages and parking spaces can only exacerbate the problem.	Unknown	Likely to be viable	Depends on usage of parking
		Within the village, appropriate for development. Existing garage block site.			
25/006	Land at Trinity Walk	Yes	Unknown	Unknown	Better sites than this
		Problem with cars parked on roads which are very narrow and the loss of these garages and parking spaces can only exacerbate the problem.			
25/007	Land to rear of 51-69 Mount Pleasant	Within the village, appropriate for development. Existing garage block site.	Unknown	Within the village, appropriate for development. Existing garage block site.	Better sites than this
		Yes			
25/007	Land to rear of 51-69 Mount Pleasant	Problem with cars parked on roads which are very narrow and the loss of these garages and parking spaces can only exacerbate the problem.	Unknown	Requires demolition of a property to gain access. Could be various landowners involved.	
		Back-land garden development. Might have planning difficulties to develop. However within the settlement and should be suitable for residential.			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Unsuitable location to rear of existing built line	Unknown	Unknown	
		Would extend the village beyond its present boundaries			

Hunsdon

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
29/001	Land adjacent to Little Samuel's Farm	No	Yes	No	Access issues
29/004	Eastern part of Briggens Estate	No		No	Inadequate local infrastructure

Little Hadham

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
31/001	Field number 5155, Stone House Farm	No	Yes	No	
31/002	Land and buildings at Little Hadham	No	Yes	No	Severe access problems A120
31/003	Land at Bury Green Farm	Yes	Yes	Not prior to A120 by-pass	Development on this huge site would create massive flooding problems in the Ash Valley Major development. Severe impact
31/004	Land at rear of Florence Cottage	No	Yes	Yes	Access to Bury green is very poor. Brownfield site
31/005	Paddock adjacent to Barrans	Yes	Yes	No	Ideally employment land.
31/006	Land adjoining Ashcroft Farm	No	Yes	Yes	Surface-water run-off will contribute to flooding
31/007	Field behind Foxearth	No	Yes	No	No access
31/008	Land on Acremore Street	Yes	Yes	Yes	Outside settlement area
31/009	Land at "Little Sparrows", The Ford	No	?	No	Surface-water run-off will contribute to flooding
31/010	Land to the south of "The Manse", The Ford	Yes	Yes	Yes	Tricky access A120
31/011	Land to the north of South Cottages, The Ford	No	No	No	Surface-water run-off will contribute to flooding in the Ash valley
		Yes	Yes	Yes	Infill
		No		No	Part of private garden, access problems and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale
		No	No	No	Part of private garden. Access problems, and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale
		No	No	No	Part of private garden, access problems and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale
		No	No	No	Part of private garden, access problems and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
31/012	Land to south of "Ashdene", The Ford	No	Yes	No	No proper access. Surface-water run-off will contribute to flooding in the Ash Valley
31/013	Land at "Florence Cottage", The Ford	No	Yes	No	Loss of allotments
31/014	Land to the south of "Ford House", The Ford	Yes	Yes	Yes	Surface-water run-off will contribute to flooding in the Ash Valley. Duplicated in call for sites
31/015	Land to south of "Houghtons", The Ford	No	Yes	No	Existing residential. Small scale
31/017	Land at The Smithy	Yes	Yes	Yes	Private garden in the flood plain
31/018	Land adjacent Watts Close	Yes	Yes	Yes	Existing residential. Small scale
31/019	Land at "Little Ash House", The Ash	No	No	No	Part of private garden. Access problems
31/020	Land to rear of "Maybrook", Albury Road	Yes	Yes	Yes	Existing residential. Small scale
31/021	Land adjacent "Peasecroft", Albury Road	Yes	Yes	Yes	Surface-water run-off will contribute to flooding
31/022	Old Lime Works	No	Yes	No	Existing residential. Small scale
31/023	Land at Lloyd Taylor Close	No	No	Yes	Existing residential. Small scale

As a general point virtually all the sites are in the catchment area of the River Ash which already has a serious flooding problem (26 houses flooded in Little Hadham in 2001 for example.). Any development in these areas will increase the flood risk by speeding up the surface water run-off. This risk can be partly mitigated by on site surface water retention schemes, but there is nothing about this mentioned in the scheme proposals, and in any event cannot completely solve the problem and are prohibitively expensive. None of these sites could be developed.

Much Hadham

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
33/001	Land to west of Hodge's Garage	No	No. Multiple ownership	No	Loss of Allotments
33/002	Land at Walnut Close	Yes	Yes	Yes	Forms part of existing estate
33/003	Land at Poplar Cottages	Yes	Yes	Yes	Infill
33/004	Land south of Ashleys	Yes	Yes	Yes	Infill
33/005	Dolan's Field, Land north of New Barns Lane	No	Yes	No	Very large development for village
33/006	Land at "Swanston Cottage", Malting Lane	Yes	Yes	Yes	Inside settlement area
33/007	Land at Windmill Way	No	Ransom strip?		Access issues
33/008	Land to rear of "Kesten" and "The Chestnuts", Station Road	No			
33/009	Land to south of Fire Station, Hadham Cross	Yes	Yes	Yes	Infill. Existing residential.
33/010	Strip of land to rear of 10 Millers View	No	Yes	No	1m wide strip
33/011	Land at "Stablegate", Malting Lane	Yes	Yes	Yes	Inside settlement area.

As a general point virtually all the sites are in the catchment area of the River Ash which already has a serious flooding problem. Any development in these areas will increase the flood risk by speeding up the surface water run-off. This risk can be partly mitigated by on site surface water retention schemes, but there is nothing about this mentioned in the scheme proposals, and in any event cannot completely solve the problem and are prohibitively expensive. None of these sites could be developed.

Standon and Puckeridge

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
35/005	Land to the rear of Lamb and Flag Public House, Colliers End	The land is beyond the Green Belt and in the A10 corridor with Colliers End now benefiting from a by-pass. There is easy access to higher order facilities in the villages and towns to both the north and south. If 'corridor development' emerges as a strategy then the land is suitable for consideration, but in any event it could be used to accommodate a share of the district's housing need, including affordable provision, and in so doing assist with the social sustainability of one of the smaller settlements.	The site is in the ownership of McMullen and Sons Ltd and is available.	The site has an established access off the former A10 (Ermine Street) and the usual utilities and services are available in the settlement.	The foremost third of the site, closest to Ermine Street, is part of a linear Area of Archaeological Significance (AAS). Were development to take place it would be accompanied by appropriate works of archaeological investigation
35/016	Land off Perowne Way, Standon	Puckeridge is a defined Category 1 village and both it and Standon (Cat 2) combine to form a large rural settlement and local service base in the A10 and A120 road corridors in a part of the district unconstrained by the Green Belt. Standon in particular has seen estate development in the post-war years and, with the benefit of hindsight, not all of this is as carefully laid out and designed, in particular in terms of its interface with the adjacent countryside, as would now be the case. It is nonetheless a popular location for families offering a rural location, facilities for day to day needs and easy access to higher order facilities along the A10 corridor. This particular land adjoins a series of disparate short cul-de-sacs which terminate abruptly and through, and from, which there	The site is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity and the freehold would be made available should an approval be forthcoming or as the case is likely to be an allocation. Approximately 55% of the land is farmed (that part unconstrained by the SM or flooding) and vacant possession can be readily achieved. The remainder is uncultivated, covered in trees or scrub and is equally available.	The site adjoins the existing settlement and already benefits from vehicular (farm vehicles) and pedestrian access. The landowner controls those slivers of land between the adopted highway (in the cul-de-sac) and the site so there is the option of various points of access all of which can be explored with the highway authority and the local community. It is understood that all necessary services are available in public land	None appears to be necessary.

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		<p>is a series of informal footpaths running around the cultivated areas and across the adjacent areas of scrub. There is no landscaping around or within the housing and it forms an abrupt edge to the village which is the line of the current Local Plan settlement boundary.</p> <p>The landowners are not suggesting that all the land is developed, not least because it is in part designated as a Scheduled Monument (SM), part within a floodplain and it also rises to a local spot height of 86m. What is suggested is some sensitive residential development on the lower slopes free from either the SM or flooding notation. Unlike the current square edged estates housing and landscaping could combine to provide a softer and more sinuous edge to the village. It would also enable formal regularising of the existing recreational access by incorporating the undeveloped land as recreational open space for both the new housing and the existing population. The whole area is also part of an extensive Local Plan designated Area of Archaeological Significance (AAS), along with all the existing built up parts of the villages and the land around them, and obviously any development would facilitate specialist investigation of any ground to be disturbed.</p>		to the south of the site (within the adjoining estate development)	

Stanstead Abbotts

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
36/001	Kitten Hill, Stanstead Abbotts	Good links to train stations at St Margarets and Roydon. Large village with good range of services. Suitable for scale of development Site wrong side of Hunsdon Road - Defensible barrier	Likely to be available Unknown	Popular village, likely to be viable. Unknown	
36/002	Land at Marsh Lane	Good links to train stations at St Margarets and Roydon. Large village with good range of services. Suitable for scale of development	Likely to be available	Popular village, likely to be viable. Need to overcome flooding issues.	
36/003	Land at Marsh Lane (next to the Mill Stream)	Good sustainable location Feels more remote from village. Would seem suitable for Marina, but unclear what the traffic implications are.	Unknown Likely to be available	Unknown Financial implications unknown	
36/004	Car park at French & Jupps	No Lots of existing trees covering the site. Should try to retain the most significant.	Unknown Likely to be available	Unknown ???	
36/005	The Old Windmill	Unsuitable location Adjacent to existing residential. Need to understand why pp refused previously	Unknown Likely to be available	Unknown Popular village, likely to be viable.	
36/006	David Websters'	No Site currently used for employment. Subject to planning conditions, this site is suitable and should support business growth Yes - Separate from wider development; develop with land off Netherfield Lane	Unknown Available Unknown	Unknown Achievable Unknown	May be desirable to retain employment use, potential as part of wider scheme to integrate with wider settlement

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
36/007	Land off Netherfield Lane	Edge of village location. If intensify employment use at adjacent site, this might have implications for suitability. Number of units proposed suggests that most the land would remain as open space. Yes	Likely to be available	Popular village, likely to achieve good values	Potential for wider development with David Websters
36/008	Tennis Court	Substantial tree belt to central area of site. Edge of village location. Site appears to be residential grounds to house. Only one new home proposed, is this to enable refurbishment of existing property? No	Likely to be available	???	
36/009	Land adjacent 128-130 Chapelfields	Garage block. Suitable for some residential. Understood potentially bigger scheme looking at the redevelopment of the whole Chapelfields area No	Unknown Garage block likely to be available	Unknown Should be viable if parcelled up with other sites	
36/010	Land adjacent 57-59 Chapelfields	Large garage block. Suitable for some residential development Yes - Only potential on front of site	Unknown Garage block likely to be available	Unknown Should be viable if parcelled up with other sites	
36/011	Land off Abbotts Way	Large garage block. Suitable for some residential development Yes - Depends on usage of parking area	Unknown Garage block likely to be available	Unknown Should be viable if parcelled up with other sites	
36/012	Land adjacent 58 Woodcroft Avenue	Large garage block. Suitable for some residential development No	Unknown Garage block likely to be available	Unknown Should be viable if parcelled up with other sites	
36/013	Land opposite 14-16 Chapelfields	Amenity area, adjacent car parking.	Unknown	Unknown Should be viable if parcelled up with other sites	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
36/014	Land adjacent 2 Chapelfields	Yes Amenity area.	Unknown	Unknown Should be viable if parcelled up with other sites	
36/015	Land to rear of 30-42 Roydon Road	Yes Site covered by garages to existing properties. Could be some redevelopment. Would be suitable for residential	Unknown	Unknown Site difficulties might make site unachievable. Multiple landowners?	
		Yes	Yes	Unknown	

Stanstead St Margarets

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
37/001	Land at Stanstead Abbotts (edge of settlement assessment sites 15 & 16 plus land to east of site 15)	Significant urban expansion to village. Could erode the green separation between Stanstead Abbotts and Stanstead St Margarets Yes	Assume available Unknown	Popular village, likely to achieve good values. Close to existing road network. Is there capacity available? Unknown	
37/002	Land at Ware Road, Hoddesdon	Not well connected to village, would feel remote. No	Assume available Unknown	Unlikely to come forward due to remote location Unknown	
37/003	The Wilderness	Significant tree cover on the site, which provides an amenity setting to the houses opposite and likely natural habitat for birds and other species. Are there any noise implications as adjacent to A414 (elevated section?) No	Assume available	Possibly	
37/004	Hillside Nursery	Edge of settlement site, could be issues of connectivity. Could be made suitable for residential with improved accesses. Yes	Unknown Assume available Yes	Unknown Landownership issues (as multiple could cause difficulties in delivering). Unknown	Potential ownership issues
37/006	Sanville Gardens (land adjacent Hoddesdon Road)	Inside the village. Significant recent development to rear (The Granary). Would require a sensitively designed scheme, possibly lower density than promoted. Yes	Unknown Yes	Popular village, with expensive house prices. Scheme should be viable. Unknown	
37/007	Land between Hoddesdon Road and the New River	Site provides significant amenity land to residential opposite. Edge of large village. No	Unknown Unknown	Density might need to be reduced. Could be achieved and viable to expensive house prices locally. Unknown	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
37/011	Leaside Works, Lawrence Avenue	Redevelopment of existing employment site. Surrounded by existing housing and close to train station. If site redundant for employment it could be suitable. Yes	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
37/012	Land adjacent 33 Hoddesdon Road	Inside the village. Adjacent to listed building. Development would need to be sensitively designed. Yes	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
37/013	Land at Lawrence Avenue	Well located. Amenity land. Some residential could be incorporated. However would need to understand what the overall public open space provision in locality is. No	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
37/014	Land at Heron Drive	Amenity land. Some residential could be incorporated, provided not detrimental to overall public open space provision No	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
37/015	The Spinney	Outline planning consent for residential - deemed suitable No	Unknown	Popular village, with expensive house prices. Scheme should be viable.	

Stapleford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
38/001	Little Gobions	Remote from village. Not suitable for development No	Assume available Unknown	Low prospect of coming forward for development Unknown	
38/002	Hubbards	Remote from village. Not suitable for development No	Assume available Unknown	Low prospect of coming forward for development Unknown	
38/003	Opposite Stapleford Place Farm, High Road	Site within the village and scale of development appropriate to the village. Yes	Assume available Unknown	Possibly, could be local opposition to loss of village hall. Unknown	
38/004	Land at Clusterbolts	Site within the village and scale of development appropriate to the village. Yes	Assume available Unknown	Reasonable prospect of coming forward Unknown	

Thorley

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
41/001	Twyford Bury	No	Yes	No	Green Belt
41/002	Land south of Whittington Way	No	Yes	No	Major residential development proposed. Site allocated for secondary schools
41/003	Thorley Wash Grange	Yes	Yes	Yes	Small scale
41/004	Land south of Whittington Way	No	Insufficient information		Large site
41/005	Land at Pig Lane	No	?	No	Severe access difficulties
41/006	Land to rear of 52-60 The Shearers	No	?	No	Access issues. Narrow strip

Wareside

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
44/001	Land bound by Wodson Park to west, High Oak Road and Fanhams Hall Road to the south and east, and the 'Round House' to the north	<p>Large urban extension to Ware. Would create new neighbourhood. Scale of development would be significant for Ware, but given the facilities within the village this could be appropriate/acceptable</p> <p>No</p>	<p>Yes - site in single ownership</p> <p>Yes</p>	<p>Yes - developers have options to develop. Village is popular and house prices are expensive.</p> <p>Yes</p>	<p>Smaller area may be suitable adjacent to existing development south of farm</p>
44/001A	Land to the North of Fanhams Hall Road	<p>The site has built development and or edge of settlement facilities on three sides and it represents an opportunity to round off development logically in this part of the town. Access would be drawn from Fanhams Hall Road/High Oak Road and not Kingsway. Future masterplanning would respect the setting of The Round House although it understood that there may be redevelopment proposals in relation to that property as well at some stage in the future.</p>	<p>The site is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freehold owners are in support and will make the land available should it be granted planning approval.</p>	<p>Access to the site can be readily achieved from Fanhams Hall Road/High Oak Road. An access study has been prepared for Leach by Ardent and preliminary discussions have taken place with the Highway Authority. There are no impediments to accessing the site. Services of sufficient capacity are believed to be readily available at the boundary of the site. The site featured in the Edge of Settlement Study and achieved a favourable report.</p>	<p>None appears to be necessary.</p>

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
44/001B	Land surrounding The Round House	The site would provide a natural rounding off of the town.	Part of the land is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freehold support and will make the land available should it be granted planning approval. The remainder is in two ownerships where the landowners have appointed an Agent to promote the land on their behalf with a view to offering it for development should planning approval be granted. Leach and the Agent have agreed to collaborate in the promotion of the combined landholding and are committed to working together to this end.	The combined landholding links to the A10 junction to the north of Ware and to the B1004 to the east. A development of this size offers the advantage of the provision of a co-ordinated public transport strategy. Service provision for a development of this size will inevitably require strategic planning.	
44/002	Appleton Farmyard	Remote and rural location. Scale of development not inappropriate, but not ideal in sustainability terms.	Assume available Unknown	Remote village location. Expensive location. Strong development values. Yes	Needs to satisfy normal farm diversification requirements
44/003	Land adjacent to St. Georges Cottages	Remote and rural location. Scale of development not inappropriate, but not ideal in sustainability terms. Yes	Assume available Unknown	Remote village location. Expensive location. Strong development values. Unknown	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
44/004	Land adjacent to Appleton Farm	Countryside feel to the location, but new planting could soften edges to allow site to be made suitable for pocket park. Yes	Assume available Unknown	Yes - if funding available to create. Support from Parish? Unknown	Would finish off development in this location
44/005	Land to the north and east of Ware	Large urban extension to Ware. Would create new neighbourhood. Scale of development would be significant for Ware, but given the facilities within the village this could be appropriate/acceptable No The site would provide a natural rounding off of the town.	Yes - site in single ownership Unknown Yes	Yes - developers have options to develop. Village is popular and house prices are expensive. Yes The combined landholding links to the A10 junction to the north of Ware and to the B1004 to the east. A development of this size offers the advantage of the provision of a co-ordinated public transport strategy. Service provision for a development of this size will inevitably require strategic planning.	Would result in unchecked sprawl in to countryside and inappropriate development in the Green Belt None appears to be necessary.

Unfortunately the SLAA Panel meeting focused on the broad concept of a north to east by-pass and a significant release of land for development to both the north and east of Ware. That concept was put forward by ourselves and others when the EERA were calling for sites for the roll forward of their plan to 2031 and beyond. The SLAA meeting did not, however, consider in any depth the shorter term opportunities that exist on sites that relate closely to the existing residential development in the area.

General Comments on 44/001B and 44/005

The Panel considered this site at some length, there were concerns about visibility from the north (in this regard the Round House itself straddles the 65m contour whereas the spot-heights to the north on the crest above the Rib valley in which Thundridge/Wadesmill sits are 76m and 79m) although equally some pointed towards the effective use of structural planting to mitigate this. The advantages of the provision of a north/east link road were debated. The possibility of linking the new road to each of the roads that radiate from the centre of Ware towards the north, however, was not fully considered. This would provide an opportunity for road users from this area of the town to 'exit' the area without having to pass through the town centre en route. Others, promoting their land at the meeting pointed towards significant 'planning gains' should their land be considered for development. It goes without saying that a release of this significance in this area could provide equal if not greater planning gains. The question that has to be asked is which is the most appropriate location for this level of development, on a phased implementation basis, together with incremental planning gain delivery.

Widford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
47/002	Land to rear of Adams Farm	No	Yes	No	Inadequate local infrastructure

East Herts SLAA Partnership Meeting 07/09/2011
Southern A10 Corridor

Attendees

Invitees

- James Barham – Bayfordbury Estates
- Robert Barker – Baca Architects
- Karen Beech – Bidwells
- Ross Blumire – Taylor Wimpey
- Michelle Crees – HCA
- Tony Gallagher – Quod Planning
- Jim Hatch – Leach Homes
- Peter Haynes – Paul Wallace Land
- Belinda Irons – Standon Parish Council
- Beryl Matthews – Brickendon Liberty Parish Council
- Carolyn Morgan – Hertford Heath Parish Council
- Duncan Murdoch – Moulton-Walker
- John Oldham – Countryside Properties
- Jane Orsborn – Jane Orsborn Associates
- Rachel Padfield – Sworders
- Simon Poole – Cresthaven
- Tim Waller – JB Planning Consultants

East Herts District Council (EHDC)

- Simon Drinkwater – Director Neighbourhood Services (Chair)
- John Careford – Senior Planning Officer, Planning Policy
- Martin Paine – Senior Planning Officer, Planning Policy
- Laura Pattison – Assistant Planning Policy Officer, Planning Policy

Introduction and Market Issues
<ul style="list-style-type: none"> • Welcome and introduction from the Chair
<ul style="list-style-type: none"> • Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
<ul style="list-style-type: none"> • General consensus that there is huge demand for housing in East Herts. The current problem with the housing market is primarily to do with obtaining mortgages/finance for house purchases.
<ul style="list-style-type: none"> • Query the Hometrack slide in the presentation, which stated that house sales were up 3.6%. Didn't feel that that this was reflective of the market.
<ul style="list-style-type: none"> • House prices are being kept high by the shortage of property in East Herts.
<ul style="list-style-type: none"> • Distinction should be drawn between sale prices of new build and second hand properties (second hand sales account for 80-90% of the market). Sellers of second hand properties do not have to drop prices as they do not have to sell whereas house builders have to adjust prices to shift stock.

<ul style="list-style-type: none"> Housing market is very up and down from month to month.
<ul style="list-style-type: none"> Concern expressed over mortgage valuations for new build properties; these used to be at a premium but this is becoming less so.
<ul style="list-style-type: none"> National house builders are looking 6-18 months ahead in terms of where they want to build. Location is key and this means that the home counties are particularly desirable. The new government has returned to a policy position that allows house builders to build the houses that people want; houses with gardens and garages.
Affordable Housing
<ul style="list-style-type: none"> Housing agencies will need to step up to the plate. They have been subsidised by central government but now need to become more pro development themselves.
<ul style="list-style-type: none"> Outlined the design and quality standards that affordable housing needs to meet; space standards and code level 3 of Code for Sustainable Homes.
<ul style="list-style-type: none"> Market housing is usually 1 level behind.
<ul style="list-style-type: none"> It is a national scandal that as a country we are unable to house our population.
<ul style="list-style-type: none"> Specific site in Braughing where the house builder had amended the scheme from 3-bed house to 5-bed houses through minor amendments.
<ul style="list-style-type: none"> Can't blame the developer for trying to maximise profit as they are the ones that are taking all the risk.
<ul style="list-style-type: none"> Should be written in policy what profit a developer could expect to obtain; stated that 20% return on sales value would be a reasonable expectation. This would help the developer when negotiating the purchase of land and would make the process more transparent.
<ul style="list-style-type: none"> Every Council wants something for nothing. Doesn't see why house builders should provide affordable housing. Tesco wouldn't be expected to provide free food to people who were poor and hungry.
Strategic Issues
<ul style="list-style-type: none"> Has EHDC taken into account the effect of what you are proposing on the A10? Draft A10 capacity study prepared to inform Broxbourne LDF has concluded that £133million of road improvements will be needed on A10 and J25 of the M25. The county position is that no development should proceed in Broxbourne until an IDP is prepared which outlines how work is to be funded. Traffic generated in the central area of East Herts will feed onto the A10 and the current view is that developers will have to fund all road improvements, which will affect viability.
<ul style="list-style-type: none"> What is EHDC's view on the NPPF and the 'presumption in favour of sustainable development'? - The Council is preparing a response to the NPPF consultation.
<ul style="list-style-type: none"> Is EHDC continuing work on an LDF or a Local Plan? LDF has taken 7 years to get to this stage which suggests that your current timetable is optimistic. Developers are ready to submit planning applications as soon as the NPPF is published. The market will jump the system, which is what the Government wants developers to do.
<ul style="list-style-type: none"> Why isn't Harlow North in the plan? EHDC is running the risk of a legal challenge.
<ul style="list-style-type: none"> What is the position on the PCBD approach to distributing

development? Towns will continue to need to provide for their own need.
<ul style="list-style-type: none"> • What is the position on CIL? Need a Core Strategy that recognises the financial difficulties of the industry
<ul style="list-style-type: none"> • EHDC is aware of these policy issues and these will be addressed in the preparation of the LDF.
EHDC Approach
<ul style="list-style-type: none"> • EHDC is approaching this the wrong way round. Should sort out the strategy before considering individual sites.
<ul style="list-style-type: none"> • Feeling that it was not appropriate to critically analyse another landowners site and would not be willing to provide detailed feedback on individual sites.
<ul style="list-style-type: none"> • EHDC should carry out the first filter of sites and then give reasons why the sites have been excluded. EHDC needs to go through a sieving process and there needs to be some level of technical detail. The process needs to be carried out more effectively.
<ul style="list-style-type: none"> • Acknowledgement that EHDC have adopted a slightly different approach to other Councils. Did not want officers' view to fetter discussions so wanted to get an industry perspective.
<ul style="list-style-type: none"> • Agreed to look at the sites in their wider context
11/001 – Land at Ashdene Road, Bayford
<ul style="list-style-type: none"> • Highway access concerns as the access road to the site is the same road that is used to access the school; concerned about the safety of children walking to school.
<ul style="list-style-type: none"> • Local garage site, which should continue to be used for parking to reduce increased parking on the road.
<ul style="list-style-type: none"> • There is a local wildlife meadow to the east of the site, which may be impacted by development.
<ul style="list-style-type: none"> • Questions raised about what technical advice had been sought from other parties about the sites to help the partnership to form a view; urban design advice/DC advice/advice on car parking standards/visibility splays etc.
<ul style="list-style-type: none"> • The Council can produce its own parking standards; e.g. Broxbourne Council has done this. What % of the site area will be taken up by car parking?
<ul style="list-style-type: none"> • The site is within the village envelope so can't see anything wrong with development here.
<ul style="list-style-type: none"> • Development will not get off the ground on this site due to the affordable housing requirement on smaller sites.
<ul style="list-style-type: none"> • Comment that Category 2 villages are not working. Discussion about the policy designation of Category 2 villages and the need for village boundaries.
<ul style="list-style-type: none"> • Continued discussion on the process being followed and a general consensus was reached that the partnership could not take a view on whether sites were suitable and deliverable due to the lack of prior technical work that had been carried out by the Council. It was felt that the Council should form a preliminary assessment and view of each site and then this could be commented on.
<ul style="list-style-type: none"> • Is there a draft view of which options EHDC is going to follow? - No

<p>decisions have been taken. The approach taken to the SHLAA is that the Council has no pre-determined views on any of the sites. It was anticipated that the technical information already provided on each site would enable some initial conclusions to be reached.</p>
<ul style="list-style-type: none"> • Don't see the point in discussing all of these small sites that are only going to deliver a few houses; should concentrate on the larger sites.
<ul style="list-style-type: none"> • Decision taken to move onto the larger, more strategic sites.
<ul style="list-style-type: none"> • The Council need to form an initial view on the sites and then this can be discussed.
<p>12/001 – Land at High Trees Farm, Chapmore End</p>
<ul style="list-style-type: none"> • Current road infrastructure makes this a non-starter.
<ul style="list-style-type: none"> • Is there potential for an enhanced settlement here? A satellite village to Hertford?
<ul style="list-style-type: none"> • A new scale settlement would need to be 10,000 homes to create a sustainability core.
<ul style="list-style-type: none"> • Strategy should be to enlarge selected villages.
<ul style="list-style-type: none"> • More villages need to be designated as Category 1 villages where 200+ houses can be built.
<ul style="list-style-type: none"> • Enhance the designation of Category 2 villages; designate as growth villages with set boundaries.
<ul style="list-style-type: none"> • Need to approach the SLAA from a more strategic viewpoint.
<ul style="list-style-type: none"> • Sites need to be sustainable.
<p>Site 17/002 – Land west of Brickendon Lane, Hertford</p>
<ul style="list-style-type: none"> • Promoter of the site declared an interest: site would be an extension to Hertford and is in a good, sustainable location. Site is being promoted for mixed use; 100 houses and community facilities.
<ul style="list-style-type: none"> • Concern raised about access from Brickendon Lane; this is a narrow road and would need widening in numerous places.
<ul style="list-style-type: none"> • May be suitable if it were part of a masterplan for south Hertford. This would need strategic landscaping which the house building industry does not do well.
<ul style="list-style-type: none"> • Needs a grand vision; a southern bypass.
<ul style="list-style-type: none"> • Large sites need to have a properly thought out masterplan.
<ul style="list-style-type: none"> • Council needs to be proactive and deliver the structure for developers to produce a masterplan. There is no vision anywhere for what we are doing today. The Council needs to identify where growth can occur, develop a vision for how the Council wants to see the site/area developed and then leave it up to developers.
<ul style="list-style-type: none"> • Has EHDC established whether sites are available/deliverable? - No, that is what the SLAA Partnership to assist with.
<ul style="list-style-type: none"> • Conclusion reached that site would be suitable for development subject to a comprehensive masterplan for the south of Hertford.
<p>Site 23/004 - Land at Amwell Hill, Great Amwell</p>
<ul style="list-style-type: none"> • Promoter of the site declared interest: Clarified that site plan shows total area of land holdings but it is not expected that the full site would come forward for development.
<ul style="list-style-type: none"> • Comment that at scale proposed, coalescence would be an issue.
<ul style="list-style-type: none"> • Development would most likely focus on the south-east corner of the site adjacent to Gipsy Lane. Other land could be used to help resolve

<p>the car parking/access issues experienced by Van Hages.</p>
<ul style="list-style-type: none"> Attendees should be expected to criticise other people's sites. The Council need to do the planning work themselves.
<ul style="list-style-type: none"> House builders will be happy to develop anywhere in East Herts but this site would not be considered by house builders as it is likely to remain contrary to policy.
<ul style="list-style-type: none"> Finding it difficult to make comments on sites before they have had some element of filtering. If the sites are filtered by the Council, attendees can then give their views based on a set list of criteria.
<ul style="list-style-type: none"> Should not comment on the constraints of sites. That is the Council's job. Wants to be able to comment specifically on the suitability/availability/achievability of sites. EHDC needs to do more work to help us to help you. For example, Broxbourne's urban capacity study identified 2000 sites which the Council then filtered down to 700 for consideration.
<ul style="list-style-type: none"> Need to identify whether there are any covenants on the land, which will affect deliverability.
<p>Comments from General Discussion</p>
<ul style="list-style-type: none"> Real issue in the district about the loss of employment land. Jobs are being lost hand over fist.
<ul style="list-style-type: none"> EHDC are going to get tested on local housing needs evidence.
<ul style="list-style-type: none"> Coalition government is adopting a carrot and stick approach. View from the house building industry is that planning by appeal will occur.
<ul style="list-style-type: none"> Strategic sites are not going to come forward for years. If smaller sites are going to be left to the Site Allocations DPD, it will be years before there is any delivery of housing. This will leave the district extremely vulnerable to planning by appeal.
<ul style="list-style-type: none"> Category 2 villages; threshold for affordable housing is too low and affects the viability and deliverability of schemes. The 'village envelope' is interpreted too strictly and restricts development on the edges of Category 2 villages.
<ul style="list-style-type: none"> The population of villages is growing older and younger people can't afford to live there. Issue about how rural services are to be supported. Village life is now characterised by people getting into their cars and driving to work – dormitory villages.
<ul style="list-style-type: none"> Infill sites in Watton-at-Stone and Stanstead Abbots have all been developed.
<ul style="list-style-type: none"> Should look at South Cambs policy on village development; have a criteria approach to development.
<ul style="list-style-type: none"> Should have urban extensions to the 5 main towns.
<ul style="list-style-type: none"> Strategic approach on distribution should broadly follow the PCBD approach with a more flexible policy on Category 2 villages and more villages designated as Category 1 and 2.
<ul style="list-style-type: none"> Very impressed with how openly and freely the developers spoke and felt they were talking sense.
<ul style="list-style-type: none"> Criticised piecemeal development and felt focus should be on providing infrastructure, buses, land for food etc.
<ul style="list-style-type: none"> Concerned about East Herts being under intense pressure due to the delays in the plan making process. Construction industry will help to pull

East Herts out of this mess.
<ul style="list-style-type: none"> Members should agree to amend LDF structure and proceed with a new Local Plan rather than separate allocations DPD. This will speed up delivery.
<ul style="list-style-type: none"> Need proportional evidence gathering; currently collecting too much evidence.
<ul style="list-style-type: none"> Allow development in villages which can provide some additional facilities; e.g. small employment units.
<ul style="list-style-type: none"> There are advantages of allowing limited development but this is often misconstrued as a bribe.
Concluding Remarks
<ul style="list-style-type: none"> Officers will consider the feedback provided today and will decide whether the remainder of the meetings scheduled will proceed as planned. An email will be sent out tomorrow informing the partnership of the decision reached.

East Herts SLAA Partnership Meeting 09/09/2011
Hertford

Attendees

Invitees

James Barham – Bayfordbury Estates
 Steven Barker – Barker Parry
 Ross Blumire – Taylor Wimpey (North Thames)
 Tony Gallagher – Quod Planning
 Peter Haynes – Paul Wallace Land
 Guy Kaddish – Bidwells
 John Oldham – Countryside Properties
 Jane Orsborn – Jane Orsborn Associates
 Neil Osborn – DLP Planning
 Paul Pullin – East Herts District Council Economic Development
 Spencer Warren – Heaton Planning

East Herts District Council (EHDC)

Simon Drinkwater – Director Neighbourhood Services (Chair)
 John Careford – Senior Planning Officer, Planning Policy
 Kay Mead – Senior Planning Officer, Planning Policy
 Martin Paine – Senior Planning Officer, Planning Policy

Introduction and Discussion
<ul style="list-style-type: none"> Welcome and introduction from the Chair
<ul style="list-style-type: none"> Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
<ul style="list-style-type: none"> In the context of Wednesday’s meeting, the comments raised had been taken on board and that today’s meeting would focus on larger proposed development sites, rather than smaller suggested areas.
<ul style="list-style-type: none"> Confirmed that EHDC was seeking to tap into expert knowledge of the Partnership – particularly experience of marketing and delivering sites. What issues are the most important? What would make a developer wish to progress – highways issues etc?
<ul style="list-style-type: none"> Outlined that all the sites under consideration at the meeting derived either from the Call for Sites or Urban Capacity work. It was stressed that no decisions are being made at this stage – the Council is currently looking for guidance.
03/001 – Bengo Plant Nursery
<ul style="list-style-type: none"> Proposed residential
<ul style="list-style-type: none"> Traffic in Bengo is a problem.
<ul style="list-style-type: none"> Breach of Green Belt – its release would set a precedent for wider

release in the area.
03/120 – Land North of Hertford
<ul style="list-style-type: none"> • Mixed Use 1,010 dwellings
<ul style="list-style-type: none"> • Regarding topography, the development would cross contours and would not fit in with the landscape. This is a very important consideration.
<ul style="list-style-type: none"> • Traffic implications important.
<ul style="list-style-type: none"> • Landscape Character Assessment – important to work with HCC. Plus highway issues.
<ul style="list-style-type: none"> • If this amount of housing is allowed traffic would be impossible. This would be exacerbated by the presence of Sainsbury's when it opens. There are better sites than this available. However, as a development it would sell well. There would be no highway solution unless the area was bypassed completely.
<ul style="list-style-type: none"> • Is there a housing target for Hertford? Has EHDC got a view of what it is aiming at in settlement terms? - Not at town level, only district wide 8,500.
<ul style="list-style-type: none"> • How many of that will be required for Hertford? Will PCBD [Proportional Catchment Based Distribution] be carried forward? - That is not known yet, all the towns will contribute. If PCBD is carried forward then the contribution would be significant.
<ul style="list-style-type: none"> • A site of this size would become significant. We need a guide of what we are aiming for instead of working in the dark. - In the absence of a definitive figure guidance is being sought on the suitability of these sites.
<ul style="list-style-type: none"> • Has EHDC considered what that might be? – Not yet.
<ul style="list-style-type: none"> • It's being driven by what is available, not what is needed. - It's a balance of the two.
<ul style="list-style-type: none"> • This is an issue of strategic scale. There will be similar problems whichever way Hertfordshire grows. A strategic transport solution will be needed or there will be gridlock in the rest of the town. Developers will 'bite your hands off' to develop any sites.
<ul style="list-style-type: none"> • Would developers pay for strategic transport? - Of course not. It would depend on the level. 5,000 homes would normally meet the threshold for secondary education provision. All these things add up and development will not fund everything.
<ul style="list-style-type: none"> • We're looking for a steer regarding housing bonus. There has been a lack of infrastructure development in the county for years. Expecting developers to pay for this won't happen. E.g. as raised at the last session, the implications for the A10 and M25 junction of development in this district adding to existing difficulties raised at the Broxbourne Inquiry. There must be a clear policy from County on infrastructure. What is the joint council position with all the business rent about to come your way? What are attitudes to this income stream? It could be a realistic possibility if this was used.
<ul style="list-style-type: none"> • Regarding phasing, could a certain amount be built before the infrastructure was built? - Small sites would not contribute enough. Big sites could contribute more.
<ul style="list-style-type: none"> • In terms of thresholds, larger sites provide comprehensive benefit. CIL should help small sites, but large ones contribute to strategic infrastructure.

<ul style="list-style-type: none"> Cashflow issues – large strategic schemes are initially cash negative. There needs to be a different range of affordable housing types as central government funding is not there. There are employment issues to stop out commuting.
<ul style="list-style-type: none"> Would this site be suitable for employment? - Again, there would be traffic infrastructure implications.
<ul style="list-style-type: none"> The site should be mixed use.
<ul style="list-style-type: none"> Q. Would it help if there was restricted access to the site from the A602 only? - No, this would divorce the site from the town.
17/002 – Land west of Brickendon Lane
<ul style="list-style-type: none"> Note that this site was discussed on Wednesday when it was suggested by the agent that 100 dwellings would be provided. To clarify, this number should be 766 dwellings.
<ul style="list-style-type: none"> Not without strategic highways.
<ul style="list-style-type: none"> Q. Would a smaller site in the south be better than the north? - Possibly, but not a highways engineer and there are also cultural issues in the south.
<ul style="list-style-type: none"> Was an extension of the road A10/A414 planned at Balls Park when it was granted permission? - Don't know.
<ul style="list-style-type: none"> This could take the traffic away from the town.
<ul style="list-style-type: none"> Bypasses help people escape and would not bring people into Hertford.
03/002 Marshgate Drive
<ul style="list-style-type: none"> Mixed Use
<ul style="list-style-type: none"> Fine.
<ul style="list-style-type: none"> Obvious place for employment, subject to traffic.
<ul style="list-style-type: none"> Overview of the Mead Lane Urban Design Framework, its aims, the consultation carried out, and the intention to bring this SPD forward prior to the adoption of an Allocations DPD.
<ul style="list-style-type: none"> Site not considered appropriate for housing due to noise emissions from the substation. The only thing going for it is its proximity to the river. Any future development must be associated with the dual carriageway network. Suggest an alternative site that would be more suitable. The Council should provide sites that utilise existing infrastructure.
<ul style="list-style-type: none"> There should be a strategic strategy for the whole town. There must be strategic planning.
<ul style="list-style-type: none"> Developers will go where there are opportunities, which are not necessarily the best sites.
<ul style="list-style-type: none"> This site has contamination issues. There is a risk element with decontamination.
<ul style="list-style-type: none"> There is also flood risk at this site. Can the market take more flats? - No. Barclays Bank will not fund any more flats in the area. The ability of banks to fund flats has declined.
<ul style="list-style-type: none"> In other areas, a lot of time has been spent changing flat schemes to other uses.
<ul style="list-style-type: none"> Not all the flats in the Broadmeads scheme in Ware have sold after two years.
<ul style="list-style-type: none"> The site should remain in employment use.
<ul style="list-style-type: none"> The Higgins development is the best of what is there at the moment. Can't see anyone developing Mead Lane for housing – it would be

commercial suicide.
<ul style="list-style-type: none"> Is there a need for employment? - There is a need to retain employment locally to retain the economic spend. Increased employment locally is very desirable, particularly in Hertford rather than anywhere else in the district. In terms of housing the district is getting full up. Every site should be looked at in terms of employment and there are some issues with this site in relation to traffic and travel to work. While agreeing with a number of points made, if housing can fund regeneration then that will provide the most employment.
<ul style="list-style-type: none"> Is there a direction in EHDC on how to spend Housing Bonus? LABGE money (business rate payments reallocated from the Government) has been used quite a lot for local employment development. There has been the political will to try and benefit people that put the money in. East Herts is the only authority in Hertfordshire that has used this fund in this way instead of going into the corporate pot.
<ul style="list-style-type: none"> Broxbourne has done extremely well in its assessment of employment need to the north of the town. 1million sq ft was taken up almost immediately. Pindar Road and Essex Road also.
<ul style="list-style-type: none"> But Broxbourne has better roads – no one will come to Hertford.
<ul style="list-style-type: none"> Hertford has A roads – employment should take advantage of those roads. There must be a strategic overview of how the whole thing is looked at.
<ul style="list-style-type: none"> The discussion illustrates that the SLAA process is not worth bothering with – if you concentrate on strategy land will come forward. However, it’s recognised that this is what the Council is obliged to do. It’s extremely frustrating that the Government doesn’t seem to understand the process.
<ul style="list-style-type: none"> If the Council just allocates areas, will they come forward? They always did in the past – the more transparency there is, the more you paralyse it.
<ul style="list-style-type: none"> People won’t come forward without certainty.
03/004 – North Road
<ul style="list-style-type: none"> Site is in a floodplain.
<ul style="list-style-type: none"> Looked at this site 10 years ago – Environment Agency were not happy for this to progress.
<ul style="list-style-type: none"> The site is in floodzones 2 and 3, and also in the Green Belt.
<ul style="list-style-type: none"> Some developers are constructing floating houses elsewhere.
<ul style="list-style-type: none"> In the Fens the ground floor is used for parking and other floors for living accommodation.
<ul style="list-style-type: none"> The floodzone prohibits development.
03/005 – Mangrove Road
<ul style="list-style-type: none"> Inspector knocked this out last time. Highways are not easy to improve. Also projects into a Green Finger. If these problems were resolved, it would be OK.
<ul style="list-style-type: none"> The river valley is very attractive.
03/006 – Balls Park Estate
<ul style="list-style-type: none"> Same issues apply.
03/010 – Thieves Lane
<ul style="list-style-type: none"> 230 units
<ul style="list-style-type: none"> Very good site.

<ul style="list-style-type: none"> • Very good site (declared interest in site)
<ul style="list-style-type: none"> • This site has designations of Historic Park and Garden and Ancient Woodland.
<ul style="list-style-type: none"> • There has been a long term promise of a major country park between Welwyn Garden City and Hertford which was in a S.52 agreement many years ago. Housing in this area could promote this. It could provide access from Sele Farm. Layout and spatial contribution should not be neglected.
<ul style="list-style-type: none"> • This is one of the best sites in the process – it rounds of the Green Belt, with the statutory woodlands. There is good access onto principal highways and Hertford North Station is nearby. It ticks all the boxes. It's the most sensible site on the table. Declared ancient interest in the site.
<ul style="list-style-type: none"> • Agree it's a sensible proposition.
<ul style="list-style-type: none"> • What would the phasing be? - It could come forward soon.
<p>03/128 – Welwyn Road</p>
<ul style="list-style-type: none"> • Do many of the same issues apply? No, this would be a Green Belt intrusion, whereas the other constrains it.
<ul style="list-style-type: none"> • This site has been a problem for the local authority for years. The land has been despoiled with waste dumping etc. However, it should be looked at in the round and shouldn't be thrown out when it could be improved for the residents of Sele Farm.
<p>03/019 Goldings</p>
<ul style="list-style-type: none"> • 160 dwellings proposed
<ul style="list-style-type: none"> • Believes that the land had permission for housing post war.
<ul style="list-style-type: none"> • The land is part of a Registered Garden.
<ul style="list-style-type: none"> • That would count it out.
<ul style="list-style-type: none"> • The site should be listed as rural rather than peripheral.
<ul style="list-style-type: none"> • What would be the prospects for residential or employment? It would make some sense with the A119 and London access. It could be mixed use with B1 offices.
<ul style="list-style-type: none"> • Employment would never sell.
<ul style="list-style-type: none"> • Posh offices in the countryside are not being taken up. The trend is to convert to residential. Location is very important. It is very difficult to recruit staff as they wish to access facilities during the working day.
<ul style="list-style-type: none"> • It depends on the facilities in the village – Stanstead Abbots has a good offer.
<ul style="list-style-type: none"> • It was exactly this scenario that caused Bayfordbury Estates to leave Bayfordbury.
<p>03/022 – Chelmsford Lodge</p>
<ul style="list-style-type: none"> • 30 units proposed
<ul style="list-style-type: none"> • Site is Green Belt and covered by TPOs.
<ul style="list-style-type: none"> • Obvious choice, subject to usual DC requirements.
<ul style="list-style-type: none"> • What about the density? 30 dwellings? Depends on how many trees are wanted to be saved.
<ul style="list-style-type: none"> • Is the market moving towards lower density? It depends on the site.
<p>03/025 – Land adjacent to Mangrove Road</p>
<ul style="list-style-type: none"> • Same issues as for other sites in the area discussed above.
<p>03/024 and 03/051 - Sorting Office/BT Exchange</p>
<ul style="list-style-type: none"> • The Sorting Office element is part of the Call for Sites. There are

archaeological and conservation issues.
<ul style="list-style-type: none"> This is just the sort of site that should come forward for elderly people. There would be no harm to the townscape.
<ul style="list-style-type: none"> Should this be on its own or with the BT Exchange? It should be joined to make better development.
<ul style="list-style-type: none"> Regarding care homes, has the Council identified where these should be? Not yet.
<ul style="list-style-type: none"> The Christ's Hospital is very successful in this respect
<ul style="list-style-type: none"> Any other uses for this site? The site is the wrong side of the road [A414] for retail or employment.
3/100 Land opposite 361 Ware Road
<ul style="list-style-type: none"> Employment or residential? Should be residential.
3/102 – Merchant Drive
<ul style="list-style-type: none"> This site is listed as Amber in the Employment Study.
3/110 – Mimram Road
<ul style="list-style-type: none"> Site has various constraints including flood issues. Listed as Amber in the Employment Study. Views on continued employment use?
<ul style="list-style-type: none"> Railway noise. Employment regeneration is very important – just as much as housing.
03/111 – Taylor Trading Estate, Ware Road
<ul style="list-style-type: none"> No specific designation, but is in employment use.
<ul style="list-style-type: none"> It is well occupied and in good use.
<ul style="list-style-type: none"> Not suitable for housing as 80ft cliff at rear.
03/113 – Caxton Hill Employment Area.
<ul style="list-style-type: none"> Site listed as Red in the Employment Study.
<ul style="list-style-type: none"> The biggest problem is access. The link between Foxholes Business Park and Caxton Hill should have been put in place after the permission was issued. Council should use CPO [Compulsory Purchase Order] powers to achieve this.
<ul style="list-style-type: none"> Explained that efforts have been made over many years to try and achieve this but the difficulties relate to non-adopted roads and legal issues. However, the scheme currently features in the Hertford and Ware Urban Transport Plan [H&WUTP], and it is hoped that it can be resolved in the future.
<ul style="list-style-type: none"> This has been on the cards for a long time and would stop industrial traffic using Ware Road.
<ul style="list-style-type: none"> This could be picked up in EHDC Economic Development's work programme - will discuss after the meeting to bring it forward.
03/132 Former Police Station
<ul style="list-style-type: none"> Has permission for mixed-use development for 90 residential flats, 36 houses, 80 bed hotel, 60 bed nursing home, 2 retail units and nursery, together with underground and off street parking.
<ul style="list-style-type: none"> Would the market bear 90 flats in this location? - Not in that location.
<ul style="list-style-type: none"> It's a good housing site.
<ul style="list-style-type: none"> Would the hotel be likely to be brought forward in this market? - Yes, as there is little provision in Hertford.
<ul style="list-style-type: none"> Not an ideal location but would be fine for a chain like Premier Inn or Travelodge. With a public house it would be viable, but not on its own.
<ul style="list-style-type: none"> Regarding strategy – a fundamental decision needs to be taken on bigger

sites and infrastructure. How big? Capacity? This is the key to what needs to be done. Not that many larger sites are identifiable for Hertford.
03/011 - Mangrove Lane
<ul style="list-style-type: none"> • On the south side. May need a southern bypass.
<ul style="list-style-type: none"> • Implications for Brickendon Lane. New homes bonus [NHB]/TIF [Tax Increment Financing] not enough for that kind of infrastructure.
<ul style="list-style-type: none"> • The Council is having detailed discussions and debate over NHB and what happens when the six years run out and has a reluctance to commit to programmes that will be running out.
<ul style="list-style-type: none"> • This should be put towards capital schemes.
<ul style="list-style-type: none"> • This could be where it will be used.
General Discussion
<ul style="list-style-type: none"> • Does TIF pay towards infrastructure, as in the US? - The finance direction of the CIL [Community Infrastructure Levy] publication has a Plain English Guide in its guidance notes.
<ul style="list-style-type: none"> • Income should be used for the promotion of growth. Developers are not going to pay for it all.
<ul style="list-style-type: none"> • If it's not going to be viable in East Herts then it won't be anywhere.
<ul style="list-style-type: none"> • Delivery of affordable housing – how is it to be funded? - Currently the Council has £700,000 per year for funding.
<ul style="list-style-type: none"> • How is the rest to be funded? - HDA [Housing Development Agency] etc
<ul style="list-style-type: none"> • What about a different approach, where housing developers fund construction and these units are sold at a 25% discount where the Council brings forward people on its waiting list which are sold at this discount. The developer would be obliged to sell at these discounts.
<ul style="list-style-type: none"> • The problem would be that the definition of affordable housing relates to it being available in perpetuity.
<ul style="list-style-type: none"> • A covenant could be put in place.
<ul style="list-style-type: none"> • The Government's definition specifically states that low cost market housing is not affordable housing. • Q. Any views on whether a better range of affordable housing is where we should be going?
<ul style="list-style-type: none"> • It's the developer that takes the risk – the Council just brings forward its people from the waiting list. This has worked in the past – in 1984 in Hertford Heath 50 units sold in 2 days. No Council or Housing Association funding was involved. Complex schemes could be tightened in a simple arrangement.
<ul style="list-style-type: none"> • Any other models offering flexibility? E.g. free fixtures and fittings? - It's not in the interest of competition to limit to a certain type of market. Developers will be creative to sell their product.
<ul style="list-style-type: none"> • The policies and the mechanism for delivering affordable homes is to a large extent down to central government policy and funding and not really in the control of planning authorities. Councils are in a straight jacket.
<ul style="list-style-type: none"> • The funding of affordable housing is a strategic issue that the Council should be looking at.
<ul style="list-style-type: none"> • While the Government holds the purse strings this is not going to happen.
<ul style="list-style-type: none"> • Timetable for distribution – when is the decision on strategy going to be taken. Is the first the public knows about it going to be when the Preferred Options is published next Spring? - Yes

<ul style="list-style-type: none"> • If EHDC asks for views before that stage then the deluge of responses will hold the process up.
<ul style="list-style-type: none"> • The NPPF [National Planning Policy Framework] will be in place before the Core Strategy is adopted. Developers will be bringing forward schemes – and these will be granted with no plan in place.
<ul style="list-style-type: none"> • A plan will be in place – we have an adopted Local Plan in the meantime.
<ul style="list-style-type: none"> • Don't envy the Council's position.
<ul style="list-style-type: none"> • Will the Council be submitting an application for certificates of conformity? - If required to do so.
<ul style="list-style-type: none"> • There is a danger of running out of housing on this side of the district.
<ul style="list-style-type: none"> • Will sites be included in the Core Strategy? The intention is that strategic sites will be included. Most sites will be in the Allocations DPD.
<p>Concluding Remarks</p>
<ul style="list-style-type: none"> • The Council is seeking feedback on the merits of continuing with this approach. We have to produce a SLAA. Any views are appreciated. We don't want to hold six more sessions if not much value – but today has been extremely valuable to us.
<ul style="list-style-type: none"> • The exercise should be widened to look at the policy on category 2 villages. There are three or four where some form of development could be allowed. Policy has denied meaningful development in these villages and there should be opportunity in these sessions to promote policy views.
<ul style="list-style-type: none"> • Today has been useful as it has concentrated on bigger sites.
<ul style="list-style-type: none"> • Other matters could determine that none of these sites are OK, which could lead to another approach e.g. a new settlement. The meetings should be carried forward for the rest of the district.
<ul style="list-style-type: none"> • There should be an idea of what the strategy/policy will be. The Council should have focussed on where they might be prepared to go, as in Broxbourne. If this is done then we can come back with a response.
<ul style="list-style-type: none"> • Will next week be along the same lines as today? - It will proceed with the larger sites. An email will be sent today confirming arrangements.
<ul style="list-style-type: none"> • Expressed disappointment that Cabinet members have not been present to listen to the debate. Politicians should be present to ask questions. Members may now ignore this.
<ul style="list-style-type: none"> • That is not likely.

East Herts SLAA Partnership Meeting 14/09/2011
Bishop's Stortford

Attendees

Invitees

Mike Allen – Bishop's Stortford Chamber of Commerce
 David Bailey – (Retired Surveyor)
 Ross Blumire – Taylor Wimpey (North Thames)
 Michelle Crees – HCA
 Gillian Davidson – Portland Planning
 David Digby – Hill Residential
 Jon Fardell – Little Hadham Parish Council
 Tony Gallagher – Quod Planning
 Peter Haynes – Paul Wallace Land
 David Irving – CPRE
 William Jewson – HPG Developments Ltd
 Guy Kaddish – Bidwells
 Peter Luder – Weston Homes
 Rachel Padfield – Sworders
 John Oldham – Countryside Properties
 Jane Orsborn – Jane Orsborn Associates
 Neil Osborn – DLP Planning
 Andrew Stevenson – East Herts District Council Engineering
 Robin Stretton – RST Environmental
 Spencer Warren – Heaton Planning

East Herts District Council (EHDC)

Simon Drinkwater – Director Neighbourhood Services (Chair)
 John Careford – Senior Planning Officer, Planning Policy
 Martin Paine – Senior Planning Officer, Planning Policy
 Jenny Pierce – Senior Planning Officer, Planning Policy

Introduction and Market Issues
<ul style="list-style-type: none"> • Welcome and introduction from the Chair
<ul style="list-style-type: none"> • Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
<ul style="list-style-type: none"> • In the context of Wednesday's meeting, the comments raised had been taken on board and that today's meeting would focus on larger proposed development sites, rather than smaller suggested areas.
<ul style="list-style-type: none"> • Confirmed that EHDC was seeking to tap into expert knowledge of the Partnership – particularly experience of marketing and delivering sites. What issues are the most important? What would make a developer wish to progress – highways issues etc?

<ul style="list-style-type: none"> Outlined that all the sites under consideration at the meeting derived either from the Call for Sites or Urban Capacity work. It was stressed that no decisions are being made at this stage – the Council is currently looking for guidance.
<ul style="list-style-type: none"> What infrastructure is being considered as part of the strategy? E.g. the Water Cycle Study and the infrastructure issues raised relating to capacity, flood water drainage, Strategic Flood Risk Assessment (SFRA) and Local Transport Plans (LTPs). - A Hertfordshire-wide Infrastructure Study was undertaken which will be considered. All growth will need to be deliverable and viable with regards to the infrastructure study criteria.
01/024 Areas of Special Restraint to the North of Bishop’s Stortford
<ul style="list-style-type: none"> Is the site subject to flooding and therefore automatically excluded?
<ul style="list-style-type: none"> One criteria for suitability is its impact on policy. If the whole site was developed for residential purposes it will be contrary to policy.
<ul style="list-style-type: none"> The existing policy doesn’t preclude changes to the development type.
<ul style="list-style-type: none"> The policy states it should contain 2,700 homes with mixed use. What type of mixed use would the site contain? – Variety of uses
<ul style="list-style-type: none"> Including neighbourhood centres? - Yes although the site would be constrained to policy limits.
<ul style="list-style-type: none"> This site excluded Site 01/022 as it is not included in the Masterplanning Study and could be brought forward independently of any larger ASR proposal.
<ul style="list-style-type: none"> Clarified that the Site 01/024 included a variety of smaller sites (01/001, 01/008, 01/021, 01/022 and 01/036) as part of the Consortia interest. Would it be useful to discuss the site as a whole or at the smaller sites? Also need to consider the relationship of the site with the town centre and the implications on both if the development was brought forward.
<ul style="list-style-type: none"> What stage is the Masterplan at? In principle it is a logical extension of the town. The site should contain both employment and housing and could be done in phases – various parts being developed at the same time, rather than from one end of the site to the other. It should have one comprehensive Masterplan to aid direction.
<ul style="list-style-type: none"> The 2005 Masterplan covers a 10-year period. Is this still adequate? It equates to approximately 300 dwellings per annum.
<ul style="list-style-type: none"> If you have multiple developers you could have a quicker phasing.
<ul style="list-style-type: none"> The purple on the plan washes over all the land within the by-pass. Is the green wedge excluded from development or washed over?
<ul style="list-style-type: none"> This would be down to the final Masterplan. As part of a mixed use scheme it should include an area of open land.
<ul style="list-style-type: none"> Will there be a new Masterplan? - Not sure.
<ul style="list-style-type: none"> There should be an Access Strategy for the site prepared in conjunction with Herts Highways and the Highways Agency before any development occurs. The site will not deliver any employment whatsoever as the plan stands. There may be some neighbourhood areas and facilities. Taylor Wimpey has land interests in Uttlesford on employment sites. There should be more joined up work to combine interest with neighbouring area as the function, location and access to their site is of benefit to Bishop’s Stortford. The Inspector in their

<p>Uttlesford site will no doubt ask about the implication of their site in relation to Stortford and will raise joint working.</p>
<ul style="list-style-type: none"> • Stortford needs more employment floorspace. Coopers moved out because of the lack of space to expand its interests here. The District really needs to do something about employment land. Bishop's Stortford North is a prime site.
<ul style="list-style-type: none"> • Concurred with previous comments and suggests that local interest groups are against the development if it contains masses of housing. There would be more support for the scheme if more employment was included. Access is a major issue.
<ul style="list-style-type: none"> • Do local employment markets make this a suitable location? - Location is a key issue. Policies requiring just B1 Hi-tech jobs do not work. There should be 1.5 jobs for every house made. Policies need to be flexible. Braintree is one example where the policy only wanted B1 but they lost investment. Once they moved towards more flexible employment approaches investment has grown considerably.
<ul style="list-style-type: none"> • Does the site fare well in terms of the types of jobs Bishop's Stortford needs? There are vacant sites near the town centre. Are they suitable for employment? If not where is the best place for employment? What type of land should we be working towards – big shed or hi-tech smaller units?
<ul style="list-style-type: none"> • Whatever we provide it should be high quality. There is a range of surveys (Savills cited) into salaries and jobs. The question is how you measure high quality. We have a variety of skills and society and employment types should reflect those skills. Sites should have decent access to town centre facilities including the station.
<ul style="list-style-type: none"> • We need to consider why someone should invest in Bishop's Stortford or anywhere in the district over other locations. Good quality housing, decent schools and a good environment in general increase interest. What is the strategic offer of the town and how can we capture the entrepreneur?
<ul style="list-style-type: none"> • All occupiers want lots of car parking. Hours of operations restrictions also put employers off. In a 24-hour society businesses often need to operate 24 hours. Low business rates, flexibility of space, car parking and access are key issues.
<ul style="list-style-type: none"> • Does the town centre play a role? The Goods Yard site was originally for employment uses rather than residential. The ASRs are a prime employment location. There is a desire to improve on international connections building on links to the airport.
<ul style="list-style-type: none"> • In Hatfield the old aerospace site is a mixed use development but because the access to the site to its surroundings are so good people still go elsewhere rather than into Hatfield town centre.
<ul style="list-style-type: none"> • It comes down to the quality of the offer in the town centre. In order to make a strategic employment site there needs to be 0.5million square feet in order to provide the critical mass to attract investors.
<ul style="list-style-type: none"> • Is there anything wrong with this site? - Only that the proposals include only residential and no employment land. And it is in the Green Belt.
<ul style="list-style-type: none"> • Is the airport a factor? - Investment in the airport is likely to be constrained until its sale. The ASRs may be appropriate for housing but not popular. There needs to be massive social infrastructure investment

as well as access. Parking is also an issue but it is a logical site.
<ul style="list-style-type: none"> • It may look logical on a map but not on the ground.
<ul style="list-style-type: none"> • Why has it been allocated for so long but never developed? We need to look to the future.
<ul style="list-style-type: none"> • There needs to be community facilities.
<ul style="list-style-type: none"> • The site should have employment included. Joint decisions should be taken on jobs and houses. Bishop's Stortford needs 5,000 additional jobs.
<ul style="list-style-type: none"> • If the ASR proposals included employment land then it would be more popular.
<ul style="list-style-type: none"> • Would East Herts be in a difficult position in terms of land supply if it didn't come forward? Yes. Can smaller sites come forward independently?
01/001 Land at Rye Street
<ul style="list-style-type: none"> • Site consists of a green wedge that penetrates into the town.
<ul style="list-style-type: none"> • Relates to other sites along the river. Flooding is an issue but could technically be addressed. The site should be kept open for flood management purposes. There could be some tidying up of the edges of the site. The site should be considered as part of a wider consideration of all floodplain land and its role.
<ul style="list-style-type: none"> • The site plays an important role in green infrastructure into the town as it is a wild area.
<ul style="list-style-type: none"> • How big is the site? The whole site is 2.9ha with the northern quadrant comprising 0.5ha of developable land.
<ul style="list-style-type: none"> • Yes it is deliverable but it depends on what the position is on green fingers. If you want to develop all site possible then it is deliverable but with access issues and potential traffic impacts.
01/008 Land at Hoggates End
<ul style="list-style-type: none"> • There have been discussions about waiting to bring forward this site until proposals for the development of land to the north of the site had been published to ensure that development of site 01/008 would relate well to the wider development. It is technically possible to bring forward on this site 15 to 20 homes independently should proposals for the larger area be delayed.
<ul style="list-style-type: none"> • Are there trees on the site? Is it a developable site?
<ul style="list-style-type: none"> • What access would it have? - Access would be from Whitehall Lane along Foxdells. Trees wouldn't be affected.
01/021 Whitehall Leys
<ul style="list-style-type: none"> • (Interest declared on this site). It is suitable and deliverable and can be brought forward independently from the ASRs. Allowing for the retention of TPOs, the site can provide 5-7 dwellings. Site not part of the Masterplan Study. The whole site will be developed but at a low density to allow for TPOs.
01/022 Land at Rye Street
<ul style="list-style-type: none"> • Site was part of Masterplan Study. It is suitable and deliverable. It would be part of the ASR land. Allotments not included as it is in Town Council ownership.
<ul style="list-style-type: none"> • How many dwellings? - 45-50 at medium density so it could be lower. It depends upon access and land uses according to the Masterplan.

<ul style="list-style-type: none"> • Would allotments be included? - Suggested as a semi-formal open space in the Masterplan Study.
<ul style="list-style-type: none"> • Have discussions taken place with the Town Council? Are they statutory? What is their continuing interest? - They are not interested in bringing forward the site.
<ul style="list-style-type: none"> • The demand for allotments has changed recently and a new population could increase demand and bring it back into use as allotments.
<p>01/036 Land North of 171 Hadham Road</p>
<ul style="list-style-type: none"> • Doesn't the unknown affect deliverability?
<ul style="list-style-type: none"> • Clarified the sources as Call for Sites etc.
<ul style="list-style-type: none"> • If there has been no Call for Sites submission with no further information does this impact on deliverability within the 5 year land supply.
<ul style="list-style-type: none"> • Where did it come from? - No one has submitted a case for it.
<p>41/002 and 004 Whittington Way</p>
<ul style="list-style-type: none"> • The Council is currently opposing the school applications.
<ul style="list-style-type: none"> • The Local Plan Review Inspector dismissed taking the land out of the Green Belt. There is public opinion against this site. It is a prominent site which retains the openness of the location. Just because it is within the by-pass doesn't mean it has to be developed up to it.
<ul style="list-style-type: none"> • It is a good site for development. Need to consider the Secretary of State direction on schools. There is a fine judgement between inappropriate development in the Green Belt and the need for schools. Should consider the wider district context of school supply. The by-pass was originally going to be further out from the town. The Green Belt needs to be reviewed to accommodate the needs of the town. Access is good. Even if the schools didn't go ahead it would be a good site for development.
<p>01/030, 01/033 and 41/005 Sites to the south east</p>
<ul style="list-style-type: none"> • The sites have flooding issues and are isolated from the core by the railway line.
<ul style="list-style-type: none"> • The northern most (01/030) site is a short distance to the town centre and could be brought forward quickly with less infrastructure costs and delays.
<ul style="list-style-type: none"> • Site 01/030 is subject to flooding but is reasonably developable. Site 41/005 is more important in terms of the floodplain but the situation is better towards the railway.
<ul style="list-style-type: none"> • Is this area suitable for employment land? - Access is an issue
<ul style="list-style-type: none"> • Is it not already an employment site? - If the site was rated as amber in the employment land review is it more appropriate to discontinue the employment use?
<p>01/007 Dolphin Way</p>
<ul style="list-style-type: none"> • The land is adjacent to the railway with flooding issues and TPOs on site.
<ul style="list-style-type: none"> • The site has potential with some constraints, but is it deliverable? Was there a ransom strip which might prevent development?
<ul style="list-style-type: none"> • The owner of the ransom strip is fully supportive of the development of this site.

01/028 Causeway Site
<ul style="list-style-type: none"> Will the development come forward? It is a retail led mixed-use scheme.
<ul style="list-style-type: none"> The consensus is that if the proposal was brought forward in a manner that made more sense with less massing, people will accept something on the site. But it is bringing too much development too soon with big impacts.
<ul style="list-style-type: none"> The retail sector is static with leakage out of the town. Some level of development is appropriate and required but the scheme proposed is too much.
01/010 Bishop's Stortford Football Club ground
<ul style="list-style-type: none"> They have interests in the site as a future employment site. The Park & Ride site was given consent for B1, B2 and B8 so it is logical to consider this site as an extension for employment land.
<ul style="list-style-type: none"> Concur that the P&R site adjoining is promoting the site for industrial use. Additional employment or other commercial development could be accommodated in the short-term without adversely impacting on the football ground because there is ample spare land within the site. My understanding is that the Council is actively looking for site(s) around the town to accommodate a major new sports facility.
01/014 Land at Bishop's Stortford Golf Club
<ul style="list-style-type: none"> If this site is to be released from the Green Belt is there a defensible boundary on the ground?
<ul style="list-style-type: none"> Declares an interest with a hedge line as a boundary. The site is unused land between the golf course and the urban fringe. It is accessible.
<ul style="list-style-type: none"> There will need to be a Green Belt Review to look at this site.
<ul style="list-style-type: none"> What is happening to the football club?
01/017 Land north of Hadham Road / east of Monkswood Drive
<ul style="list-style-type: none"> Again this site would have to be considered in the light of any approach to green fingers but the site is proposed for residential.
<ul style="list-style-type: none"> It is deliverable and developable. Any development could still maintain the value and effect of the green finger. It represents an opportunity to be taken.
01/019 Junior School Site
<ul style="list-style-type: none"> The site is proposed for non-residential land use for school buildings in the Local Plan. Is there still a need for a school on this site and in the town?
<ul style="list-style-type: none"> This site is for the redevelopment of the Junior School at Bishop's Stortford College and for this use only. The majority of the site is within the development limits for the town, however, the southern part of the site is within the Green Belt and this element of the site is crucial in creating sufficient floor space to cater for the growing number of junior school pupils
01/013 and 01/026 Reserve School Site
<ul style="list-style-type: none"> It is too small for a new school and is tied in with other developments in the town.
<ul style="list-style-type: none"> If the ASRs are developed there will be social implications from the housing. Why should all the school development be located in the south

of the town when the housing will be to the north?
<ul style="list-style-type: none"> The site needs to be considered as part of the wider strategy. HCC say the site is too small for a school although it could possibly accommodate 250 units. Is there a conflict if the ASRs came forward too? Will there be too many new houses?
<ul style="list-style-type: none"> It would contribute to choice and competition but it has no problems as a potential housing site.
01/117 Raynham Road
<ul style="list-style-type: none"> As it is an employment site already is this about redeveloping the site for employment or otherwise?
<ul style="list-style-type: none"> The site is rated as amber in the employment land review. What is the perspective on investment potential or if there are significant constraints would it be better used as alternative uses?
<ul style="list-style-type: none"> There was recently 40,000 square foot of new units delivered with high demand as many of the units were let prior to completion. The site as a whole could benefit from some investment to boost the prestige of the location. Units should range from 5,000 to 13,500 square foot.
<ul style="list-style-type: none"> The area is known as an employment area with a long history so it should stay as one.
01/119 and 01/120 Goods Yard and Mill Site
<ul style="list-style-type: none"> Will they stay vacant?
<ul style="list-style-type: none"> There is very little resistance to the redevelopment of the Goods Yard by local residents. They would prefer something on the site with an iconic building or structure to help improve this area of the town.
<ul style="list-style-type: none"> The site has been allocated for some time. If it hasn't come forward in the peak of the market will it now?
<ul style="list-style-type: none"> Developer viability is the main issue. The owners paid too much for the site so they will not build anything on it unless they can make their money back with profit. The problem is that sites can be un-fundable and no one can get a mortgage so the site remains undeveloped.
<ul style="list-style-type: none"> Could employment come forward on the Goods Yard if it was the right product?
<ul style="list-style-type: none"> It would depend upon costs but generally yes.
<ul style="list-style-type: none"> The owners of the Mill Site are not interested in re-locating.
Furneux Pelham - 22/014 Land adjacent Chapel House
<ul style="list-style-type: none"> Policy currently retains this site as a means of retaining the two separate parts of the village. Is it right as a location if we were looking to build up rural locations?
<ul style="list-style-type: none"> It is a Category 2 village so development would be restricted, requiring lots of affordable housing. The approach to developing villages requires a re-think. They often need more population to enhance viability of the community. Small infill sites should be suitable for development.
<ul style="list-style-type: none"> There are flooding issues, which is why the village is in two halves. Concur that there needs to be a critical mass to keep a village going.
<ul style="list-style-type: none"> Should look at infilling within the two separate parts of the village rather than trying to join the two together.
<ul style="list-style-type: none"> The designation of much of the village as a conservation area with a proliferation of listed buildings is constraining development.

Little Hadham - 31/002 Land and Buildings at Little Hadham
<ul style="list-style-type: none"> The development would require a by-pass. In terms of strategy is this a good location if we were looking at the major expansion of one or two of our villages?
<ul style="list-style-type: none"> This site needs massive social infrastructure and not just roads. Is the by-pass going ahead? - It has been on the cards for years but there has been not enough funding. It would be independent of any village expansion but if expansion was planned then it could possibly help to fund the by-pass.
<ul style="list-style-type: none"> Heard that the by-pass would not be within the next 10 years. The River Ash flooding catchment causes infrastructure problems in this location.
<ul style="list-style-type: none"> The by-pass would only be fundable through development.
<ul style="list-style-type: none"> What funding streams would make this viable? Can the scheme deliver the by-pass and the other necessary infrastructure components?
<ul style="list-style-type: none"> The Issues and Options consultation showed no overwhelming desire to push development towards smaller villages. Notwithstanding the merits of a by-pass this is not a suitable location to become the districts 6th major town. It should not be developed.
<ul style="list-style-type: none"> Not sure whether the by-pass would come out of any development here. It is unrealistic and doesn't take account of how villages have evolved over the years.
<ul style="list-style-type: none"> If the council is considering satellite villages then this is the right location for Bishop's Stortford.
<ul style="list-style-type: none"> We need to look nationally to research what new settlements of this scale have been a success and what makes them such.
<ul style="list-style-type: none"> There are other locations that could be expanded. In order to create a viable new settlement then development would have to occur on an even larger scale than that proposed here and in a different arrangement.
<ul style="list-style-type: none"> If this was a satellite to Bishop's Stortford then it would create more traffic problems elsewhere such as in Standon and Puckeridge. We should question the suitability of the site.
<ul style="list-style-type: none"> The site is topographically challenged. There is an example at Northstowe which was doomed from the start due to massive overspends. We should learn from this example.
<ul style="list-style-type: none"> There would need to be careful consideration of the wider picture when dealing with this site.
<ul style="list-style-type: none"> This issue comes up every ten years. Towns are at capacity - up to EHDC to decide what the strategy including political strategy will be. Infrastructure - same issues as Hertford. Need to support villages - schools under threat and other services. Village clustering - e.g. the Pelhams? Buntingford is remote. On A10 but no rail and no public transport.
<ul style="list-style-type: none"> No point trying to maintain village if economy declining. Need a way of supporting villages by looking at the individual requirements of each village
Hadham Ford - 31/007 Field Behind Foxearth
<ul style="list-style-type: none"> Infill concentration in villages allows for obvious opportunities for expansion on outskirts of village

Concluding Remarks
<ul style="list-style-type: none">• Bury Green, previously GSK. Opportunity for something to happen. Planning permission for data centre but client dropped out.
<ul style="list-style-type: none">• Boils down to strategy and what we want to do for our villages

East Herts SLAA Partnership Meeting 19/09/2011
West

Attendees

Invitees

Steven Barker – Barker Parry
Mike Cook – MJC Architects
David Digby – Hill Residential
Rosemary Farmer – HAPTC
Tony Gallagher – Quod Planning
Caroline McFarlane – Clerk, Tewin Parish Council
John Oldham – Countryside Properties
Jane Orsborn – Jane Orsborn Associates
Rachel Padfield – Sworders
Simon Poole – Cresthaven
Wendy Prowle – Clerk, Datchworth Parish Council
David Russell – David Russell Associates
Nigel Smith – Stevenage Borough Council
Joseph Thomas – David Lock Associates
Tim Waller – JB Planning Consultants

East Herts Council

Simon Drinkwater – Director Neighbourhood Services (Chair)
John Careford – Senior Planning Officer, Planning Policy
Martin Paine – Senior Planning Officer, Planning Policy
Claire Sime – Team Leader, Planning Policy

Introduction
<ul style="list-style-type: none">• Welcome and introduction from the Chair
<ul style="list-style-type: none">• Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
10/002 – Coppers Field, Aston
<ul style="list-style-type: none">• The feeling of the village is that if planning permission is granted for development then it tends to attract people from outside the village and therefore does not serve the needs of the local community.
<ul style="list-style-type: none">• Acknowledgement of the issue but in an open market you cannot fetter this choice.
<ul style="list-style-type: none">• Concerned about coalescence on the western side of the district
<ul style="list-style-type: none">• Emphasised the importance of a balanced approach. The existing approach is to bring forward open market and affordable housing together. Asked whether or not more rural exceptions schemes will come forward under localism.
<ul style="list-style-type: none">• There has been quite a lot of activity in Tewin. Mainly infill and generally not to the detriment of the village. It is possible to accommodate development that isn't detrimental to character. The key issue is

infrastructure
<ul style="list-style-type: none"> • Agreed. Regarding Aston, the road infrastructure is particularly poor. The roads are very narrow in places.
<ul style="list-style-type: none"> • What is meant by a 'viable village'?
<ul style="list-style-type: none"> • Good question – does growth = viability?
<ul style="list-style-type: none"> • The answer will be specific to each village; it's a case of defending what is already there. Supports the PCBD approach and the 'trickle down' effect that this has on smaller villages. There is no reason to deviate from this strategy in the LDF. If you only developed large urban extensions, then this would only serve to 'starve' rural communities.
<ul style="list-style-type: none"> • There should be a limit to infill development in the villages so that their character is not harmed.
<ul style="list-style-type: none"> • Reiterated that the key issue when considering development in the villages is infrastructure e.g. drainage is a particular issue in Datchworth.
<ul style="list-style-type: none"> • So we're faced with a dilemma. If we develop large sites we can ask for infrastructure, however, this will have a much greater impact on character. Conversely, if you develop small sites, whilst this will have less impact on character, it's unlikely that significant infrastructure will be delivered. Made the point, however, that character can be changed for the better.
<ul style="list-style-type: none"> • In Aston, house prices are very high due to the limited availability of properties. 80% of the school children in the school are from Stevenage. Affordable Housing is the real issue. The affordable housing threshold in the villages should be raised as soon as possible to sites of 5 or more.
<ul style="list-style-type: none"> • Development in the villages needs to be very carefully managed. Not saying no to any development, but re-emphasised the need to avoid long term degradation of character.
<ul style="list-style-type: none"> • Site 10/002 is too large in the context of the village.
<ul style="list-style-type: none"> • The problem is that Affordable Housing does not meet the specific needs of the community.
<ul style="list-style-type: none"> • What is the current policy position? Affordable Housing provided in Category 2 Villages is specific to the needs of that community, whereas Affordable Housing provided in Category 1 Villages is to meet the needs of the district. Recommendations in the SHMA suggest a single threshold of 5 units across the whole district.
<ul style="list-style-type: none"> • Villages with no facilities are an issue in East Herts– Affordable Housing is simply not viable in remote locations. The houses can't be let. Settlements need to be accessible. Wareside, for example, whilst a small settlement with limited facilities, it has good access to Ware, so therefore it may be an appropriate location for Affordable Housing.
26/003 – Cole Green (East of Welwyn Garden City)
<ul style="list-style-type: none"> • Looking to develop at the end of the plan period.
<ul style="list-style-type: none"> • (Interest Declared) Extraction on site due to commence in the next couple of years. So looking to bring site forward following completion. Proposing 2,000 houses with associated community infrastructure.
<ul style="list-style-type: none"> • Questioned the wider context.
<ul style="list-style-type: none"> • Land control goes across the local authority boundary into Welwyn Hatfield. Preference is for a 'strategic' site covering both districts. Housing market in this area 'bleeds' into East Herts in this location.

<ul style="list-style-type: none"> • Site 26/004, which is being promoted by the Gascoyne Cecil Estates, is adjacent to 26/003. Happy to be included in the wider picture, to include areas for development and/or open space.
<ul style="list-style-type: none"> • Have developed a concept that will allow either the East Herts site or the WGC site to come forward. However, from a sustainability point of view they argue that it is much better to bring forward both sites together.
<ul style="list-style-type: none"> • Noted that although in East Herts, it would function as part of WGC. Is this the right approach for East Herts? - Have to consider boundaries. New 'Duty to Cooperate' now placed on local authorities. Can't deal with matters in isolation; we have to liaise with adjacent authorities.
<ul style="list-style-type: none"> • A combined approach to development is the most appropriate one i.e. a strategy that incorporates both urban extensions and village development.
<ul style="list-style-type: none"> • If you are looking to accommodate large scale development, then urban extensions would be the most appropriate way forward because of the availability of infrastructure.
<ul style="list-style-type: none"> • Is distance from the town centre an issue? No, if you are providing 2,000 houses, then new facilities will also be required.
<ul style="list-style-type: none"> • The site will function as part of WGC. How, therefore, do you ensure that it will serve the local needs of the East Herts community? - It is therefore a question of strategy, rather than developability.
<ul style="list-style-type: none"> • New Towns want growth and this won't necessarily disadvantage East Herts residents as they are already going out of the district to use facilities in neighbouring towns.
<ul style="list-style-type: none"> • Agreed that we need to look at the regeneration of the New Towns, however, this should not just be about new build.
<p>26/004 – Hatfield Estate</p>
<ul style="list-style-type: none"> • (Interest Declared) The site is owned by Gascoyne Cecil Estates. Not suggesting a new town in this location, rather a series of sustainable extensions to the villages in the area, as advocated in the recent 'Hertfordshire Guide to Growth' document. Infrastructure available in this location – including a shop, school etc. If well designed, small additions, proportionate to the size of the village, can complement existing character.
<ul style="list-style-type: none"> • Can villages work better together than they do on their own - village cluster' approach?
<ul style="list-style-type: none"> • Does Site 26/002 also belong to Gascoyne Cecil Estates? - No
<ul style="list-style-type: none"> • Looks like a better site.
<ul style="list-style-type: none"> • Feels that the 'village cluster' approach has a lot of merit.
<ul style="list-style-type: none"> • In terms of deliverability, then east of WGC presents an opportunity for EHDC to work with landowners and parish councils. Easy land assembly, therefore a potentially deliverable solution from a commercial point of view. Also on a bus route.
<ul style="list-style-type: none"> • The intention is to work closely with local communities.
<ul style="list-style-type: none"> • Re-emphasised the importance of working with local communities.
<p>43/002 and 34/003 – East of Stevenage</p>
<ul style="list-style-type: none"> • Impact on the Beane Valley would be very unfortunate.
<ul style="list-style-type: none"> • Also issues with water and sewerage.
<ul style="list-style-type: none"> • Previously agreed that Gresley Way should be the edge of Stevenage.

Need to consider impact on the landscape if development goes beyond the ridgeline.
<ul style="list-style-type: none"> • Will be part of Stevenage so therefore not serving the needs of East Herts.
<ul style="list-style-type: none"> • It is a long way from the town centre.
<ul style="list-style-type: none"> • Role of the Green Belt in preventing coalescence.
<ul style="list-style-type: none"> • Need to remember that this is one of several options for Stevenage. Other options may be more appropriate.
<ul style="list-style-type: none"> • Long term would we be looking at a boundary change?
<ul style="list-style-type: none"> • East Herts would benefit from the New Homes Bonus.
<ul style="list-style-type: none"> • Massive social infrastructure would be needed for 5,000 homes.
<ul style="list-style-type: none"> • Who's need versus duty to cooperate?
40/001 – 40/17 – Tewin (Various)
<ul style="list-style-type: none"> • Various sites have been put forward in Tewin. Tewin is a Category 1 Village. Is the boundary suitable? Any comments on any of the sites?
<ul style="list-style-type: none"> • Is site 40/001 the existing school site? - No, it is adjacent to the school and represents a logical 'rounding off' of the village.
<ul style="list-style-type: none"> • From the plan it would appear that the sites to the east are more logical than the sites to the west.
<ul style="list-style-type: none"> • Can we take account of the fact that Tewin has already accommodated development? Permission recently given for 18 new houses, plus there has been various infill plots. Concerned about the impact of the sites to the west on views. Doesn't want to set a precedence to 'stretch' the settlement. Coalescence issues.
<ul style="list-style-type: none"> • The Inspector at the Local Plan Inquiry changed the Tewin village boundary. Site 8 (now 40/003) not included within the new boundary. Consequently the Inspector said the site should be considered through the LDF.
<ul style="list-style-type: none"> • Queried whether the Inspector excluded the site on the grounds that it was an important visual break? - No, that comment related to the site further up on Tewin Hill.
Watton-at-Stone
<ul style="list-style-type: none"> • At first glance Watton at Stone is a good location for development; however, there appears to be limited land availability. Do attendees think it is an appropriate location for development?
<ul style="list-style-type: none"> • It is an area that could cope comfortably with development, however, not sure about the site to the south (site 45/002).
<ul style="list-style-type: none"> • Will it take into account the site that is currently under construction?
<ul style="list-style-type: none"> • Asked for comments on a new expanded village.
<ul style="list-style-type: none"> • Both Watton at Stone and Stanstead Abbots are sustainable locations for development. More so than Buntingford. Shame that not more land is available at Watton.
<ul style="list-style-type: none"> • Limited scope to expand further because of the railway line. This is a logical boundary to the village. But yes, we should be looking at villages with railway stations.
<ul style="list-style-type: none"> • How do you define sustainability?
<ul style="list-style-type: none"> • If good road or rail connections are available, then you run the risk of 'sucking' people in who then commute out to work.
<ul style="list-style-type: none"> • Acknowledged, however, their families will potentially use local facilities –

schools, shops etc.
43/009 – Land to rear of Aubries, Walkern
<ul style="list-style-type: none"> • Asked to discuss the site. Considered previously at the Local Plan Inquiry, however, not included by the Inspector. Site is deliverable and would help sustain vitality of the village.
<ul style="list-style-type: none"> • Highlighted that traffic is a major issue along the High Street but didn't feel that the site would exacerbate the issue due to its location.
<ul style="list-style-type: none"> • Asked whether there was any flexibility over density.
<ul style="list-style-type: none"> • Using indicative figures to help inform the process, so yes may be flexibility in due course depending on site characteristics etc.
20/009 – Land at Hawkins Hall Lane, Datchworth
<ul style="list-style-type: none"> • Questioned why this site is being considered. Previous Omission Site, Inspector rejected it at the LPI.
<ul style="list-style-type: none"> • Included to ensure all options have been considered. Acknowledged that it would change the character of the village
<ul style="list-style-type: none"> • Area to west of road may be suitable.

East Herts SLAA Partnership Meeting 22/09/2011
Buntingford and Northern A10 Corridor

Attendees

Invitees

Steven Barker - Barker Parry
 Ross Blumire – Taylor Wimpey
 Derek Cooper – Buntingford Civic Society
 Gillian Davidson – Portland Planning
 David Digby – Hill Residential
 Graham Frary – Braughing Parish Council
 Tony Gallagher – Quod Planning
 Michael George – Barratt Homes
 William Jewson – HPG Developments Ltd
 Jill Jones – Buntingford Town Council
 Colin Marks – Hormead Parish Council
 Duncan Murdoch – Moulton-Walker
 Jane Orsborn – Jane Orsborn Associates
 Neil Osborn – DLP Planning
 Rachel Padfield – Sworders
 Robin Stretton – RST Environmental
 Spencer Warren – Heaton Planning

East Herts Council

Simon Drinkwater – Director Neighbourhood Services (Chair)
 John Careford – Senior Planning Officer, Planning Policy
 Laura Pattison – Assistant Planning Policy Officer, Planning Policy

Introduction and Discussion
<ul style="list-style-type: none"> • Welcome and introduction from the Chair
<ul style="list-style-type: none"> • Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
<ul style="list-style-type: none"> • Any thoughts on Buntingford as a suitable location for development?
<ul style="list-style-type: none"> • Have noticed the pattern of people moving up the A10 corridor; people sell in London, buy in Buntingford and commute back to London, and then on retirement sell again and move to Norfolk etc.
<ul style="list-style-type: none"> • The type of employment offer in East Herts is changing. There used to be more high skilled jobs, pharmaceuticals etc. but this is changing.
<ul style="list-style-type: none"> • Problem with affordable housing not being integrated within new developments. Need affordable homes integrated with the community for low skilled workers.
<ul style="list-style-type: none"> • There is a concern within the rural area that housing permitted contains such a low proportion of affordable housing. This market housing just attracts people moving from the London area. The rural villages are fearful of becoming dormitories.

<ul style="list-style-type: none"> • But we live in a free society which allows people to buy property wherever they wish. • Q. How should we pay for affordable housing?
<ul style="list-style-type: none"> • Should promote the district for larger housing which will bring in people with higher spending power. Should make some allocations for large, on off executive houses.
<ul style="list-style-type: none"> • Agree about attracting people with higher spending power. This helps to increase the shopping offer in towns. This is already being seen in Buntingford.
<p>02/007 – Former Sainsbury’s depot, Buntingford</p>
<ul style="list-style-type: none"> • Is Buntingford a suitable location for employment uses?
<ul style="list-style-type: none"> • Strongly encourage mixed-use development on this site. Suitable for a small village with employment/leisure/healthcare/housing. Would eliminate the unsightly depot buildings, whilst protecting the landscape of the town.
<ul style="list-style-type: none"> • Town Council would like to see development here as a stand-alone development option.
<ul style="list-style-type: none"> • Does anyone have any experience of bringing forward employment land in Buntingford? There are no rail links but do the road links make it a suitable location?
<ul style="list-style-type: none"> • An extension to the north side of the business park is currently being promoted so someone must think it has potential as an employment location.
<ul style="list-style-type: none"> • What about the relationship of the site to the town centre? What employment uses would be suitable on the site? B8/Mixed employment uses?
<ul style="list-style-type: none"> • Unrealistic to focus on light industrial uses.
<ul style="list-style-type: none"> • Is site too small for modern distribution uses?
<ul style="list-style-type: none"> • No access to motorways which is why Sainsbury’s left
<ul style="list-style-type: none"> • But Hamleys moved their warehouse to Royston a few years ago so motorway access isn’t important to everyone; Buntingford is similar to Royston.
<ul style="list-style-type: none"> • Want to keep the football pitches adjacent to the site.
<ul style="list-style-type: none"> • Royston has better links to the A1 etc. From Buntingford, the A120 needs to be negotiated to access the M11 and that has congestion issues.
<ul style="list-style-type: none"> • Are there any plans to dual the single lane section of the A10? - No plans at present.
<p>09/001 – Buntingford Business Park, Buntingford</p>
<ul style="list-style-type: none"> • Any further comments on the suitability of Buntingford as an employment location?
<ul style="list-style-type: none"> • If this extension is given approval, there is little to stop the employment use from spreading northwards along the A10 roadside. The A10 forms a natural boundary to the town.
<ul style="list-style-type: none"> • Buntingford has a lack of edge of town centre employment/industrial sites which the other main towns have.
<ul style="list-style-type: none"> • Site lies outside the town boundary. If houses are going to be built in Buntingford, new employment opportunities must also be provided and this seems to be an excellent site for this.

02/009 – Land west of Ermine Street, Buntingford
<ul style="list-style-type: none"> Recognise the benefit of housing development in this part of the town. Would favour north/south development rather than development to the east or west to protect the character of the town. Need to consider social infrastructure; school places/healthcare are what people complain about.
<ul style="list-style-type: none"> Majority of site lies outside town boundary. Would prefer development to the east of the town.
<ul style="list-style-type: none"> Is there any sense that it is slightly removed from the town centre? - Currently there is no bus service that serves the whole town. By 2031, there may be a bus service that runs north to south or even potential for a park and ride site.
<ul style="list-style-type: none"> It is an ideal site to develop. It is a bit far from the town centre but there are ways that they could be better linked.
02/001, 02/002 & 02/004 – Land to the east of Buntingford
<ul style="list-style-type: none"> 02/001; Could be a suitable site but the proposed access is down a very narrow lane. Would be better to develop the Sainsbury's site and obtain access through from that.
<ul style="list-style-type: none"> Opposed to development to the east of the town as wish to see the landscape character protected.
<ul style="list-style-type: none"> 02/004; (Interest declared). Development would only take place on the western part of the site. Hedge boundary planted to protect views from the east.
<ul style="list-style-type: none"> East of the town does not have a well-defined boundary. There are also flooding issues. The housing numbers proposed would lead to a further strain on services. As the town doesn't have a railway line, people will be forced into their cars to access services. This has implications for housing and employment.
<ul style="list-style-type: none"> How is the Buntingford housing market? - The housing market is strong. The high quality of schooling is driving people with children into the town.
<ul style="list-style-type: none"> Incomers will always have greater economic power so if you under provide housing you will be excluding local people from the local market. Therefore, need to over provide to meet both the demand from London and from the local area.
<ul style="list-style-type: none"> Most of these sites went through the Local Plan inquiry. Inspector dismissed some sites on physical/visual issues and others primarily due to there being no need for any more housing sites to be allocated in the town. Check what the Inspector said about the sites.
<ul style="list-style-type: none"> 02/004; Site was promoted through the Local Plan but as there was no identified need for the site, the physical/visual aspects were not considered.
<ul style="list-style-type: none"> Acknowledged that some sites were not looked at in detail as there was no identified need for them to come forward.
02/005, 02/006, 02/008 & 02/011 – Land to the south and west of Buntingford
<ul style="list-style-type: none"> 02/005; Concern about noise from the A10.
<ul style="list-style-type: none"> (Interest declared) A noise survey has been carried out and the levels are fine.
<ul style="list-style-type: none"> Noise survey has been carried out on current patterns but hasn't considered increased levels of traffic.

<ul style="list-style-type: none"> • The site has a clearly defined boundary and with appropriate buffers to mitigate road noise, development to the west should be the first priority.
<ul style="list-style-type: none"> • Counter to that viewpoint is to consider the setting of the town. This site is important to the setting of the town; development would mean the infilling of the front garden to Buntingford.
<ul style="list-style-type: none"> • Any other comments on sites to the south? What about the presence of the sewage works?
<ul style="list-style-type: none"> • 02/006 and 02/011; Sites off Aspenden Road; there would need to be road widening to provide suitable access to the sites.
<ul style="list-style-type: none"> • Would access to 02/005 need to come from the bypass? - There are a number of different access options being explored.
<ul style="list-style-type: none"> • 02/011; Herts Highways have agreed access to site from Aspenden Road. Also in talks with landowners to east about obtaining access through the new development.
<ul style="list-style-type: none"> • There will be a standard objection to development within 500m of the sewage works.
<ul style="list-style-type: none"> • 02/005; There will be an adequate buffer area around the sewage works where no development will occur.
<ul style="list-style-type: none"> • Sites 02/007 and 02/008 could form a gateway approach to the town.
<ul style="list-style-type: none"> • Where are we getting assurances in this process about adequate water/sewerage for this number of houses? - Sewerage issues can be dealt with at a cost. Water supply and consumption issues are more difficult to deal with.
<ul style="list-style-type: none"> • There are 3 developments underway and 1 more likely to occur. This will lead to a large increase in water consumption – how is water supply going to be increased? - Agree that this needs looking at.
<ul style="list-style-type: none"> • EHDC will not be allocating sites that are undeliverable otherwise their strategy will be found unsound.
<ul style="list-style-type: none"> • Any other comments on development in Buntingford? - If you are trying to achieve sustainability, something has to be done about transport; public transport and buses in particular need to be greatly improved.
<p>07/002 – Silkmead Farm</p>
<ul style="list-style-type: none"> • Isolated rural employment sites have been considered at previous meetings. Such sites that are not easily connected to towns will not encourage sustainable movements. People want to work in locations where they can walk into towns. In terms of residential use, it is not a sustainable location. There are no services or amenities and although there is a need for new housing sites, they shouldn't be just anywhere.
<ul style="list-style-type: none"> • Disagree that employment locations in rural areas do not work well. There is a need for some sites as otherwise villages will just become dormitories.
<ul style="list-style-type: none"> • Is there a local farm shop nearby? - The farm shop is located nearer to Hare Street.
<p>19/002 & 19/003 - Cottered</p>
<ul style="list-style-type: none"> • 19/002 – Site is agricultural land which is open and very rural. Not sure.
<ul style="list-style-type: none"> • Large extensions to villages have been considered in other meetings.
<ul style="list-style-type: none"> • Issues with A507.
<ul style="list-style-type: none"> • Development of this site will lead to encroachment towards Buttermilk Farm where an anaerobic digester is already causing residents of

Cottered great anxiety. The A507 is a dreadful road; safety issues.
<ul style="list-style-type: none"> • Will strengthening outlying (satellite) villages strengthen Buntingford?
<ul style="list-style-type: none"> • Where do Buntingford residents tend to go to access higher level services? Cambridge (personal view).
<ul style="list-style-type: none"> • Issue is transport again. People have to use their cars to access Buntingford. Elderly people living in Cottered struggle to leave the village. But Buntingford is used as a hub for doctors/dentists/shopping etc.
<ul style="list-style-type: none"> • Need to consider how many additional cars will be added to the roads if all sites are developed. Implications for parking. - Agree that this is another huge issue.
28/002 & 28/003 – Great Hormead
<ul style="list-style-type: none"> • Is the land to the east where the village hall is located a separate site? Yes, 2 alternatives have been suggested.
<ul style="list-style-type: none"> • Presume that the farm buildings in the south eastern corner would be relocated.
<ul style="list-style-type: none"> • The larger site isn't all proposed for housing. Approximately 10 houses. Potential to add land to the school plot which is currently constrained. The smaller site is for a different proposal.
<ul style="list-style-type: none"> • What about the village hall site? - Potential for land to be donated to the village hall or school for enhanced parking facilities as part of planning agreement.
<ul style="list-style-type: none"> • What about the other proposed sites in Great Hormead?
<ul style="list-style-type: none"> • 28/001 Proposed for leisure purposes; already has permission for use as football pitches. 28/004; Potential for rounding off of the village
<ul style="list-style-type: none"> • Q. Were these sites not on the agenda because they are not considered to be exciting?
<ul style="list-style-type: none"> • Following feedback from the first SLAA meeting, the decision was taken to concentrate on the larger, more strategic sites. However, any other sites can be discussed if attendees would like to.
15/003 & 15/004 – Braughing
<ul style="list-style-type: none"> • 15/004; Landowner has put the site forward for leisure/recreation use. • 15/003; Object to development of this site; wish to see it remain as green space around the village. The landowner has already applied to put a different access in to enhance access to the land but this has been refused.
<ul style="list-style-type: none"> • Any comments on Braughing as a location for development?
<ul style="list-style-type: none"> • Very desirable place to live. Ideal location for sensitive infill, particularly sites 15/001, 15/005 and 15/007.
<ul style="list-style-type: none"> • Currently a big problem is the mix of housing on a site. 20 years ago, it was possible to develop 8-12 houses of the same size on a site but this is no longer possible. There tends to be a mix of housing on each site.
<ul style="list-style-type: none"> • Gravelly Lane; developers have to provide 3-4 affordable houses which means that they then place great big houses around the outside. This approach doesn't work.
<ul style="list-style-type: none"> • More smaller houses are needed in Braughing. Could allocate specific sites for smaller houses and specific sites for larger houses rather than having a mix on all sites.
<ul style="list-style-type: none"> • Should we proactively look at sites and allocate some for smaller/larger

<p>housing only? Yes. Due to the localism agenda, Parish Councils will be able to have a say as to which sites should come forward and for what types of housing.</p>
<ul style="list-style-type: none"> Want the green spaces around the village to remain to protect the setting of the village.
<ul style="list-style-type: none"> When it comes to Site Allocations, are you suggesting that sites would be allocated specifically for a size of housing? This would be quite prescriptive.
<ul style="list-style-type: none"> This would be difficult to deliver. Developers may not be able to get the returns needed to make a site viable.
<ul style="list-style-type: none"> Agree that this would be very prescriptive. Would be difficult to say which sites should be used for which type/size of housing.
<ul style="list-style-type: none"> Type of housing does make a difference as to whether or not the community support development. Pentlows Farm; proposed retirement scheme here was welcomed with open arms. Gravelley Lane; 6 affordable homes/11 large homes has resulted in lots of objections.
<p>Sites 35/004, 35/016 & 35/030 – Puckeridge/Standon</p>
<ul style="list-style-type: none"> A120 is a dividing feature between Puckeridge and Standon. Heavy traffic on this road.
<ul style="list-style-type: none"> There has been lots of development in Puckeridge recently; feel that Puckeridge has taken its fair share of development. Don't see how further development here can be supported.
<ul style="list-style-type: none"> Village is downstream from Buntingford and Braughing so the same water supply issues apply.
<ul style="list-style-type: none"> Bishop's Stortford is the main employment centre. A120 is incredibly busy; very congested, impact of Stansted Airport traffic.
<ul style="list-style-type: none"> Bypass of Little Hadham will make the situation worse in Standon/Puckeridge. There are currently gaps in the traffic due to the traffic lights at Little Hadham but if the bypass goes ahead, there will be a steady stream of traffic the whole way along the road.
<ul style="list-style-type: none"> Any comments on Puckeridge as an employment location?
<ul style="list-style-type: none"> 35/016; area is an AAS
<ul style="list-style-type: none"> Recognise the issue on A120 with regards to a potential bypass of Little Hadham. Could the solution be to bypass all the way to the A10? - If the bypass were to go ahead, Standon would be keen to be involved and would favour a northern route. - Braughing would favour a southern route.
<p>Site 35/001 – Barwick</p>
<ul style="list-style-type: none"> This is a thriving existing business.
<ul style="list-style-type: none"> Any other comments? We've covered the issue of development in rural areas through comments on Cottered.
<p>Sites 35/005, 35/007 & 35/013– Colliers End</p>
<ul style="list-style-type: none"> Is there any housing there at the moment? Yes. Along the old A10.
<ul style="list-style-type: none"> Aware of a case where a replacement dwelling has been refused nearby so why would this be considered as a suitable location for development.
<ul style="list-style-type: none"> We're planning ahead for the next 15-20 years so it may be that sites not previously considered as being suitable in the current policy context may come forward for development.
<ul style="list-style-type: none"> Seems an isolated location.

- | |
|--|
| <ul style="list-style-type: none">• Would be a dormitory. Has a pub but no other facilities. |
| <ul style="list-style-type: none">• 35/005; Site has an issue with flooding. |

East Herts SLAA Partnership Meeting 26/09/2011
Sawbridgeworth and South-Eastern Parishes

Attendees

Invitees

- David Bailey – (Retired Surveyor)
- Richard Bowran – Sawbridgeworth Town Council
- David Digby – Hill Residential
- Tony Gallagher – Quod Planning
- David Irving – CPRE
- William Jewson – HPG Developments Ltd
- Chris Lovegrove – City & Provincial Properties
- Paul Macbride – Harlow Council
- Philip Murphy – Qod Planning
- John Oldham – Countryside Properties
- Jane Orsborn – Jane Orsborn Associates
- Rachel Padfield – Swords
- Elaine Parker – Network Housing Group
- Tom Pike – CBRE
- Ian Potter – Hertfordshire Constabulary
- Clive Thompson – Paul Wallace Land

East Herts Council

- Simon Drinkwater – Director Neighbourhood Services (Chair)
- John Careford – Senior Planning Officer, Planning Policy
- Martin Paine – Senior Planning Officer, Planning Policy
- Claire Sime – Team Leader, Planning Policy

Introduction
<ul style="list-style-type: none"> • Welcome and introduction from the Chair
<ul style="list-style-type: none"> • Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
Sawbridgeworth
<ul style="list-style-type: none"> • Any thoughts on Sawbridgeworth as a suitable location for housing?
<ul style="list-style-type: none"> • Dependent on a western bypass (although acknowledged that it wasn't supported locally). However, need to consider accessibility and the quality of life of people living in the town.
<ul style="list-style-type: none"> • Asked whether it would be helpful to have a discussion about the overall strategy before considering specific locations.
<ul style="list-style-type: none"> • Acknowledged. However, for the purpose of today we're seeking where possible your thoughts on specific locations, albeit in a strategic context. Asked whether anyone had any thoughts, from a market perspective, on whether Sawbridgeworth is a suitable location for development – does the size of the town, for example, constrain development coming forward?
<ul style="list-style-type: none"> • Confident that there is a market for new housing because there is keen

developer interest in land to the west.
04/008 and 04/012 – North
<ul style="list-style-type: none"> Any thoughts on these sites, in particular their relationship with the town centre.
<ul style="list-style-type: none"> Need to consider the current function of the town. Clear links between Sawbridgeworth and Harlow. People may choose to live in Sawbridgeworth but work in Harlow.
<ul style="list-style-type: none"> Both sites have access to higher order roads. However, both sites are in the Green Belt and in the flood plain.
<ul style="list-style-type: none"> Thought that land to the south had been put forward? - Not aware.
04/17 – Hayters, Spellbrook
<ul style="list-style-type: none"> Spellbrook is currently a Category 3 Village. The site is in the Green Belt. Any comments?
<ul style="list-style-type: none"> (Interest Declared) Acknowledges that Spellbrook is a Category 3 Village and that the site is Green Belt, however, stated that this was a 'special case'. Hayters is very constrained on the existing site. Would like to expand the employment offer in conjunction with residential. Currently employs 170 people. They need to modernise in order to stay in the district. Employment Land Review states that the site is 'fit for purpose' – Hayters disputes this.
04/014 and 04/015 – East (Esbies)
<ul style="list-style-type: none"> Any thoughts? Relationship with Lower Sheering? How does the eastern part of the town function? Part of Esbies.
<ul style="list-style-type: none"> Are the sites in the flood plain? Yes
<ul style="list-style-type: none"> Sites previously rejected at the LPI because of flooding issues.
<ul style="list-style-type: none"> Lower Sheering functions as part of Sawbridgeworth.
04/006 and 04/013 – West, 04/007 – Further West
<ul style="list-style-type: none"> Any thoughts?
<ul style="list-style-type: none"> (Acting for site 04/006) can come forward without the bypass. Site has good linkages with the town. Considered previously at the LPI.
<ul style="list-style-type: none"> Is site 04/006 in the floodplain? - Yes, eastern edge is in Flood Zone 3
<ul style="list-style-type: none"> Site 04/007 – any comments on accessibility. Is it viable to develop to the west? Currently Green Belt.
<ul style="list-style-type: none"> Need to consider how the Green Belt functions in an area.
<ul style="list-style-type: none"> Need to look at the wider context. Can't separate from potential development to the north of Harlow. If we only had to consider Sawbridgeworth, then yes development here could be seen as sustainable.
<ul style="list-style-type: none"> Therefore important that we consider both the strategic and the local context.
21/004 – North of Harlow
<ul style="list-style-type: none"> Any thoughts? You will all be aware that the Council objected to the identification of north of Harlow in the RSS.
<ul style="list-style-type: none"> (Interest Declared) Considers that the site is appropriate because of its relationship with Harlow and the benefits that will result from development. Good links to Harlow station (therefore allowing commuting to London) and to the employment offer in Harlow. The previously identified site constraints can be addressed through a strategic Masterplan for the area.
<ul style="list-style-type: none"> The highway network is a particular issue?
<ul style="list-style-type: none"> The site will benefit from economies of scale and therefore will be able to

address highway issues etc as well as providing significant other benefits.
<ul style="list-style-type: none"> • What are the short term benefits? Already significant issues accessing Harlow.
<ul style="list-style-type: none"> • Could be a number of solutions – roundabout improvements, expansion of existing crossing, new crossing, improved public transport.
<ul style="list-style-type: none"> • How big is the scheme? - Can provide in excess of 10,000 new homes. - So, 2x secondary schools? - Yes
<ul style="list-style-type: none"> • Who are the landowners? - Acting for Harlow North Joint Venture (HNJV)
<ul style="list-style-type: none"> • How confident are you about employment opportunities? - Very confident – because of relationship with Harlow and access to London. New opportunities will also be provided on site.
<ul style="list-style-type: none"> • Raised key infrastructure concerns – e.g. capacity at Rye Meads
<ul style="list-style-type: none"> • Constraints are well known. Confident that capacity issues can be addressed.
<ul style="list-style-type: none"> • Whose needs are you meeting? - Housing market area covers both Harlow and East Herts therefore needs to be considered in this wider context.
<ul style="list-style-type: none"> • Have the regeneration benefits been looked at?
<ul style="list-style-type: none"> • One of the issues that Harlow has is that its social housing stock is in need of improvement, and that synergies may be possible with North Harlow to facilitate there improvement, such as decanting.
<ul style="list-style-type: none"> • Priority estates are being looked at. Need to balance with wider strategic needs and population projections. There is an opportunity to renew/replace. Ongoing programme of works.
<ul style="list-style-type: none"> • What is Epping’s view? - Behind us in terms of developing their strategic objectives.
<ul style="list-style-type: none"> • What about the Green Belt in this location? Strategic release v. nibbling. Is there a defensible boundary?
<ul style="list-style-type: none"> • Need to look at the strategic context. What is the role of Sawbridgeworth? If you want to maintain its separateness then the role of the Green Belt needs to be strengthened in this location.
<ul style="list-style-type: none"> • What about the employment offer in Harlow? Has Harlow got a strong market?
<ul style="list-style-type: none"> • The key issue is the quality of the job offer. Enterprise Zones are an attempt to kick start and secure economic growth and regeneration.
<ul style="list-style-type: none"> • Need to look at other schemes in the UK – and how successful they have been e.g. Northstowe. Success depends on public support and genuine cross boundary working.
<ul style="list-style-type: none"> • The public purse is constrained. North of Harlow can deliver significant infrastructure because of economies of scale.
<ul style="list-style-type: none"> • What is the timeframe? - Not sure when development would commence on site. Land is available, however, subject to planning etc could take 5 years to get everything in place.
<ul style="list-style-type: none"> • Queried delivery rates. What can the market deliver? Again, we should look at some examples. Likely to be a development site for 15-20 years, how will this be planned and managed so that people actually want to live there?
<ul style="list-style-type: none"> • A significant proportion of the site (as shown on the screen) will be retained as open landscape and will not be developed

21/008 – Gilston Great Park
<ul style="list-style-type: none"> • An alternative proposal – any thoughts? - Landownership issues. Not deliverable.
21/002 and 21/009 – North and South of Redricks Lane
<ul style="list-style-type: none"> • (Interest declared) 21/009 a much smaller scale, Harlow facing proposal. Most of it is not in a flood zone. Largely brownfield (previously landfill). There will be potential environmental benefits to clearing up contaminated land.
<ul style="list-style-type: none"> • When was landfill completed? Remediation costs may be prohibitive.
<ul style="list-style-type: none"> • Not sure when landfill completed. 4 landowners, looking for a developer/promoter. The land was used for landfill of putrescible waste in the early post-war period and more recently for inert waste. The site has remediation requirements which could alleviate the local community of the liability of future contamination risks. Viability depends on a number of other factors such as land values, CIL and Section 106 etc but has been achieved on numerous schemes including the Ransome Road site in Northampton.
<ul style="list-style-type: none"> • How do you envisage connectivity? - Potential for a new pedestrian/vehicular bridge.
<ul style="list-style-type: none"> • Would you work with HNJV? - Yes
<ul style="list-style-type: none"> • Redricks Lane is a nightmare, so it needs connectivity with Harlow. Is it economically viable (because of remediation costs)?
21/003 – Terlings Park
<ul style="list-style-type: none"> • The client is pursuing a residential application. Has been marketed for employment use but nothing has been forthcoming. Independent of the wider north of Harlow proposals.
<ul style="list-style-type: none"> • How many houses? - Indicative number of 270 – although current application deals with floor space.
21/006 - South of Gilston park
<ul style="list-style-type: none"> • A bit like 'Goldings'. Currently remote although wouldn't be if north of Harlow comes forward.
04/005 – Thomas Rivers
<ul style="list-style-type: none"> • Need to look at the historic character of Sawbridgeworth –'squares'. Need to take a strategic view. If you really want to do it, then plan properly rather than incrementally.
<ul style="list-style-type: none"> • Referred to the Orchards Group alternative proposal for the Thomas Rivers site.
04/004 and 04/009 – South, Sites 04/001 and 04/011 – Further South
<ul style="list-style-type: none"> • Look at planning history, sites have a long audit trail.
<ul style="list-style-type: none"> • Site 04/001 is deliverable. Site surrounded by residential. Access agreed with highways. Ready to go.
27/002 – Sayes Park Farm
<ul style="list-style-type: none"> • A large site (170ha). Proposed for residential. Any thoughts?
<ul style="list-style-type: none"> • Same comments as those relating to 21/004.
<ul style="list-style-type: none"> • No comment.
29/004 – Briggens Estate East
<ul style="list-style-type: none"> • A large tract of land. Again, similar issues to those already discussed. Any further thoughts?
<ul style="list-style-type: none"> • Site being promoted independently, however, has had various

conversations with HNJV.
29/001 - Hunsdon
<ul style="list-style-type: none"> • Large extension to village (29ha). Any thoughts?
47/002 – Adams Farm Widford
<ul style="list-style-type: none"> • How do we deal with land in the villages? Any thoughts? - Depends on village strategy. Hunsdon has services, Widford doesn't
29/006 – Land adjacent to Tanners Way, Hunsdon
<ul style="list-style-type: none"> • Opportunity for a small extension to the village. A sustainable option. • If you have large-scale development to north of Harlow, should we be restricting development in neighbouring villages? • Comes back to your approach. A couple of houses in a village won't have any significant impact.

East Herts SLAA Partnership Meeting 29/09/2011
Ware and Central South

Attendees

Invitees

Ross Blumire – Taylor Wimpey (North Thames)
Richard Coutts – Baca Architects
Michelle Crees – HCA
David Digby – Hill Residential
Tony Gallagher – Quod Planning
Peter Haynes – Paul Wallace Land
Jim Hatch – Leach Homes
Duncan Murdoch – Moulton-Walker
Rachel Padfield – Sworders
Simon Poole – Cresthaven
John Oldham – Countryside Properties
Jane Orsborn – Jane Orsborn Associates
Neil Osborn – DLP Planning
Tim Waller – JB Planning Consultants
Spencer Warren – Heaton Planning
Mike West – The Ware Society

East Herts Council

Simon Drinkwater – Director Neighbourhood Services (Chair)
John Careford – Senior Planning Officer, Planning Policy
Jenny Pierce – Senior Planning Officer, Planning Policy

Introduction and Discussion
<ul style="list-style-type: none">• Welcome and introduction from the Chair
<ul style="list-style-type: none">• Powerpoint presentation setting strategic context and overview, raising matters such as the composition of the towns and villages in the district and issues faced in the area, including external pressures (new towns in neighbouring districts); levels of commuting; affordable housing provision, housing markets etc.
<ul style="list-style-type: none">• In the context of Wednesday's meeting, the comments raised had been taken on board and that today's meeting would focus on larger proposed development sites, rather than smaller suggested areas.
<ul style="list-style-type: none">• Confirmed that EHDC was seeking to tap into expert knowledge of the Partnership – particularly experience of marketing and delivering sites. What issues are the most important? What would make a developer wish to progress – highways issues etc?
<ul style="list-style-type: none">• Outlined that all the sites under consideration at the meeting derived either from the Call for Sites or Urban Capacity work. It was stressed that no decisions are being made at this stage – the Council is currently looking for guidance.

05/003 Nun's Triangle
<ul style="list-style-type: none"> • Stated that the proposal is for residential development and an employment business park.
<ul style="list-style-type: none"> • Is there an issue with the setting? Are there mature trees on the site? If so the historic environment should be the context for future development. Otherwise the site could be delivered and is marketable.
<ul style="list-style-type: none"> • What about the relationship of this site to the town? Is this a good location for employment land?
<ul style="list-style-type: none"> • As a rounding-off exercise this is a good site.
<ul style="list-style-type: none"> • Is the employment market strong in Ware? - It is over-supplied in Ware according to the Employment Study.
<ul style="list-style-type: none"> • Is there any information on school provision available? - There is a shortage across the district. - Anecdotally, there is a growing problem with a shortage of spaces.
<ul style="list-style-type: none"> • With the thresholds set in the Issues and Options consultation for 2 form entry schools this would require 2-5 ha of land. This site could provide that and could be part of a planning gain package for the release of this land.
05/004, 05/009, 44/001B and 44/005 Land East of Trinity Centre
<ul style="list-style-type: none"> • The site is very open and to develop it would cause coalescence with Thundridge.
<ul style="list-style-type: none"> • Declare an interest in Site 44/005. Delivery in conjunction with the Leach Homes site (05/020). Parts of the eastern element could be bought forward in isolation as a small-scale expansion to the east of Ware.
<ul style="list-style-type: none"> • What is the relationship of these sites to the town centre and the south?
<ul style="list-style-type: none"> • This is a similar debate to that of Hertford. Issues over accessibility, topography and the quantum proposed. There would need to be improved access. As it is an historic town this needs to be dealt with as part of a strategic vision rather than as piecemeal developments.
<ul style="list-style-type: none"> • The Ware Society view is that sites closer to the A10 would be better than sites further to the east.
<ul style="list-style-type: none"> • All sites would be accepted better if they were part of a Masterplan.
<ul style="list-style-type: none"> • Site 05/003 could have a northern by-pass and then all the sites within the enclosed landscape could be brought forward.
<ul style="list-style-type: none"> • There would be strategic landscape issues with this.
<ul style="list-style-type: none"> • Could integrate green infrastructure in to the plans, including the management of the space as public open space. It would cause viability issues as the costs would increase. Strategic landscaping could be created around the town.
<ul style="list-style-type: none"> • Need to get over the idea that landscaping can hide development. Development itself can provide the boundary if done well.
<ul style="list-style-type: none"> • A northern by-pass could not be delivered. It would prevent affordable housing provision and stop other planning gains being sought as the road would be too expensive. Grantham cited as an example.
<ul style="list-style-type: none"> • Any development to the north and east would result in a rounding off of the town with a new road as a barrier. But to the south there is already a barrier so this is a better suggestion.
<ul style="list-style-type: none"> • There are issues over land values and the resultant viability of development. Where would the northern by-pass go-to-and-from?

Improving accessibility is not the same as building a by-pass.
<ul style="list-style-type: none"> The statistics show there is already leakage of expenditure to neighbouring settlements and a by-pass would make it easier to travel out of Ware to elsewhere.
<ul style="list-style-type: none"> In terms of retail are the supermarkets and retail still viable in Ware? - The size of the town and the retail offer is good and there is capacity for other stores to locate here.
<ul style="list-style-type: none"> The town centre location is better than peripheral development. All applications should have a retail impact assessment.
05/020 and 44/005 East of Ware
<ul style="list-style-type: none"> There would be impacts on Star Street.
<ul style="list-style-type: none"> The local perspective is that development here would be closer to high quality landscape. There is only one road into the centre of town which already suffers from congestion. The Widbury Hill development site will only exacerbate existing problems. Any further development in this direction will cause major traffic impacts.
05/008, 05/013, 05/016, 05/017 and 05/019 Hertford Rugby Club, Rush Green, Chadwell Springs Golf Club, Land at Little Acres and Hale Club
<ul style="list-style-type: none"> What is the relationship of this cluster of sites to the town centre?
<ul style="list-style-type: none"> The Presdales Pit site is very enclosed as a result of old landscaping interventions. The land levels inside the site are lower so it is ripe for development. One option the land-owners considered was as a Resource Recovery Park as they were approached by the County Council as part of their Waste Strategy but this has gone quiet. It could be brought forward quickly.
<ul style="list-style-type: none"> (Interest declared) The landowners preference is for circa 350 houses. Improvements at the junction of Hoe Lane and the Stanstead Abbots Road have already been agreed with Herts Highways and include a right turn lane into Hoe Lane. We acknowledge that the existing junction needs improving. A new bus service would be provided, with roundabout improvements, a walking scheme. There is a lot going for the site, which is well contained by the local road network.
<ul style="list-style-type: none"> All these options could be delivered independently or in partnership with the Presdales Pit site.
<ul style="list-style-type: none"> How well is the site connected to the town centre? - It is about a mile to the high street.
<ul style="list-style-type: none"> The cluster of sites are as easy to get to the station in Ware as well as in Stanstead St Margaret's.
<ul style="list-style-type: none"> Would it encourage car use? - The existing parking constraints in the town centre would prohibit parking and put of car use from this site.
<ul style="list-style-type: none"> Site 05/013 has a golf course to the side of it. There is already development activity there.
<ul style="list-style-type: none"> These sites could cause coalescence with Amwell. Air quality is an issue. Hertford and Ware need their own identities.
<ul style="list-style-type: none"> Site 05/013 is open so there would be more visual impact.
<ul style="list-style-type: none"> The south is preferable in order to keep the Kings Mead area free from development.
<ul style="list-style-type: none"> Hertford and Ware function as one large centre in some aspects so is it still appropriate to continue to treat them as two towns or deal with them

as one?
<ul style="list-style-type: none"> • There may be practical links between the two towns but should be thought of as a pair, each offering something to the other, but they are emotionally detached.
<ul style="list-style-type: none"> • There are bigger issues. Thousands of homes are required. We just need to decide whether to put them north or south of the town. The north seems to make more sense due to the access opportunities but not necessarily all of the sites.
<ul style="list-style-type: none"> • Sutton BedZed cited as an example. Need to consider the centres of gravity if development is located in one location over another.
<ul style="list-style-type: none"> • Wherever development goes we would need to deal with the household waste. Gassification is one option. It needs new pipe networks. How we deal with resource supply and waste is a vital consideration we need to take.
<ul style="list-style-type: none"> • Proper recycling is a requirement. What is the plan in EH?
<ul style="list-style-type: none"> • County is pushing for more sites in the district, including the Biffa site to the north-west.
<ul style="list-style-type: none"> • The County plan is not site-specific yet.
<ul style="list-style-type: none"> • Instead of piecing together sites to the south we should look at gradual releases of land to the east.
05/014, 05/015 and 05/022 Crane Mead
<ul style="list-style-type: none"> • The sites are functioning floodplain so no housing is allowed so commercial development would be preferable. This could be raised on stilts but this pushes up costs. A sequential test should be applied as per PPS25.
<ul style="list-style-type: none"> • Access is awkward on this site as it sits between the railway line and the river.
<ul style="list-style-type: none"> • There is a scheme for 100 dwellings on site 05/014 which sits outside the Lee Valley Park. It is a Fairview scheme. With some screening put in place between the site and the LV Park it is deliverable.
<ul style="list-style-type: none"> • The Environment Agency would certainly have views.
25/001 and 25/002 - Hertford Heath
<ul style="list-style-type: none"> • Not the whole of site 25/001 would be developed. It is a decent location due to the proximity to services,
<ul style="list-style-type: none"> • Part of the 25/002 is contained between two roads so could be redeveloped.
<ul style="list-style-type: none"> • The significant numbers proposed would require appropriate levels of infrastructure provision, otherwise pressure would increase on existing services/facilities. How would CIL charges be worked out?
<ul style="list-style-type: none"> • Where figures are provided these would be used but there may be some multipliers.
<ul style="list-style-type: none"> • This would be a doubling in the size of the village. Smaller scale development could expand sensitively on some parts of the proposed sites but not all of them.
<ul style="list-style-type: none"> • Would 25/001 open up all the land to the west of the site to development?
<ul style="list-style-type: none"> • The golf course under construction to the north would prevent development spreading further.
<ul style="list-style-type: none"> • What would be the landscape impact?

<ul style="list-style-type: none"> • There would be a new planting belt to the back of the site.
<ul style="list-style-type: none"> • Is there a connection between this site and the golf course? - Yes it is owned by the same landowner.
<p>37/001 and 37/002 - St Margarets</p>
<ul style="list-style-type: none"> • (Interest declared) Both sites are owned by the same landowner. There is a local sports centre to the east of the sites which the development is prepared to fund the doubling of. 30ha of the site to the north of the A414 would be released as private woodland open to the public if the whole of the site is delivered. The sports facility support the scheme.
<ul style="list-style-type: none"> • The function of the Green Belt in this location is paramount to prevent coalescence.
<ul style="list-style-type: none"> • The site is very open and to develop it would cause coalescence. There is no sense to it.
<ul style="list-style-type: none"> • It could be considered as part of a green infrastructure plan to create a new woodland from arable land with the Woodland Trust. It would provide a new footbridge connection to the station. There is a strong intention to preserve the buffers to neighbouring developed areas.
<ul style="list-style-type: none"> • The Green Belt boundaries would need to be looked at.
<ul style="list-style-type: none"> • The site would provide around 250 homes on the southern site with a large playground. Four new football pitches, one cricket pitch, indoor tennis courts and other improvements would be made to the sports facility. There would be a total of 300 homes.
<ul style="list-style-type: none"> • Is there is a shortage in sports facilities in this area? - The Council undertook a Playing Pitch Strategy which indicated that there is a shortage of pitches, particularly for football which is the sport with the most growth in participation.
<ul style="list-style-type: none"> • The CIL charge impacts on viability. Where is the County Council at in terms of CIL charging schedules? - The scale of costs would be sorted out in the Core Strategy.
<ul style="list-style-type: none"> • If we suggest the costs add up to between £9,000 and £11,000 affordable housing would be a key issue. - Is affordable housing part of CIL? - No but the two are related. There would be a balance between contributions in the same way that Section 106 contributions are balanced against the cost of affordable housing.
<ul style="list-style-type: none"> • It depends upon the type of infrastructure you wish to deliver.
<p>36/001, 36/002 and 36/007 - Stanstead Abbots</p>
<ul style="list-style-type: none"> • (Interest declared) The sites are owned by French & Jupps who have been on site for 400 years. It has been a major employer for 100 years employing some 600 people on site. The site has potential for business use as an expansion of the business park.
<ul style="list-style-type: none"> • Roydon Homes own the adjacent site and want to provide housing. It is in a good location and is deliverable. It is within walking distance to facilities. It is in the floodplain but the Environment Agency have been carrying out works over the last few years. It has not flooded since the 1970s. Site 36/002 in Flood zone 2 but there is no reason why it should not be developed.
<ul style="list-style-type: none"> • In a recent scheme in this location all the houses were sold, some even prior to completion so there is an excellent market here.
<ul style="list-style-type: none"> • The current Local Plan has this location listed as a main settlement but

the intention in the Core Strategy could be to downgrade this to a larger service settlement.
<ul style="list-style-type: none"> This area shouldn't be downgraded.
36/006 Websters, Netherfield Lane
<ul style="list-style-type: none"> The site should be allocated for employment use. It employs circa 80 people. There is scope for some housing too.
<ul style="list-style-type: none"> Part of the site is in the Lee Valley Park so there is scope for a marina and leisure uses. There have been no recent discussions.
<ul style="list-style-type: none"> Has the Council had any discussions with the Lee Valley Regional Park Authority?
<ul style="list-style-type: none"> Not as yet, although as part of ongoing work we need to liaise with all neighbouring planning authorities.
<ul style="list-style-type: none"> Promoting a site in Hoddesdon which is also within the park boundary, but progress was difficult.
42/013 - Cold Christmas
<ul style="list-style-type: none"> This is a rural locations somewhat isolated.
<ul style="list-style-type: none"> It is very isolated.
<ul style="list-style-type: none"> It is a dreadful exposed site and would expose the whole plateau to development pressure, acting as a precedent.
42/002, 42/003 and 42/005 - Thundridge and Wadesmill
<ul style="list-style-type: none"> Category 1 status makes more sense in this location. There is an interest in a small site for possibly 10 houses, but access would be difficult.
<ul style="list-style-type: none"> Sworders proposed the other site for small scale development. There are other small sites in other villages that are available but they didn't submit. Should pair both villages as a Category 1 village.
<ul style="list-style-type: none"> Does this function as a satellite to Ware with some services?
<ul style="list-style-type: none"> We need to allow development in such locations in order to maintain viability of the settlements.
42/010 and 42/011 - Oakley Coach Builders
<ul style="list-style-type: none"> There is very serious developer interest in this site with an application pending. The client would like to build a new factory in order to keep the business viable. The old coachworks buildings would be redeveloped into new employment units. Small scale units would work in this location.
<ul style="list-style-type: none"> What proportion of the employees are local? - Most are from nearby settlements.
42/004, 42/006 and 42/008 - R/O School, Sutes Farm, R/O Cambridge Cottages
<ul style="list-style-type: none"> Growth of these small scale village sites would help prevent the loss of local services including shops. There is a possibility of employment on Site 42/006 as it is currently a farm.
Bayford and Brickendon
<ul style="list-style-type: none"> What is the principle of Bayford and Brickendon as locations for development?
<ul style="list-style-type: none"> (Interest declared) - Brickendon Grange. There could be some rounding-off of the Category 2 village. Bayford could also take a small amount of development.
<ul style="list-style-type: none"> There are decent rail links for commuting.
Concluding Remarks
<ul style="list-style-type: none"> Report going to next LDF Executive Panel setting out next steps and

Partnership members thanked for their time and involvement.

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Local Development Framework

SLAA Next Steps

November 2011

Introduction

This statement sets out the next steps in the Council's approach to undertaking its Strategic Land Availability Assessment (SLAA). It should be read in conjunction with the SLAA Project Plan dated July 2011 available at www.eastherts.gov.uk/sl原因 which explains that the SLAA is an ongoing technical process that is informing both the East Herts Local Development Framework (LDF) and its housing trajectory.

Aims and Objectives

Specifically, this statement sets out in more detail the assessment criteria that the Council will apply to the SLAA sites in order to assess their deliverability. It follows an initial series of SLAA meetings held throughout September 2011 and takes on board feedback from these meetings by seeking to maximise the contribution from a range of local stakeholders. The initial round of SLAA engagement has provided useful information both in terms of understanding the sites in their strategic context as well as site specific comments which will be reflected in the more detailed assessments that follow.

Purpose of the SLAA

The purpose of the SLAA is to assess the deliverability of sites for development. A site is considered deliverable if it is suitable for development, available for development and development is achievable on site. The information in the SLAA will inform the Council's housing trajectory to ensure a continuous supply of housing.

- A site is considered suitable for development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. In considering suitability, policy restrictions, physical constraints, potential impacts of developing the site and the environmental conditions which would be experienced by prospective residents should all be considered.
- A site is considered available for development, when on the best information available there is confidence that there are no legal or ownership problems. This means that the site is controlled by a housing developer who has expressed an intention to develop or the land owner has expressed an intention to sell.
- A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. Achievability is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the site.

Stakeholder Engagement

The Council will engage representatives of the following various stakeholders to assist in the preparation of the next stages of the SLAA:

- Chambers of Commerce
- Civic Societies
- Campaign for the Protection for Rural England (CPRE)
- East Herts Association of Parish and Town Councils (EHAPTC)
- EHDC District Councillors
- EHDC Economic Development
- EHDC Engineers
- Estate/Land Agents
- Hertfordshire Association of Parish and Town Councils (HAPTC)
- Hertfordshire Constabulary
- Homes and Communities Agency
- Housing Associations
- Large Agents/Developers
- Local Agents/Developers
- Neighbouring District Councils
- Parish Councils
- Town Councils

Which sites will be considered?

Sites identified through the Local Plan Inquiry Omission Sites consultation 2005, Housing Capacity Assessment 2007, Employment Land Review 2008, Call for Sites 2009, will be considered in the SLAA. These sources are available to view on the Council's website at www.eastherts.gov.uk/technicalstudies.

Site Size Filter

The following site size thresholds will be applied to identify those larger sites more relevant to the LDF plan-making process. The lower threshold of 3 dwellings acknowledges the fact that in the rural areas, it is often smaller sites that come forward for development. It should also be noted that sites below the thresholds may still come forward for development through the planning application process.

- 5 or more dwellings or 0.16 hectares in the Six Main Settlements
- 3 or more dwellings or 0.09 hectares elsewhere

Overall Approach

Because the SLAA is an ongoing piece of work it is being undertaken in rounds:

- Round 1 (Autumn 2011) - *strategic context and site specific information gathering* (Completed - September 2011)
- Round 2 (Winter 2011/12) - *assessment of sites within settlement boundaries*
- Round 3 (Spring 2012) - *assessment of sites outside settlement boundaries*
- Round 4 (Ongoing) - *annual review of SLAA*

Round 2 will consider those sites where there is currently no in-principle objection to their development i.e. they are located within the development boundaries of the Six Main Settlements and Category 1 Villages. An initial SLAA Report will then be published that will inform the Council's housing trajectory. The third round will then consider sites outside of existing settlements as well as sites in Category 2 Villages. An updated SLAA Report will then be published. The fourth round will be an annual review of all SLAA sites. Within each round, the following approach will be followed:

Stage 1: Initial Assessment

Undertaken by officers, sites will be assessed against the criteria set out in Appendix A. Each criterion will be assessed to determine whether, based on the information available, it is reasonable to assume whether: it is deliverable (green); there may be issues that will need to be overcome (amber); or there are major constraints and the site is likely to be undeliverable (red). For more clear-cut criteria, the assessment will be between red or amber and green. Where information is unavailable the assessment will be recorded as unknown.

Stage 2: LDF Executive Panel Ratification

The initial officer assessment of the SLAA sites will then be considered by the LDF Executive Panel in order to seek authorisation to engage stakeholders and seek comments on the officers' initial assessment.

Stage 3: Stakeholder Engagement

The stakeholders listed above will be asked to comment over a specified four-week period on the officers' initial assessment, bearing in mind the assessment criteria. Owing to resource issues, hard copies of the assessments will not be sent to stakeholders directly. Instead, all information will be made available on the Council website as well as being available at the Council offices in Hertford and Bishop's Stortford.

Stage 4: Publication of Final Report

Comments received will be taken on board and amendments made, as appropriate, before a final SLAA report is published. This report will be endorsed by East Herts District Council.

Outcomes

The final outcome of the SLAA will be a report listing each site accompanied by a 1:1250 scale Ordnance Survey map and an assessment of its deliverability. This information will then feed into the Council's housing trajectory to help maintain a continuous supply of housing.

Queries / Contact Us

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Post: Planning Policy Team, East Herts Council, Wallfields, Pegs Lane, Hertford, Herts, SG13 8EQ

Email: planningpolicy@eastherts.gov.uk

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Local Development Framework

SLAA Site Assessment Criteria

November 2011

How to use this assessment

The purpose of this assessment is to understand the issues that may affect the deliverability of development in respect of suitability, availability and achievability. The use of red/amber/green provides a simple visual tool for understanding the issues that may affect a site from coming forward for development.

However, the purpose of this assessment is not to 'score' sites by simply adding up the number of 'green' assessments since this could skew the results as the criteria have not been weighted, although the assessment of suitability has been grouped into the three levels of constraint so as to further understand the likelihood of developability (see below). Equally, a 'red' assessment would not necessarily preclude development since it is possible that some constraints could be mitigated. Furthermore, Government guidance recommends sites should not be ruled out simply based on current policy designations. Where information is unavailable the assessment will be recorded as unknown and regarded as undeliverable since deliverability should not be assumed.

Thus, the purpose of this assessment is to obtain a more realistic idea of the likelihood of a site coming forward for development. Equally, however, that is not to say that a site will be developed. The SLAA is about determining whether a site **could** be developed; **not** whether a site **should** be developed. That is the role of the planning system either through the establishment of the principle of development in the LDF or through the determination of a planning application, which would be based on the individual merits of the application.

Site Details

Site Reference		Site Area		No. of Dwellings	
Site Name				Site Postcode	
Site Address					
Parish			Ward		
Proposed Use					

Assessment of Suitability

Major Constraints - critical or national designations that are likely to prevent development

Topic	Criteria	Comment	Assessment
Biodiversity	Would development affect a European or Nationally designated wildlife site?	PPS9 affords significant protection to these important wildlife sites including RAMSAR, NNR, SAC, SSSI and undesignated ancient woodland. Development that causes harm to the geological and conservation interests on such sites will not be permitted.	Onsite - RED Offsite but potential to impact wildlife site - AMBER Offsite no impact - GREEN
Environmental	Is the site in an area of flood risk?	PPS25 sets out a sequential approach to development in areas of flood risk with the aim to steer new development away from areas of highest risk (Zone 3). Information from the Environment Agency Flood Maps and East Herts Strategic Flood Risk Assessment (SFRA).	Zone 3 high probability - RED Zone 2 medium probability - AMBER Zone 1 low probability - GREEN
Heritage	Would development affect a Scheduled Monument?	PPS5 seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm to registered parks and gardens should be wholly exceptional.	Onsite - RED Offsite but potential to impact scheduled monument - AMBER Offsite no impact - GREEN
Heritage	Would development affect a Registered Historic Park and Garden?	PPS5 seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm to or loss of a registered parks and gardens should be exceptional.	Onsite - RED Offsite but potential to impact park and garden - AMBER Offsite no impact - GREEN
Heritage	Would development affect a Listed Building?	PPS5 seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm to or loss of a Grade II Listed Building should be exceptional and in respect of Grade I or Grade II* Listed Buildings, wholly exceptional.	Development would require demolition - RED Development would affect setting - AMBER No impact - GREEN
Heritage	Would development affect Tree Preservation Orders (TPO)?	The affect of development on protected trees is a material consideration. Trees provide amenity value and are an important feature of the townscape and landscape.	Area TPO onsite - RED Single TPO onsite - AMBER No TPOs - GREEN
Policy	Is the site allocated in the Hertfordshire Minerals and Waste Plan?	Minerals and Waste planning is undertaken by the County Council. The District Council has responsibility to ensure that development does not affect identified sites.	Allocated / safeguarded for minerals or waste - RED Development would affect minerals or waste sites / site identified for potential minerals or waste development - AMBER No affect on minerals or waste sites - GREEN
Policy	Is the site in the Green Belt?	PPG2 sets out the presumption against inappropriate development to maintain the openness of the Green Belt.	Yes - RED No - GREEN
Policy	Is the site in the Rural Area Beyond the Green Belt?	Local Plan Policy GBC3 sets out a similar presumption against inappropriate development. Government guidance also directs development to the more sustainable locations.	Yes - RED No - GREEN

Local Constraints - local policy designations that may constrain development

Topic	Criteria	Comment	Assessment
Biodiversity	Would development affect a locally designated wildlife site?	Local Plan Policy ENV14 prevents development that would have an adverse impact on a local wildlife sites.	Onsite - RED Offsite but potential to impact wildlife site - AMBER Offsite no impact - GREEN
Environmental	Are there problems with noise?	Consideration needs to be given to whether there are any existing noise sources that could impact on the suitability of the site for development?	Yes - AMBER No - GREEN
Environmental	Will development of the site affect, or be affected by Air Quality Management Areas (AQMA)?	Development should not adversely affect or be adversely affected by air quality. Where any issue arises, an air quality assessment may be required.	Yes - AMBER No - GREEN
Environmental	Is the site likely to be affected by contaminated land?	The presence of contaminated land may affect the viability of sites being developed. Information will be obtained from Appendix A of the East Herts' Contaminated Land Strategy Please note, for those sites assessed as: RED - a further assessment will be required. AMBER - there could still be the potential for localised contamination and further assessment is required. GREEN - there could still be the potential for localised contamination and further assessment is required.	Historical data has identified that the site was previously used as a potentially contaminative industrial land - RED Previously developed land where historical data has not identified a potentially contaminative industrial land use - AMBER Sites where there is no record of previous development. These sites are considered to be less likely to be contaminated - GREEN
Heritage	Would development affect a locally listed historic park and garden?	Local Plan Policy BH16 seeks to ensure that development proposals do not harm the special historic character or appearance of the park or garden.	Onsite - RED Offsite but potential to impact Historic Park and Garden - AMBER Offsite no impact - GREEN
Heritage	Would development affect a Conservation Area?	Local Plan Policy BH6 seeks to ensure that development in conservation areas or that affects the setting of a conservation area should be sympathetic to the character of the conservation area.	Yes - AMBER No - GREEN
Heritage	Is the site designated as an Area of Archaeological Significance?	Local Plan Policy BH11 seeks to ensure that development does not adversely affect archaeological sites. Where development affects an area of archaeological significance, further assessment and mitigation will be required.	Yes - AMBER No - GREEN
Policy	Is the site designated for leisure, recreational or community use in the Local Plan?	Local Plan Policies LRC1, LRC11 and OSV8 seeks to prevent the loss of facilities which contribute to sustainable mixed communities	Yes - AMBER No - GREEN
Policy	Is the site in employment or former employment use?	Local Plan policies EDE1 and EDE2 seek to prevent the loss of sites in or previously in employment use in order to maintain a sufficient supply of employment land across the district.	Designated Employment Area - RED Employment Site - AMBER Non-employment use - GREEN

Accessibility Constraints¹ - accessibility to day-to-day services that may constrain development

Topic	Criteria	Comment	Assessment
Buses²	Is the site accessible to a bus stop?	Within 800m (10mins). Sites closer to passenger transport facilities are regarded as being in more sustainable locations.	Outside threshold - RED Within threshold - GREEN
Trains³	Is the site accessible to a railway station?	Within 1.2km (15mins). Sites closer to passenger transport facilities are regarded as being in more sustainable locations.	Outside threshold - RED Within threshold - GREEN
Education⁴	Is the site accessible to primary schools?	Lower threshold = 15mins Upper threshold = 30mins	Outside thresholds - RED Between higher and lower threshold - AMBER Within lower threshold - GREEN
Education⁵	Is the site accessible to secondary schools?	Lower threshold = 20mins Upper threshold = 40mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Health⁶	Is the site accessible to GP facilities?	Lower threshold = 15mins Upper threshold = 30mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Health⁷	Is the site accessible to hospital facilities?	Lower threshold = 30mins Upper threshold = 60mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Retail Centres⁸	Is the site accessible to district and town centre locations?	Lower threshold = 15mins Upper threshold = 30mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Employment⁹	Is the site accessible to employment facilities?	Lower threshold = 20mins Upper threshold = 40mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN

¹ - Accessibility data for education, health, retail and employment provided by Hertfordshire County Council Accession software and based on bus and rail travel modes with a maximum walk of 800m to the stop at a speed of 4.8km per hour (i.e. 10mins) using the Information Transport Network (ITN) i.e. roads, and excludes pedestrian only routes. Calculations are for outbound routes only.

² - Distance calculated 'as the crow flies' based on GIS. It should be noted that whilst a site may be in proximity to a bus stop, the service provided may not be frequent

³ - Applying threshold of 15mins calculated 'as the crow flies' based on GIS, allows flexibility for an overall walking time of 20mins (1.6km). 1.6km (1 mile) is considered to be the maximum distance that the majority of people will walk.

⁴ - Includes Middle Schools and assumes an arrival time of between 8-9am

⁵ - Assumes an arrival time of between 8-9am

⁶ - Assumes an arrival time of between 10-11am

⁷ - Includes community hospitals and A&E services and assumes an arrival time of between 10-11am

⁸ - Includes town and district centres (including Stanstead Abbots and St Margarets and the Thorley Centre, Bishop's Stortford) and assumes an arrival time of between 10-11am

⁹ - Super Output Areas generating over 500 jobs and assuming an arrival time of 8-9am

Site Constraints - other planning and environmental considerations that may affect development

Topic	Criteria	Comment	Assessment
Access	Is there direct access to the site?	Sites require adequate access to the existing road network.	No direct access - RED Direct Access onto a classified road - AMBER Direct access - GREEN
Access	Does access to the site affect its development?	Need to ensure that the access (whether existing or proposed meets current highway standards.	Does not meet current standards - RED Requires highway works - AMBER Access acceptable / minor works required - GREEN
Access	Does the site form access to other sites?	Use of the site to access other properties may affect whether it comes forward for development.	Yes, provides access to existing development - RED Yes, but could be developed in tandem - AMBER No - GREEN
Character	Does the topography of the site affect development?	Flatter sites are easier to develop and often have less of a visual impact.	Yes - AMBER No - GREEN
Character	How well does the site relate to existing development?	Development should integrate well with the existing development.	Poorly - RED Subject to appropriate landscaping / mitigation - AMBER Well - GREEN
Site	Does the planning history of the site affect the potential for development?	The site may have been assessed through previous plan-making or planning application processes. Planning history may provide information as to whether the principle of development is acceptable.	Yes - AMBER No - GREEN
Site	Does the shape of the site constrain development?	e.g. Irregular shaped site. Narrow sites may pose problems with access.	Yes - AMBER No - GREEN
Site	Could the site form part of a larger development?	It is important that the development is co-ordinated and the development of one site should not prejudice a strategic site.	Yes - AMBER No - GREEN
Site	Is the site affected by neighbouring uses?	e.g. overlooking / incompatible neighbouring use	Yes - AMBER No - GREEN
Site	Previously Developed Land (PDL)	There is a presumption in favour of the development of previously developed land.	Greenfield - RED Garden Land - AMBER Brownfield - GREEN

Suitability Conclusion

Assessment of Availability

Topic	Criteria	Comment	Assessment
Legal	Are there any known legal issues?	Legal issues such as multiple land ownerships or ransom strips may affect the site coming forward for development in the short term.	Yes - AMBER No - GREEN
Ownership	Has the owner of the site been identified?	This could determine when the site comes forward for development	No - RED Yes - GREEN
Ownership Intentions	Is there an intention by the landowner to sell and/or a developer to bring forward this site?	This could determine when the site comes forward for development	No - AMBER Yes - GREEN
Use	Is the site in current use?	Sites that are currently in use are less likely to come forward for development in the short-term as the current occupier will need to be relocated. There may also be less in-principle objection to vacant sites coming forward for development.	Occupied - RED Vacant - AMBER Derelict / undeveloped - GREEN

Availability Conclusion

Assessment of Achievability

Achievability Conclusion		
Short-term (0-5 years)	Medium-term (6-10 years)	Long-term (11-15 years)

Overall Assessment of Deliverability

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Local Development Framework Project Factsheet

Strategic Land Availability Assessment (SLAA)

Autumn 2011

What is the SLAA?

The SLAA is a piece of background technical evidence that helps inform the housing trajectory and plan-making process. Its purpose is to provide an assessment of whether a site could be developed. Importantly, it does not make a decision whether a site should be developed: that is the role of the planning process itself. It is just one piece of the LDF jigsaw.

Why are we doing a SLAA?

As the local planning authority, it is the responsibility of East Herts Council to ensure that every year sufficient homes are built to meet our housing requirement, currently set by the soon-to-be-abolished East of England regional plan. The delivery of new homes is a key part of the East Herts Local Development Framework (LDF): the name of the plan that will shape the future of East Herts to 2031.

What will be achieved by the SLAA?

The final outcome of the SLAA will be a technical report listing each site accompanied by an Ordnance Survey map. Each site will also include an assessment of the likelihood of whether a site can be developed. This information will then feed into the Council's housing trajectory to help maintain a continuous supply of housing.

How will the SLAA be carried out?

The SLAA is being carried out following the approach set out and agreed by the Council in the SLAA Project Plan (July 2011) and Next Steps statement (November 2011). These are available to view at www.eastherts.gov.uk/sl原因.

Who will be involved in the SLAA?

A wide range of stakeholders representing those in the development industry as well as local communities are being engaged in the SLAA, including town and parish councils, agents, developers, civic societies, and housing associations.

What happens next?

The SLAA is an ongoing process. The final report will be updated annually to inform the housing trajectory. It is only one part of the evidence base to inform the LDF and shape the future of East Herts to 2031.

Further Information

Visit: www.eastherts.gov.uk/sl原因 or email planningpolicy@eastherts.gov.uk.

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EAST HERTS COUNCIL

LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE PANEL – 24 NOVEMBER 2011

REPORT BY EXECUTIVE MEMBER FOR PLANNING POLICY AND ECONOMIC DEVELOPMENT

HERTFORDSHIRE STRATEGIC EMPLOYMENT SITES STUDY (APRIL 2011)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report presents for consideration and agreement the Hertfordshire Strategic Employment Sites Study (April 2011).

<u>RECOMMENDATION FOR EXECUTIVE: to commend to Council that:</u>	
(A)	The Hertfordshire Strategic Employment Sites Study (April 2011) be agreed and published as a technical study, forming part of the evidence base to inform and support the East Herts Local Development Framework;

1.0 Background

1.1 Regeneris Consulting together with a group of consultancies were commissioned in early 2011 to carry out a Strategic Employment Sites Study on behalf of Hertfordshire County Council, East of England Development Agency (EEDA) and the ten districts of Hertfordshire (the partnering authorities). It is intended that the study will add to the evidence base informing the East Herts Local Development Framework, complementing existing and future evidence on employment land and economic development in East Herts.

1.2 The partnering authorities are concerned that Hertfordshire is losing its competitive edge, with a fear that there has been a slowdown in the growth of the economy, particularly in

relation to stronger competition from successful business locations, particularly the Thames Valley in London as well as parts of Oxfordshire and Cambridgeshire. A previous study¹ suggested that there were a lack of strategic employment sites in the County. The Hertfordshire Works Economic Development Strategy 2009-2021 recognised the need to work jointly to identify and bring forward a small number of strategic sites in high profile prestigious locations served by sustainable transport. The Strategy will be taken forward by the Hertfordshire Local Enterprise Partnership (LEP).

- 1.3 The partners recognise that there are a number of factors which are important in supporting economic growth, including tackling skills issues, promoting enterprise and innovation and supporting the growth of key sectors. The purpose of this study however, is to focus on identifying appropriate strategic sites for potential future employment land across Hertfordshire.

2.0 Report

- 2.1 Comprising 149 pages, the Hertfordshire Strategic Employment Sites Study (the report) describes in Chapter 2 the historic economic performance across the County compared to neighbouring key competitor locations. Hertfordshire struggles to compete in many markets, particularly in office space where there are fewer centres providing a critical mass of market activity required to attract investment. However, Hertfordshire has a larger, more significant market for industrial space, providing some resilience during the recession. The district of East Herts has a significant concentration of employment in life sciences compared with national levels, namely through the presence of GlaxoSmithKline (GSK) in Ware. East Herts District also has an important concentration of employment in advanced manufacturing, green industries and creative and media industries.
- 2.2 Chapter 3 describes the historic commercial property market performance. The focus is on understanding the dynamics of

¹ Regional Strategic Employment Sites Study, Arup (2009)

the office and industrial markets in the County in terms of recent trends in take-up, rental levels and completions. The commercial property market in Hertfordshire has a strong, high quality manufacturing base. Its proximity to London has enabled the development of a strong logistics and distribution market. Market perceptions indicate problems in terms of infrastructure and the physical environment, higher education and the general quality of commercial building stock, particularly for B1 floorspace. The study divides the County into three parts, reflecting employment markets; West Herts, Central Herts and East Herts (which includes East Herts District and Broxbourne Borough). The East Herts area has seen a decrease in B1 (-4%) and B2 (-7%) floorspace between 1998 and 2008, however, it was the only area to see an increase in B8 floorspace (+39%). These results concur with those in the East Herts Employment Land Review 2008, which indicated that East Herts District could see an increase of B1 and B8 floorspace to 2021 tempered by a decline in B2 floorspace.

- 2.3 Chapter 4 considers the lessons learnt from other locations, while Chapter 5 examines the future potential for employment growth in Hertfordshire. Employment in Hertfordshire is predicted to increase by 16% between 2011 and 2031 (79,300 jobs) based upon Oxford Economic Forecasts (East of England Forecasting Model EEFM). The forecasts can only provide an indication of what might happen in terms of future employment growth and should therefore be treated with some caution. Using a variety of information sources the consultants used travel to work patterns to determine growth areas. Using this model the East Hertfordshire area would receive the least amount of growth, seeing a decline after 2021.
- 2.4 Chapter 6 considers the potential supply of strategic employment sites in Hertfordshire, establishing a definition of 'strategic sites' for the purposes of this study and then considers the relative performance of each location against a number of core criteria. A site of strategic significance must be:
- **Of an appropriate scale:** capable of accommodating regional strategic development which could not be

accommodated elsewhere. Only existing sites with redevelopment or expansion potential or new sites are suitable. Sites should be capable of delivery within the plan period i.e. to 2031.

- **Of an appropriate quality:** which are attractive to national and international investors and key employers in Hertfordshire. The site should be capable of raising the profile and economic performance of the region and County. It should be able to provide sufficient employment to support sub-regional scale labour catchments and serve regional or national markets. Where it is an existing site there should be evidence of market appeal and perception relative to other locations in the County.
- **Able to build a clear identity:** with a clear focus, brand and future vision. The quality of the floorspace, environment and amenities should be sufficient to accommodate large scale users or higher value-added uses.
- **Able to demonstrate a good fit with wider policy:** able to accommodate leading edge sectors including life sciences, high tech engineering/software development, digital creativity and media and low carbon firms. Should accommodate users that add to the economic base and are clear economic drivers and offer (or have the potential to offer) high levels of accessibility by public transport and be consistent with transport policy. Sites should be (or have the potential to be) consistent with current or emerging planning policy.

2.5 The study identified four existing strategic sites:

- GSK Cluster (Stevenage, Harlow, Ware)
- Gunnels Wood, Stevenage
- Maylands, Hemel Hempstead
- Leavesden, Watford

2.6 A further eight existing or potential sites were identified:

- Park Plaza and Maxwells Farm, Broxbourne
- Hatfield Business Park
- Croxley Business Park and Watford Business Park

- Watford Junction
 - Knebworth Innovation Park, Stevenage
 - Watford Health Campus
 - Bishop's Stortford
 - Land at the Building Research Establishment, St Albans
- 2.7 Four further potential strategic sites/locations were identified.
- Harlow North
 - London Road, St Albans
 - Radlett Aerodrome
 - Land North of Bricket Wood, St Albans
- 2.8 A number of sites were identified but discounted notwithstanding recognising the important role the sites play for the County, which included sites in East Herts, namely Foxholes (Hertford).

Conclusions drawn from the Strategic Site assessments
(relevant to East Herts)

- 2.9 **GSK**
The GSK Cluster is considered strategic in its business rather than in its sites. There is significant investment occurring at the Stevenage site creating a Bioscience Campus which will become of strategic importance for the lifescience/pharma sector. GSK is consolidating its Harlow facilities to sites in Hertfordshire. Any further development at the Ware campus will depend upon the strategic decisions of the business.
- 2.10 **Gunnels Wood, Stevenage**
Gunnels Wood, located on the western side of Stevenage is one of the largest employment sites in Hertfordshire being home to 300 businesses and 18,800 employees in a mix of B-class activities. Significant investment is needed to improve the overall environment of the park itself. Stevenage Borough Council has developed a draft Area Action Plan, proposing a remodelled office hub close to the station, landmark buildings and a coordinated approach to investment in public realm. It is proposed to deliver 70,000sq.m of net new B-class development up to 2026. Mixed use redevelopment of the leisure park is proposed

within the Town Centre Area Action Plan, envisaging the creation of a mixed use urban quarter of retail, leisure and residential uses. GSK has planning consent for 10,000sq.m of B1b/c floorspace in the form of a Bioscience Campus. The strength of the Gunnels Wood area and its predicted growth is of significant interest to East Herts in terms of both competition and providing employment opportunities.

2.11 Park Plaza and Maxwells Farm

Of significance to East Herts, given its proximity and accessibility to the A10 and the southern towns of the district is the potential site at Park Plaza and Maxwells Farm in Waltham Cross, Broxbourne. Originally identified in the Hertfordshire Structure Plan, Park Plaza was one of two identified Key Sites for high technology industrial uses. The site benefits from a specific Policy (EMP2) in the Broxbourne Local Plan Second Review (2001-2011) and a comprehensive development brief. Comprising 25 hectares of open land north of M25 Junction 25 adjacent to the A10, its location is both a benefit and a disadvantage given the potential traffic generation of the potential development.

2.12 In 2002, Broxbourne Council agreed two outline planning permissions covering the north and south parts of the site. The southern part of Park Plaza now contains a substantial print works, warehouse, service centre and hotel. A further plot has outline consent for a potential landmark B1 office development. The northern part of Park Plaza remains undeveloped but benefits from a comprehensive and ambitious planning brief. Broxbourne Council's Core Strategy indicated a further development opportunity at Park Plaza West (west of the A10 opposite Park Plaza south) and Maxwells Farm, (approximately half a mile north of Park Plaza South on the west of the A10). Broxbourne Council has stated that its Core Strategy has been found unsound and will issue the Inspector's Report once it has been through its own democratic procedures. Only then will it be clear what the Inspector's position on Park Plaza was.

2.13 The Park Plaza cluster has the most potential of all sites to provide a major or premier business park within the study period to 2031. These sites are within easy travel to work distance to settlements in the southern part of East Herts

and are of significant interest to East Herts in terms of both competition and providing employment opportunities.

2.14 Hatfield Business Park

Hatfield Business Park is a modern business park providing a mix of employment in a high quality environment, providing 10,000 jobs. The new University de Havilland Campus is located adjacent to the site providing key links between skilled graduates and high-value jobs. There is a significant amount of land available benefiting from planning consent. The site is considered to be one of the highest quality employment locations in the County. The business park is within easy travel to work distance to residents in East Herts. There is potential for this site to expand to provide the critical mass required to become a premier business park.

2.15 Knebworth Innovation Park, Stevenage

Knebworth Innovation Park represents a potential greenfield site immediately adjacent to the A1(M) Junction 7. Identified in the Stevenage Core Strategy, the site would provide a new high-quality innovation park of c. 65,000sq.m of employment floorspace capable of attracting R and D activities. Notwithstanding constraints on environmental and delivery terms, the study identifies the location as a potential business park/science park site. The Stevenage Core Strategy was also found unsound, but not in relation to the Council's ambitions for employment.

2.16 Bishop's Stortford

Bishop's Stortford's potential strategic significance is not related to existing sites or economic activities, but to its location adjacent to the M11, mid-way between London and Cambridge and immediately adjacent to Stansted Airport. There is a clear economic opportunity from the potential job creation plans for the airport. It is acknowledged that there are no current employment sites which can be regarded as strategic, however the town's existing employment locations are relatively modern and offer good quality space, catering for local occupiers, albeit sites are relatively small in size. This in part conflicts with the East Herts Employment Land Review which indicates that sites in Bishop's Stortford in general score lower in terms of accessibility, parking provision and flexibility, reflecting the built up nature of the

town and the general lack of space.

2.17 The Strategic Employment Sites Study suggests that the opportunity to deliver a modern business park warrants further consideration. Any such site should be well connected to the M11 and existing facilities. The town's relationship to the employment offer at Harlow should be considered, with Bishop Stortford offering employment opportunities that are complimentary to that of Harlow and linked to the proximity to Stansted Airport.

2.18 **Harlow North**

The study indicates that Harlow North could be considered for possible strategic employment development should the wider north Harlow development be progressed and depending on the scale of transport infrastructure provided. The study suggested that perceptions of the town could act as a disincentive to office development, albeit recognising the potential for Harlow North to address deficiencies in its socio-economic/occupational profile from an investment perspective. The site could relate well to existing employment locations in the town, with potential office accommodation close to the station, acting as part of a broader district centre/heart of the new development (i.e. becoming a new centre for Harlow).

Study Conclusion

2.19 Chapter 7 identifies three potential economic growth scenarios: a status quo scenario; an achieved growth scenario and an aspirational growth scenario. The study recommends that the County should seek to realise growth based upon the East of England Forecast Model Achieved Forecast scenario of 16% growth over twenty years (or 79,300 jobs). Although the County has been underperforming compared to its potential, it has the assets and strengths necessary to outperform a status quo scenario but its weaknesses would prevent it from achieving an aspirational scenario of 25% growth over twenty years. To continue in the current situation would risk losing its competitiveness, particularly given the ambition for new enterprise zones competing for investment. There is also the risk that out-commuting will increase as more people need to

travel elsewhere for work, particularly if population continues to grow faster than employment generation.

- 2.20 The study suggests that a new premier business park would be the most suitable manner of providing higher-value jobs in the fields predicted to grow the most (professional, banking and finance, and software and digital). A strategic mixed-use location would deliver space for logistics, advanced manufacturing and green industries, while clusters of life science and creative industries require bespoke locations.
- 2.21 The East Hertfordshire area (including Broxbourne) is expected to achieve employment growth of 7,900 jobs in the next twenty years, with development at Park Plaza, Waltham Cross being considered the most important opportunity to meet this growth and provide for a new premier business park to realise the majority of the County's forecasted employment growth.
- 2.22 Finally, Chapter 8 of the study identifies a series of action plans for the majority of the sites where they are available, and identifies a range of issues that would need to be overcome to improve the deliverability of proposals where action plans are not available. In terms of Park Plaza, the impact of vehicle movements on the A10 and Junction 25 of the M25 along with distance and severance from Waltham Cross Town Centre are cited as the biggest barriers to development. In terms of Harlow North, the study recommended that should development be brought forward through the East Herts Core Strategy a substantial employment component should be included as a coherent high quality business park for a mix of uses. Road infrastructure is cited as the biggest barrier to development. In terms of Bishop's Stortford the study suggests that land to the north of the by-pass is an ideal location given its proximity to the M11 and Stansted Airport but suggests road infrastructure is the biggest barrier to development. Otherwise, further employment development in the town is likely to be of local rather than strategic importance.
- 2.23 A copy of the Study's Executive Summary is contained at **Essential Reference Paper 'B'**.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Hertfordshire Strategic Employment Sites Study (April 2011); A final report by Regeneris Consulting:

www.eastherts.gov.uk/hertsstrategicemploymentsitesstudy

Hertfordshire Strategic Employment Sites Study (April 2011)
Appendix A Supporting Research

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Contact Officer: Kevin Steptoe, Head of Planning and Building Control – Ext 1407

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ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives (delete as appropriate):</p>	<p>Promoting prosperity and well-being; providing access and opportunities <i>Enhance the quality of life, health and wellbeing of individuals, families and communities, particularly those who are vulnerable.</i></p> <p>Pride in East Herts <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p> <p>Leading the way, working together <i>Deliver responsible community leadership that engages with our partners and the public.</i></p>
<p>Consultation:</p>	<p>The Study was carried out on behalf of the County Council and all ten districts/boroughs. An officer steering group was set up to meet regularly with the consultants throughout the production process. It was agreed early on by the steering group that the study was a technical piece of work and was therefore not subject to any formal public consultation.</p> <p>Internal consultation has taken place with the Executive Member for Planning Policy and Economic Development; Director of Neighbourhood Services; Director of Customer and Community Services; Economic Development Manager; Head of Planning and Building Control; and the Council's Planning Policy Team.</p>
<p>Legal:</p>	<p>It is a statutory duty under the Planning and Compulsory Purchase Act 2004 for East Herts Council as the local planning authority to produce and keep up-to-date sound and robust Development Plan for the district. The Hertfordshire Strategic Employment Sites Study forms part of the evidence base used to ensure the Local Development Framework is justifiable and deliverable.</p>
<p>Financial:</p>	<p>There is a risk that by not proactively planning for job creation and economic growth the district could lose</p>

	investment opportunities to more competitive locations and that existing employers could relocate out of the district.
Human Resource:	There are possibly some staff resource implications necessary to undertake effective monitoring of the status and vitality of the districts employment sites.
Risk Management:	In order to be found sound the Core Strategy and other planning documents should be based on technical evidence and the views of the community and stakeholders. To not take the findings of the evidence into account in the production of key planning documents could lead to challenges that they are unsound.

Hertfordshire Strategic Employment Sites Study

A Final Report by
Regeneris Consulting

Hertfordshire County Council
and East of England
Development Agency (EEDA)

Hertfordshire Strategic Employment Sites Study

April 2011

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Executive Summary

Introduction

1. Regeneris Consulting together with GL Hearn, WSP Group and John Rutherford Consulting were commissioned to carry out the Hertfordshire Strategic Employment Sites study. This assignment is being carried out on behalf of Hertfordshire County Council, East of England Development Agency (EEDA) and the ten districts in Hertfordshire.
2. The background to this study is that partners are concerned that Hertfordshire is losing its competitive edge, with a fear that there has been a **slowdown in the growth of the economy** in recent years. At the same time, there is increasing competition from other successful business locations such as the Thames Valley as well as parts of Oxfordshire and Cambridgeshire.
3. A previous study¹ suggested that there were a lack of strategic employment sites in Hertfordshire and the Hertfordshire Works Economic Development Strategy 2009-2021 recognises the need to work with local planning authorities to identify and bring forward a small number of strategic sites in high profile prestigious locations served by sustainable transport. This strategy is supported by districts in Hertfordshire and will be taken forward by the Hertfordshire Local Enterprise Partnership (LEP).
4. Partners recognise that there are a number of other factors which are important in supporting economic growth, including tackling skills issues, promoting enterprise and innovation and supporting the growth of key sectors. However, it is not the role of this study to consider these issues in detail.

Historic Economic Performance

5. The economic performance of Hertfordshire has been assessed and compared to a number of benchmark areas (national, regional and competing areas). This confirms that in relation to a number of economic indicators, **Hertfordshire has been under-performing**:
 - Whilst Hertfordshire generates high levels of Gross Value Added (GVA), growth in GVA and GVA per head has been slower than certain competitor areas. Between 1998 and 2008, GVA per head in Berkshire for example increased by £8,000 more than Hertfordshire over the same period.
 - Employment growth in Hertfordshire has also been behind some other areas. Between 1998 and 2008, employment in Hertfordshire increased by 2% which compares to national and regional growth levels of 10% over the same period.
6. There is also some evidence to suggest that employment in Hertfordshire is becoming more focused on low value sectors. Key sectors in terms of size include 'wholesale and retail trade' and 'admin and support services'. In addition, sectors which have grown between 1998 and 2008 includes education, health and social work. Employment in other higher value sectors such as 'research and development' have **not kept pace** with national growth.

¹ Regional Strategic Employment Sites Study, Arup (2009)

7. We have also looked in detail at the strength of certain priority sectors. Hertfordshire has a particular strength in **life sciences**, with an increase in employment between 2003 and 2008 and a relative specialisation in employment terms compared to national levels.
8. There has been significant employment growth in the **advanced manufacturing and professional, banking and finance sectors** in Hertfordshire. However, the county does not have a relative specialisation in these sectors in employment terms compared to nationally.
9. Employment in the **software and digital sector and the green industries** sector declined between 2003 and 2008 but Hertfordshire does have a relative specialisation in these sectors in terms of employment compared to national levels.
10. Hertfordshire does not have a relative concentration of employment in the **logistics** sector and employment in this sector has been in decline. There are average concentrations of employment in the **creative industries** sector and between 2003 and 2008 employment fell (but there has been an upturn in jobs since 2007).
11. In terms of international inward investment, Hertfordshire attracted the second highest levels of inward investment in the region after Cambridge between 2005 and 2010 (44 investments). This is however three times lower than for Berkshire. Investment in Hertfordshire has remained fairly stable over this period whilst it has declined in Berkshire.

Historic Commercial Property Market Performance

12. Data on the commercial property market performance of Hertfordshire has also been reviewed and this also suggests that the county has been under-performing against its potential. Hertfordshire saw a 6% growth in B-class floorspace in the decade to 2008 compared to 13% growth across the East of England and 20% in Cambridgeshire. The difference is particularly pronounced for office floorspace which grew by 12% in Hertfordshire compared to 21% in Berkshire and 58% in Cambridgeshire.
13. Hertfordshire generally has a less well developed office market relative to Berkshire, it has fewer centres with a critical mass of market activity. Office rents in Hertfordshire are below those for Berkshire-£20psf for successful strategic sites in Hertfordshire-compared to around £26psf at Green Park, Reading. Compared to Hertfordshire, Berkshire and the Thames Valley have managed to develop a quality office market and a critical mass which has enabled the area to develop a strong commercial offer.
14. Whilst Hertfordshire struggles to compete with Berkshire in the office market, it has a far larger and **more significant market for industrial space**. Its historic role in this regard means that the industrial market in Hertfordshire has also been less affected by the recession.
15. Valuation Office data shows that between 1998 and 2008, warehouse floorspace has grown by a third in net terms and office floorspace by 12%. At the same time, there has been a net loss in industrial floorspace (-22%). It is worth noting that despite this net loss in industrial floorspace, there is likely to be demand for new premises which is driven by replacement demand, that is to say that some firms will be in outdated properties and require more modern space.
16. Relative to competitors, delivery of new floorspace has been limited and there has been limited net growth in B1 floorspace which supports higher value activities.

Strategic Employment Sites: Lessons from Elsewhere/Definitions

17. A number of successful strategic employment sites elsewhere in the greater South East have been reviewed and this has indicated that there are a number of common factors which need to be considered:
 - Accessible location, close to national road network and motorway junctions and with strong high quality public transport access
 - High 'green' credentials such as solar roof panels and rain water harvesting
 - A range of amenities on site, including retailing, cafe/restaurants, health club/sports and leisure facilities and social/networking facilities
 - Strong relationship with an existing main town, facilitated by proximity or good transport links
 - Masterplanned by a well known architects' practice and providing a high quality landscape
 - Where office development is a primary focus, provision in the order of at least 1,000,000 ft² office floorspace appears to be beneficial
18. Other sites elsewhere which have been less successful than expected have also been reviewed. Key factors which have impacted on their success includes: poor public transport access and proximity to motorway, competition from other locations in close proximity and a poor relationship with existing towns.
19. Overall, we are of the view that a strategic site should be of a **scale, location, quality and prominence** to be attractive to key businesses and those within high value-added and growing sectors.
20. In determining whether a site is of strategic significance, we consider that the following represent the key considerations – most of which are borne out by our review of successful strategic sites elsewhere. A strategic employment site must be:
 - Of an appropriate scale: capable of accommodating regional strategic development, which could not equally be accommodated elsewhere.
 - Of an appropriate quality: high quality sites which are attractive to national and international investors and key employers in Hertfordshire. Sites should be of regional/inter-regional/or national significance and capable of raising the profile and economic performance of the region and Hertfordshire.
 - Able to build a clear identity: a clear identity/ brand and future vision for the site. The quality of the floorspace, environment and amenities should be sufficient to accommodate large scale users or higher value added uses, which fit with the overall strategy for that site.
 - Able to demonstrate a good fit with wider policy. In particular sites should accommodate leading edge sectors, accommodate uses that add to the 'economic base' of the region and are clear economic drivers, offer (or have the potential to offer) high levels of accessibility by public and private transport and be consistent with transport policy. Related to this, we consider the issue of deliverability as being extremely important, since time and effort should be concentrated on bringing forward those sites which are most likely to be deliverable.

Future Potential for Hertfordshire

21. In order to understand the potential for future employment growth in Hertfordshire and future demand for sites and premises, we have drawn upon a number of sources of information, including economic forecasts (recognising the limitations which exist). According to the base case scenario produced by the East of England Forecasting Model (EEFM), employment in Hertfordshire is predicted to increase by 16% between 2011-2031 or 79,300 jobs.
22. A predicted increase in employment of between 13% (base case) and 18% (higher growth) over a ten year period between 2011 and 2021 compares to an increase of just 2% over the previous ten years (between 1998 and 2008). Relatively weak past employment growth correlates with below average growth in employment floorspace.
23. Historically, the economic performance of Hertfordshire has been behind that of Cambridgeshire and Berkshire and future performance is also expected to lag behind. It is also clear from the analysis that future employment growth in Cambridgeshire and Berkshire is expected to be in higher value sectors, whereas in Hertfordshire there is stronger growth predicted in lower value sectors relative to these other locations. This may result in Hertfordshire becoming a lower value economy compared to some of its competitors. However there is an opportunity to address this through developing the sites and premises offer in Hertfordshire, at the same time as implementing broader planning and economic development initiatives to secure growth.
24. We consider that there are **three broad potential economic growth scenarios** for Hertfordshire which are as follows:
 - Status Quo Scenario – assumes the modest growth rate experienced in Hertfordshire in the last ten years continues over the next twenty years (equivalent to +4% overall, or +19,900 additional jobs created).
 - East of England Forecasting Model (EEFM) Forecast Growth Scenario – assumes a 16% growth rate for Hertfordshire over the next twenty years (base case demand forecast) resulting in 79,300 jobs.
 - Aspirational Scenario – Herts raising its game to match the best performing sub-regional economies, based on applying the forecast Cambridgeshire growth rate of 25% over the next twenty years resulting in a net growth of 122,900 jobs.
25. Our report concludes that while Hertfordshire has been underperforming compared to its potential, the county has the assets and strengths necessary to outperform the Status Quo scenario.
26. However, there are a number of weaknesses for the county which we feel dictate that the aspirational scenario is likely to be unachievable. Therefore, we recommend that Hertfordshire and partners should be seeking to realise the **EEFM Forecast Growth** scenario and that this represents a sensible basis for long-term planning.
27. This scenario will have implications for the delivery of other services and infrastructure, most notably housing. It is not a requirement of this work to consider this issue in detail, however the forecasting model indicates that 99,800 homes might be required to 2031 to support the EEFM Forecast Growth Scenario. This however assumes no significant changes to commuting patterns.

28. We have considered the implications of this preferred growth scenario for sector growth. This shows that a significant proportion (43,500 or 55%) of the total forecast growth of 79,000 jobs is likely to occur in priority sectors identified in various local strategies.

Table 7.1 : Forecast Employment Growth 2011-2031	
Sector	Forecast Employment Growth
Software and digital	+4,700
Life sciences	+5,000 jobs (inc health)
Advanced manufacturing	+1,500 (taking into account higher value uses)
Creative and Media	Not possible to quantify precisely, but likely to be in the region of +1,200
Green Industries	Not possible to quantify precisely
Logistics	+8,300 jobs
Professional, banking and finance	+22,800
Total of Growth Sectors	+43,500
Total of All Sectors	+79,000
Source: Regeneris Consulting using Oxford Economic Forecasts, Autumn 2010	
Note: due to the way in which the forecasts are compiled, it is not possible to perfectly match data to the priority sectors identified and we have had to rely on 'best fit' definitions, which are indicative	

29. It is important however to recognise firstly that sufficient supply of land and premises will be required if the forecast levels of employment growth are to be achieved; and secondly that the quality of employment sites will be important if Hertfordshire is to retain and attract blue chip companies and higher value-added activities.
30. **Sixteen locations** with the potential to serve as strategic sites have been assessed against the criteria for strategic employment sites. Some are existing employment locations, others not.
31. The County's main existing strategic employment sites are defined as: Gunnels Wood, Maylands, Hatfield Business Park and Watford Junction. There is the opportunity to enhance the performance of all of these sites through further development and investment, including through the delivery of additional high quality floorspace at Maylands Gateway and potentially through the extension of Hatfield Business Park.
32. In addition there are a number of sites which support strategic activities or have an important role in supporting key economic sectors or clusters. These are GSK, Leavesden and Elstree Studios, and Building Research Establishment (BRE).
33. Moving forward there are a number of wider site-based opportunities which provide the potential to further support key sectors and cluster development. These include delivery of Watford Health Campus, further investment at BRE subject to resolution of infrastructure constraints, and the potential for development of a science or innovation park at Knebworth around a major inward investment.
34. There is however a clear gap in Hertfordshire in terms of the provision of a **Premier Business Park** which can support higher value uses and is of the scale and quality demonstrated in competitor areas. Hertfordshire should seek to develop this product over time. Potentially the best opportunities currently available appear to be at Park Plaza, Waltham Cross for a major new business park adjacent to the M25 and at Watford Junction for development of a major, high quality in-town office quarter.
35. A number of other sites/locations (five) are assessed as having significant potential but have delivery/other risks which is likely to mean that they may not come forward in the short to

medium term. These are Radlett, Bricket Wood, London Road – St Albans, Harlow North and Bishops Stortford.

36. It is important to note that other non strategic sites will also be important in enabling Hertfordshire to achieve the preferred forecast growth scenario, including smaller sites, and other town centre locations. That is to say that not all future employment growth will occur on strategic sites.

Emerging Delivery Strategy and Action Plan

37. In Section 8 of this report we have identified a range of actions which are required to take forward the sites and an indicative phasing plan is set out. In summary the broad suggested scheduling is as follows:

Sites with Ongoing Need for Development and Regeneration

- **Gunnels Wood** has been classified as a mixed-use strategic employment site with reinvestment needs and future potential. A number of actions have been identified to support the success and growth of the site through continued investment. For example, there is a need for design guidance for specific sites and to identify sources of investment to support public realm and environmental improvements.
- **Maylands** has been classified as a mixed-use strategic employment site with reinvestment needs and future potential. There is a need to progress the Core Strategy and East Hemel AAP to provide a policy framework to support investment at Maylands. Partners should also identify sources of funding for investment in Maylands including improved public transport and a green strategy.
- **Maylands Gateway** provides the potential for office development. Key actions to take this forward include delivery of the Heart of Maylands to provide local services and amenities, consideration of options for public transport improvements, and attraction of a developer/investor.

Opportunities for Delivery in the Short-Term

- **Hatfield Business Park** is identified as having potential for an enhanced role as a Major Business Park. The extension of this site should be supported to deliver high quality employment uses. Actions include consideration of options for highways improvements and addressing issues relating to the provision of sufficient utilities.
- **Park Plaza North** together with additional sites—Park Plaza West and Maxwell Farm, as noted below—offer the potential to support a premier business park. A number of actions will be required to support aspirations for a premier business park including progression of the core strategy to identify an area of search, working with landowners/developers to progress the opportunity and help create the market (e.g. through a masterplan), and feasibility work to consider potential highways/access options.
- **GSK Bioscience Park and Leavesden Studios** offer the potential for an enhanced role in supporting strategic activities. Both councils should work with the owners of the site to identify opportunities for planned investment to result in wider benefits for the area and should support their investment and expansion plans.

Opportunities for Delivery in the Medium Term (2016-2021)

- **Croxley and Watford Business Park** is classified as having the potential for an enhanced role as a sub-regionally significant site. The council and partners should progress the funding bid for the Croxley Rail Link which could provide the impetus for new high quality employment space.
- **BRE site** has the potential for an enhanced role supporting the green industries sector. Local authorities should work with BRE to consider future development options for the site, including access arrangements to support the green industries sector.
- **Park Plaza West** has the potential to support a premier business park as part of the wider development proposed at Park Plaza North/Maxwells Farm.
- **Watford Health Campus** has the potential for an enhanced role to support the life sciences sector. This will provide support for high value employment related to life sciences focusing on B1b uses.
- **Knebworth Innovation Park** could support strategic activities, subject to a catalyst which can provide the momentum for development. Given other proposals for development at Gunnels Wood/Silkin Plaza, there is likely to be less potential for B1a development and the site is more likely to attract a major investment opportunity or B1b R&D activities linked to key sectors. Stevenage BC and North Herts DC should work together to consider the allocation and mechanisms to jointly progress this site.

Opportunities for Delivery in the Longer-Term

- **Park Plaza: Mazwells Farm** could potentially support a premier business park as part of a wider development incorporating Park Plaza North.
- **Gunnels Wood: Silkin Park** has the potential for office uses. The aspirations for a high quality office campus at Silkin Park are supported, however there are significant delivery challenges which might require public sector intervention (e.g. land assembly).
- **Watford Junction** has the potential to support a premier business park, subject to constraints. Aspirations for the site should be identified through the Core Strategy and work continued in assessing the feasibility of development and potential funding of infrastructure in conjunction with landowners.

Sites with potential but with significant delivery/other risks

38. There are a number of other sites with potential but with significant delivery/other risks. These should be kept under review as other sites are bought forward.
- **Radlett** is considered in relation to a major or premier business park. This benefits from good strategic access and there is sufficient land to deliver a premier business park with a strong relationship to St Albans. However, the site falls within green belt and is not supported by planning policy.
 - **Bricket Wood** is considered in relation to a major or premier business park. In market terms, this is an attractive site (though there are some concerns over transport issues). However, again the site is in green belt land and there is little local support. Access arrangements are a significant constraints.
 - **London Road, St Albans** is considered in relation to a local or sub-regional business park. The site is too small to support a critical mass in development. The site is also

located within the green belt and not supported in local policy.

- **Harlow North** is considered in relation to a major business park but this is dependent on residential development at Harlow North. There is some strong local opposition and there are also a number of transport constraints.
 - **Bishops Stortford** is considered in relation to a sub-regional business park. There are opportunities related to Stansted airport and housing growth.
39. The phasing proposals set out should be regarded as indicative. They reflect high-level assumptions regarding the lead-in times to delivery of substantial development at the sites indicated as opposed to strict plan led targets. Significant work will be required in the period before this in putting in place a supportive policy framework and progressing planning applications, and in some instances in site assembly and delivery of enabling infrastructure.
40. In practice the timing of proposal will reflect the state of the property market, the availability of potential pre-lets to kick start development, the attraction of the sites to developers/investors, the ability to fund infrastructure requirements and not least creating the necessary planning certainty for landowners and developers/investors to progress opportunities in what is a highly competitive and to a large degree footloose occupier market.
41. As well as their planning role and in some cases landowning role, the local authorities, county and other public agencies such as the LEP have a central role in actively promoting and helping deliver the identified opportunities. This may take many forms such as marketing, bringing together potential partners, potential site assembly, acting as conduit for new public sector and regeneration funding mechanisms such as TiF's etc. As such we see leadership and commitment from the Hertfordshire public agencies as a key determinant in delivering success.
42. There is also a need to ensure that actions to take forward the sites identified in this report are combined with a co-ordinated effort to tackle broader economic development and planning issues such as inward investment, sector development, housing and infrastructure provision. This will be necessary to bring forward these sites and will make Hertfordshire a more attractive location for new and existing firms.

EAST HERTS COUNCIL

LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE PANEL –
24 NOVEMBER 2011

REPORT BY EXECUTIVE MEMBER FOR PLANNING POLICY
AND ECONOMIC DEVELOPMENT

LOCAL DEVELOPMENT FRAMEWORK
EVIDENCE BASE – TECHNICAL STUDIES 2010/11 AND 2011/12

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- To update the Panel on progress in respect of completed and ongoing Local Development Framework (LDF) evidence base related technical studies from 2010/11 and note or seek agreement to those underway or proposed to be undertaken during 2011/12.

RECOMMENDATION FOR EXECUTIVE : that	
(A)	it be noted, or as appropriate agreed, that the technical studies listed in Essential Reference Paper ‘B’ to this report, which are due for completion, already underway or proposed to be undertaken during 2011/12, contribute to the Local Development Framework Evidence Base; and
(B)	the technical studies referred in (A) above be completed or undertaken by means of: (i) seeking competitive quotes or tenders, as appropriate, to engage consultants, with the costs being met from the 2011/12 Planning Policy / Local Development Framework budgets for such purposes; and/or (ii) partnership working where appropriate, with neighbouring authorities and other relevant partners.

(C)	the Head of Planning and Building Control, in consultation with the Executive Member for Planning Policy and Transport, be given authority to approve funding, within the limits of the 2011/12 Planning Policy/Local Development Framework budgets, for such other relevant planning policy studies, as may be deemed appropriate.
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1.0 Background

1.1 One of the keys aims of the planning system is that Local Development Documents (LDD's) i.e. Development Plan Documents (DPD's) and Supplementary Planning Documents (SPD's), should be founded on a robust and credible evidence base.

1.2 The evidence base should consist of a number of background or technical studies/assessments that can then be used to both inform and justify plan policies. The studies should aim to run for the life of the plan and be subject to review where they fall short of the time period.

2.0 Report

2.1 **Essential Reference Paper 'B'** to this report sets out:

- Studies Completed 2010/11
- Studies Completed so far 2011/12
- Studies On-going/Started 2010/11/Proposed for 2011
- Summary Financial Table 2010/11 and 2011/12

2.2 As the year progresses there may be other relevant planning policy studies which may be deemed appropriate to undertake. It is considered that within the limits of the 2011/12 Planning Policy/LDF budgets, the Head of Planning and Building Control, in consultation with the Executive Member for Planning Policy and Transport, be given authority to approve the funding for such studies.

3.0 Implications/Consultation

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

Contact Member: Councillor M G Carver, Executive Member for Planning Policy and Economic Development

Contact Officer: Kevin Steptoe – Head of Planning and Building Control – Ext 1407

Report Author: Bryan Thomsett – Planning Policy Manager

ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives (delete as appropriate):</p>	<p>Pride in East Herts <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p> <p>Leading the way, working together <i>Deliver responsible community leadership that engages with our partners and the public.</i></p>
<p>Consultation:</p>	<p>Consultation on the preparation of this report has taken place with the Executive Member and other relevant East Herts Council Officers.</p>
<p>Legal:</p>	<p>Not having appropriate technical studies, as part of the LDF evidence base, may mean that DPD's will be found to be unsound and the Council will have failed in its statutory requirement to produce and deliver a Development Plan for East Herts District, that has a sound evidence base.</p>
<p>Financial:</p>	<p>It is currently anticipated that those technical studies proposed to be externally prepared by consultants during 2011/12, where an East Herts Council financial contribution is anticipated, will be funded from agreed 2011/12 Planning Policy/LDF budgets for such purposes. Should there be funding issues, a further report will be prepared to consider ways of addressing this.</p>
<p>Human Resource:</p>	<p>Existing Planning Policy staff resources will be required to commission and project manage the various technical studies.</p>
<p>Risk Management:</p>	<p>Not having appropriate technical studies as part of the LDF evidence base, may mean that DPD's will be found to be unsound and the Council will have failed in its statutory requirement to produce and deliver a Development Plan for East Herts District, that has a sound evidence base.</p>

**EAST HERTS COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
EVIDENCE BASE – TECHNICAL STUDIES
2010/11 AND 2011/12**

APPENDIX

Acronyms	
CIL	– Community Infrastructure Levy
DfT	– Department for Transport
EEDA	– East of England Development Agency
ECC	– Essex County Council
GAF3	– Growth Area Funding (Government) Round 3 2008-2011
HBRC	– Hertfordshire Biological Records Centre
HCC	– Hertfordshire County Council
HIIS	– Herts Infrastructure and Investment Study
HIPP	– Herts Infrastructure and Planning Partnership
HRA/AA	– Habitat Regulations Assessment/Appropriate Assessment
LCB	– London Commuter Belt (East)/M11 Sub-Region
LGA	– Local Government Association
LPA	– Local Planning Authority
PAS	– Planning Advisory Service – Part of LGA
PCT	– Primary Care Trust
POD	– Programme of Development (Government)
PPS	– Planning Policy Statement (Government)
SA/SEA	– Sustainability Appraisal/Strategic Environmental Assessment
and	– and
SHLAA	– Strategic Housing Land Availability Assessment
tbc	– to be confirmed

Studies Completed 2010/11

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
<p>East Herts LDF Core Strategy Issues and Options Sustainability Appraisal and Habitats Regulation Assessment</p>	<p>Provide an SA/SEA and HRA of the LDF Core Strategy Issues and Options Consultation Document.</p>	<p>April 2010</p>	<p>Funded from GAF3 – POD, as part of Harlow Appraisal Study costs of £144,500, paid 2009/10. No East Herts Council funding.</p>	<p>Scott Wilson.</p>
<p>Hertfordshire Renewable and Low Carbon Energy Technical Study Stage 2</p>	<p>This Stage 2 Study addresses LDF policy development and the required supporting technical evidence base to support this process.</p>	<p>July 2010</p>	<p>Total cost: £48,350, paid 2009/10. East Herts Council contribution £4630 paid 2009/10. Joint Herts Local Authority Partnership comprising HCC and 9 Herts Districts (excluding Stevenage).</p>	<p>Aecom.</p>

Studies Completed 2010/11

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
<p>East Herts Playing Pitch Strategy and Outdoor Sports Assessment</p>	<p>The PPG17 Audit and Assessment carried out in 2005 recommended that a Playing Pitch Strategy be undertaken, as part of a wider facilities strategy, to enable surplus and deficiencies in provision to be identified more accurately in accordance with local needs.</p> <p>The Playing Pitch Strategy and Outdoor Sports Audit provides:</p> <ul style="list-style-type: none"> • a comprehensive assessment of the supply of and demand for outdoor playing pitches in East Herts, through the application of the Sport England Playing Pitch Model; • an analysis of the quantity and quality of outdoor sports facilities in the district; • advise on local standards of provision for planning purposes, for outdoor sports facilities; • consideration of the adequacy of existing provision against these standards; • recommendations on appropriate strategy and policy responses; and • an approach towards developer contributions. <p>This Strategy will cover the period to 2026.</p>	<p>July 2010</p>	<p>20 days free Sport England consultancy advice under its Facilities Improvement Service.</p> <p>Separate Consultants Study:</p> <p>East Herts Council funding total cost £14,725, paid 2009/10.</p> <p>East Herts Council Planning Policy Budget £9,725, Community & Cultural Services £5,000.</p>	<p>Knight, Kavanagh and Page (KKP).</p>

Studies Completed 2010/11

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
<p>Strategic Housing Market Assessment (SHMA) Viability Assessment Final Report</p>	<p>Undertake a strategic assessment of the viability of the recommendations of the SHMA Study (January 2010) and the economics of development, to inform affordable housing policies and targets. The study tests a range of development scenarios and circumstances and will set the framework for further detailed testing of specific sites, as part of the Council's housing trajectory, and SHLAA.</p>	<p>September 2010</p>	<p>£29,700. Government – GAF3 - POD funding, paid 2010/11. No East Herts Council funding. Partnership for London Commuter Belt East/M11 Sub-Region, comprising Brentwood, East Herts, Epping Forest, Harlow and Uttlesford.</p>	<p>Lewel.</p>

Studies Completed 2010/11				
Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
Harlow Stansted Gateway Transport Model	<p>The project has created a transportation model of the Harlow Stansted gateway area, capable of reproducing existing significant transport movements in the study area. This will then be used as the basis for forecasting the impact of housing and related developments and assist in assessing the transport infrastructure required to support the developments.</p> <p>The study area covers the Harlow Stansted Gateway area, including the south-east quadrant of East Herts, from the A414 in south, A10 in west, A120 in north, plus Bishop's Stortford, Sawbridgeworth, Stansted Mountfitchet, Elsenham and Stansted Airport.</p> <p>This Study covers the period 2008 to 2031.</p>	Autumn 2010	<p>Total cost: £255,950 Stage 1 Transport Model Development. GAF3 – POD, Essex and Herts County Councils, Highways Agency. Paid 2008/9 and 2009/10.</p> <p>No East Herts Council funding.</p>	Faber Maunsell
Hertford and Ware Urban Transport Plan	<p>This study identifies the transportation needs of Hertford and Ware, potential schemes and allows prioritisation and delivery through the Herts Local Transport Plan (LTP) and other funding mechanisms, such as Section 106 contributions.</p> <p>This Study covers the period to 2021 (with review after first five years).</p>	November 2010	<p>£120,000 total cost, paid 2010/11. HCC - £100,000. £20,000 Section 106 financial contributions, collected via development proposals in the Mead Lane Area, Hertford, for Mead Lane area modelling.</p> <p>No East Herts Council funding.</p>	

Studies Completed 2010/11

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
<p>District Green Infrastructure Plans and 'Strategic Highlights' Green Infrastructure Plan in Hertfordshire and parts of Essex</p>	<p>This study will provide seven compatible Green Infrastructure Plans (GIPs) at a district level scale, for the participating Herts Districts, and an overarching Strategic Highlights Green Infrastructure Plan (SHiP) for Hertfordshire and the Green Arc Area.</p> <p>District level GIPs will:</p> <ul style="list-style-type: none"> • support policies and proposals in LDF's • identify and cost robust proposals for new Green Infrastructure • facilitate the option of district scale GI levies (or similar). <p>The SHiP will:</p> <ul style="list-style-type: none"> • highlight existing strategic GI • identify where strategic bodies (such as County Councils) should be making investments • facilitate strategic GI levies where these are appropriate to complement district levies supported by the GIPs. 	<p>March 2011</p>	<p>Total cost: £72,149, paid 2010/11.</p> <p>Partnership of HCC, East Herts, Dacorum, Hertsmere, Three Rivers, St. Albans, Watford, Welwyn Hatfield, Natural England, Forestry Commission, Environment Agency, Green Arc Partnership (north and east London and southern parts of Herts and Essex).</p> <p>East Herts Council contribution £10,000 paid 2010/11.</p>	<p>Land Use Consultants (LUC)</p>

Studies Completed So Far 2011/12

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
Hertfordshire Strategic Employment Site Study	<p>This study focuses on identifying appropriate strategic sites for potential future employment land.</p> <p>The study includes useful economic information and assessment, together with potential economic growth scenarios for the future.</p> <p>See separate report to this LDF Panel meeting.</p>	April 2011	<p>Total cost: £67,110, paid 2010/11.</p> <p>East Herts Council contribution: £2,000, paid 2010/11.</p> <p>Joint partnership of HCC, EEDA and 10 Herts Districts.</p>	Regeneris Consulting

Studies On-going/Started 2011/12/Proposed for 2011/12

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
Economic and Retail Development Strategic Assessment Advice	This study will give an update/overview strategic assessment of economic and retail issues, to inform LDF Core Strategy Preferred Options Document and emerging review of East Herts Economic Development Strategy.	January 2012	Total cost: £5,000. East Herts Council contribution: £5,000	tbc
Population Forecasts for Greater Essex, East Herts and Welwyn Hatfield	Provision of population forecasts to support preparation of LDF's and contribute to other spatial planning activities, i.e. total population, economically active population, households and dwellings, together with demographic interpretation of forecast outcomes and advice on other related demographic matters. 1 st phase of study – December 2011 – for use in East Herts Core Strategy Preferred Options Document. Final phase of study – June 2012 – for use in finalising East Herts Core Strategy for submission. Final phase will accommodate 2011 mid year estimates and anticipated availability of 2011 Census data.	1 st phase: December 2011 Final phase: June 2012	Total cost: £65,053 East Herts Council contribution £2,870: 2011/12 £ 957: 2012/13 £3,824: total Joint funding partnership comprising all 12 Essex Districts, 2 Essex Unitaries, Essex County Council and 2 Herts Districts of East Herts and Welwyn Hatfield.	Edge Analytics Ltd of Leeds, using 'POP CROUP' suite of population forecasting models, which it manages on behalf of the owners, the LGA.

Studies On-going/Started 2011/12/Proposed for 2011/12

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
LDF Preferred Options Transport Modelling	This transport modelling will inform the emerging options in the LDF Core Strategy Preferred Options Document, undertaken by HCC and ECC as transport and highway authorities.	January 2012	Total cost: tbc estimated at £30,000. East Herts Council contribution: tbc estimated at £30,000.	HCC/ECC
Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA) 'Critical Friend' Support	SA/SEA of emerging LDF Core Strategy Preferred Options Document.	January 2012	Total cost: £5,000. East Herts Council contribution: £5,000. (NB: Possible PAS financial contribution being negotiated – East Herts Council contribution could be reduced from £5,000 to £2,000).	In-house and PAS advisory consultants: Scott Wilson
Habitats Regulation Assessment (HRA) 'Critical Friend' Support	HRA/AA of emerging LDF Core Strategy Preferred Options Document, in relation to European designated nature conservation areas.	February 2012	Total cost: £5,000. East Herts Council contribution: £5,000.	PAS advisory consultants: Scott Wilson

Studies On-going/Started 2011/12/Proposed for 2011/12

Study Title	Study Purpose	Completion Date	Cost/Funding Source	Consultant
Herts Community Infrastructure Levy (CIL) Viability Assessment	This study will provide a CIL Viability Assessment to support emerging infrastructure planning work being undertaken in Hertfordshire. This will underpin individual District LDF Core Strategies, as well as draft CIL Charging Schedules that are expected to emerge over the course of the next 12 months as a precursor to the introduction of CIL.	February 2012	Total Cost: £34,860 for study, plus £3,600 for Joint Project Manager. East Herts Council contribution: £3,873 for study, plus £400 for Project Manager. Joint Herts Local Authority Partnership of 9 Herts Districts (excluding North Herts).	Lambert Smith Hampton and Project Manager: RS Regeneration
Bishop's Stortford and Sawbridgeworth Urban Transport Plan	This study will be a daughter document to the Herts LTP, and will provide a list of transport issues for Bishop's Stortford and Sawbridgeworth, and where possible the potential solutions and improvements proposed to address them, allowing prioritisation and delivery through the Herts LTP, and other funding mechanisms, such as Section 106 contributions. The UTP will cover the next 20 years to 2031 (with review after first five years).	Summer/ Autumn 2012	Total cost: £50,000. Funded by HCC. No East Herts Council funding.	Steer Davies Gleave
Combined Viability Assessment of LDF Core Strategy Preferred Options	This study will provide a combined cumulative viability impact assessment for the LDF Core Strategy Preferred Options Document, in line with emerging Government requirements. The cumulative impact of proposed policies and local standards (i.e. affordable housing, CIL and Section 106 contributions, green policies, parking and design requirements) should not put implementation of the LDF at serious risk, and should facilitate development throughout the plan period and economic cycle.	Spring 2012	Total cost: tbc estimated at £15,000. East Herts Council contribution: £15,000.	tbc

**EAST HERTS COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
EVIDENCE BASE – TECHNICAL STUDIES
2010/11 AND 2011/12**

SUMMARY FINANCIAL TABLE

Funding Source	2010/11 Spend	2011/12 Anticipated /proposed spend (as at November 2011)
East Herts Council	£12,000	£67,143
<p>External Funding, contributing to East Herts LDF Evidence Base, excluding any East Herts Council contribution.</p> <p>(N.B: Not readily able to identify spending split for external funding between the two financial years).</p>		£218,513

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EAST HERTS COUNCIL

LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE PANEL - 24 NOVEMBER 2011

REPORT BY EXECUTIVE MEMBER FOR PLANNING POLICY AND ECONOMIC DEVELOPMENT

ANNUAL MONITORING REPORT 2010/2011

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- The purpose of this report is to seek Members' approval for the publication and submission of the Annual Monitoring Report to the Secretary of State by 31 December 2011.

RECOMMENDATION FOR EXECUTIVE: to commend to Council that:	
(A)	The Annual Monitoring Report 2010/2011 contained as Essential Reference Paper 'B' and Essential Reference Paper 'C' to this report be approved for publication and submission to the Secretary of State by 31 December 2011.
(B)	The Head of Planning and Building Control, in consultation with the Executive Member for Planning Policy and Economic Development, be authorised to make any necessary amendments or corrections to the above document, which may be required or identified prior to publication and submission to the Secretary of State.

1.0 Background

- 1.1 The Annual Monitoring Report (AMR) is a statutory document that East Herts Council is currently required to produce on an annual basis as part of its Local Development Framework (LDF). As the LDF Monitoring Good Practice Guide explains, *'monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done'*. Monitoring is integral to the proactive *'plan, monitor, manage'* approach.

- 1.2 Since coming to power, the Coalition Government has proposed a number of changes to the planning system which will have an impact on the monitoring of Local Plans and Local Development Frameworks. In March 2011 the Parliamentary Under Secretary of State, Bob Neill MP, wrote to local authorities to announce the withdrawal of guidance on local plan monitoring, giving local authorities the freedom to choose which targets and indicators to include in their AMR, whilst maintaining the requirement for them to be prepared in accordance with relevant UK and EU legislation.
- 1.3 In addition to this, the Localism Bill, which is currently progressing through Parliament, will remove the requirement for local planning authorities to produce an AMR for Government, whilst retaining the overall duty to monitor. Therefore this will be the final AMR that the Council will be required to submit to the Secretary of State.
- 1.4 Despite the recent withdrawal of guidance on Local Plan monitoring by the Coalition Government, this years AMR will continue to follow the same format as it has done in previous years. The Council will develop an updated monitoring framework alongside the preparation of the LDF and this framework will be used as the basis for future AMRs.
- 1.5 The AMR reports on the period 1 April 2010 to 31 March 2011 and its main purpose is to monitor how the Council is performing against the timetable set out in the Local Development Scheme (LDS), and to report on key milestones and the extent to which policies in Local Development Documents (LDDs) are being successfully implemented.

2.0 Report

- 2.1 The key findings from the AMR are as follows:

Local Development Scheme Implementation

- 2.2 The Local Development Scheme (LDS) sets out the timetable for the production of planning documents. Although not in line with the timetable set out in the adopted LDS, the key milestone achieved in the monitoring year was the completion of the Core Strategy Issues and Options consultation which took place in Autumn 2010.

- 2.3 The Council aims to revise the LDS in 2012 in order to update the timetable for the production of planning documents, following guidance from the Coalition Government.

Sustainable Development

- 2.4 Monitoring renewable energy capacity in the District is not straightforward, although the Council is now obtaining information from permitted planning applications which indicates that some schemes utilising renewable energy generation are likely to come forward in the coming years. The Council will continue to seek ways to improve monitoring of this indicator in the future.

Housing

- 2.5 For monitoring purposes housing provision is to continue to be measured against the targets set out in the East of England Plan, as it remains part of the statutory Development Plan until such time as Regional Spatial Strategies (RSS) are abolished through the enactment of the Localism Bill. The Council will be reviewing its housing target through the preparation of the LDF and this housing target will be reflected in future AMRs.
- 2.6 An additional 200 dwellings (net) were completed in the district during 2010/2011. This number is significantly lower than that achieved in recent monitoring years and is a reflection of the challenging economic climate experienced throughout 2009 when there were very few housing 'starts' on new sites. Despite continued uncertainty about the economy, monitoring has indicated that housing 'starts' have increased in 2010 and as development has commenced on a number of large sites, it is estimated that completions in 2011/12 and 2012/13 will be close to 400 dwellings per year.
- 2.7 There were 38 new affordable dwellings built during 2010/11, which represents 13% of all dwelling completions during the monitoring year. However, when applying the Local Plan thresholds for eligible sites, 37% of completions were for affordable housing. It is estimated that the number of affordable completions will also increase in the next monitoring year.
- 2.8 The housing trajectory included in the AMR as **Essential Reference Paper 'C'** sets out the identified housing commitments anticipated to come forward for development over the five year period 2012/13 to 2016/17, to meet the East Herts housing requirement of 3,300 additional dwellings (660 per annum).

- 2.9 As shown in Appendix B, Table 2 of the AMR, East Herts has a housing land supply equivalent to 4.4 years for the period 2012/13 to 2016/17. This is calculated on the basis of sites with planning permission, Local Plan Allocations including the Areas of Special Restraint and Special Countryside Area to the north of Bishop's Stortford, and large brownfield sites expected to come forward for development during the five year period.

Green Belt and Countryside

- 2.10 There were no major departures from the Local Plan with regards to the Green Belt or the Rural Area beyond the Green Belt.

Transport

- 2.11 Of all residential sites completed in the year, 82% of new dwellings have been completed within 30 minutes public transport time of five of the six key services. However, only 58% of new dwellings have been completed within 30 minutes public transport time of a hospital. This is due to the fact that there are only two hospitals in the District, at Bishop's Stortford and Hertford, and reflects the limited public transport options available within the District.

Economic Development and Employment

- 2.12 There was 12,620 square metres of floorspace created for employment use throughout the District, 83% of which was on previously developed land.

Shopping and Town Centres

- 2.13 The majority of the primary shopping frontages in the three main settlements are in A1 use. However, vacancy levels in the District continue to fluctuate due to the economic climate.

Environment and Design

- 2.14 There have been no changes to Sites of Special Scientific Interest or Local Nature Reserves in terms of number or area of sites. However, the number of wildlife sites in the District has fallen from 591 to 582 with a subsequent decrease in area of 20ha. This is due to the selection of one new wildlife site and the de-selection of ten wildlife sites.

Built Heritage

- 2.15 There were no changes recorded to Areas of Archaeological Significance during the monitoring year. There is one Grade II* listed building on the national at risk register due to concerns over its long term management.

Leisure, Recreation and Community Facilities

- 2.16 Both Southern Country Park, Bishop's Stortford and the Ridgeway Local Park, Hertford have successfully retained their Green Flag Status in 2011.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

- LDF Monitoring Good Practice Guide (ODPM) 2005
- Local Development Framework Core Output Indicators Update 2/2008 (DCLG) July 2008
- Monitoring that Matters – towards a better AMR (PAS) April 2011
<http://www.pas.gov.uk/pas/aio/1348152>
- Letter from Bob Neill MP (CLG) 30th March 2011
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1876440.pdf>

Essential Reference Papers accompanying this report:

'A' – Corporate Implications/Consultation

'B' – Annual Monitoring Report 2010/11

'C' – Schedule of Housing Commitments

Contact Members: Councillor M G Carver, Executive Member for Planning Policy and Economic Development

Contact Officer: Kevin Steptoe, Head of Planning and Building Control – Ext: 1407

Report Author: Laura Pattison, Assistant Planning Policy Officer

ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives:</p>	<p>Pride in East Herts <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p> <p>Leading the way, working together <i>Deliver responsible community leadership that engages with our partners and the public.</i></p>
<p>Consultation:</p>	<p>Consultation has taken place internally with the Executive Member for Planning Policy and Economic Development, Director of Neighbourhood Services, Head of Planning and Building Control and the Council's Planning Policy Team.</p>
<p>Legal:</p>	<p>It is a statutory duty under the Planning and Compulsory Purchase Act 2004 for East Herts Council as the local planning authority to produce an AMR.</p>
<p>Financial:</p>	<p>East Herts Council relies on Hertfordshire County Council for data collection and, as such, has been paying an annual fee to the County Council Monitoring Unit for this service.</p>
<p>Human Resource:</p>	<p>There are no known human resource requirements.</p>
<p>Risk Management:</p>	<p>If the AMR is not submitted the Council will not be fulfilling its statutory requirements.</p>



ANNUAL MONITORING REPORT 2010/11

December 2011

www.eastherts.gov.uk

Contents

Chapter	Title	Page No.
1.	Introduction	3
2.	Structure of the Report	3
3.	Executive Summary of Key Findings	5
4.	The Local Context and Contextual Indicators	8
5.	Local Development Scheme Implementation	15
6.	Adopted Local Plan Policy Analysis	18
7.	Sustainable Development	19
8.	Housing	21
9.	Green Belt and Countryside	32
10.	Transport	34
11.	Economic Development and Employment	38
12.	Shopping and Town Centres	41
13.	Environment and Design	44
14.	Built Heritage	48
15.	Leisure, Recreation and Community Facilities	50
Appendix A	Analysis of usage of the Adopted Local Plan Policies	
Appendix B	Housing Trajectory Information	
Appendix C	Schedule of Housing commitments	

1. Introduction

- 1.1 This is East Herts' seventh Annual Monitoring Report (AMR), reporting on the period from 1 April to 31 March 2011. Currently the AMR is one of the key components of the Local Development Framework (LDF) with its main purpose being to monitor how the Council is performing against the timetable set out in the Local Development Scheme (LDS) and, using information against a variety of indicators and targets, to report on the extent to which policies in the East Herts Local Plan are being successfully implemented. The report covers a wide range of issues, from housing and employment to the Green Belt and transport
- 1.2 The Coalition Government has proposed a number of changes to the planning system since coming to power. The Localism Bill, which is currently progressing through Parliament, will abolish Regional Spatial Strategies (RSS) meaning that local authorities will no longer have to conform to housing policies (including targets for overall housing provision and provision for Gypsies and Travellers and Travelling Showpeople) as well as other policies set at the regional level. However, until the Localism Bill is passed, RSS remain part of the statutory development plan which explains the frequent references to the East of England Plan (the RSS for East Herts) throughout this report. Likewise, whilst the Coalition Government has concluded consultation on its National Planning Policy Framework (NPPF), until this document is finalised, the existing suite of Planning Policy Statements and Guidance remain in place.
- 1.3 The Localism Bill also proposes the removal of the requirement for local planning authorities to produce an AMR for Government, whilst retaining the overall duty to monitor. Therefore this will be the final AMR that the Council will be required to submit to the Secretary of State. The Coalition Government has already announced withdrawal of guidance on local plan monitoring, enabling local authorities to choose which targets and indicators to include in their AMR, as long as they are in line with the relevant UK and EU legislation.
- 1.4 The Council will make changes to its AMR and other LDF documents to reflect future changes to the planning system as and when required.

2. The Structure of the Report

- 2.1 Despite the recent withdrawal of guidance on Local Plan monitoring by the Coalition government, this years AMR will continue to follow the same format as it has done in previous years. The Council will develop an updated monitoring framework alongside the preparation of the LDF and this framework will be used as the basis for future AMRs.
- 2.2 The AMR is based on existing information available for the monitoring year. Through the development of an updated monitoring framework and in conjunction with various partners (notably Hertfordshire County Council), the Council will continue to explore methods of collecting additional and enhanced information for future monitoring years.

2.3 The report contains two types of indicators as follows:

- Contextual Indicators: Describe the wider social, environmental and economic background against which the Local Plan policy operates.
- Core Output Indicators: Used to assess the performance of policies. These include core (COI) and local indicators (LOI). The indicators are linked to the policies in the Adopted Local Plan Second Review where appropriate.

2.4 Comments and feedback are welcomed on the format and content of this AMR. Any comments received will be considered by the Council and will, where appropriate, inform future AMRs. Comments should be sent to:

Planning Policy Team
East Herts Council
Wallfields
Pegs Lane
Hertford
Hertfordshire
SG13 8EQ

Comments can also be emailed to: planningpolicy@eastherts.gov.uk

3. Executive Summary of Key Findings

- 3.1 This is the seventh Annual Monitoring Report to be submitted. It represents an important part of a comprehensive monitoring system for the Local Plan and the future Local Development Framework (LDF) in East Hertfordshire.
- 3.2 The main findings of this AMR are outlined below:

Local Development Scheme (LDS) Implementation

- 3.3 Version 2 of the Local Development Scheme was approved in November 2006. The Council has not been able to meet many of the key milestones set out in the LDS, the reasoning for which is given in Chapter 5.

Local Plan Policy Analysis

- 3.4 The majority of the saved policies in the Adopted Local Plan were used very infrequently during the monitoring year. However, a large number of these policies are site specific and would only be utilised where an application was submitted on that particular site.

Sustainable Development

- 3.5 Monitoring renewable energy capacity in the District is not straightforward, although the Council is now obtaining information from permitted planning applications which indicates that some schemes utilising renewable energy generation are likely to come forward in the coming years. The Council will continue to seek ways to improve monitoring of this indicator in the future.

Housing

- 3.6 The PPS3 five year land supply calculation 2012/13 to 2016/17 indicates that East Herts has 4.4 years' supply. This is calculated on the basis of sites with planning permission, Local Plan Allocations including the Areas of Special Restraint and Special Countryside Area to the north of Bishop's Stortford, and large brownfield sites expected to come forward for development within the 5 year supply period. The housing trajectory indicates that the Council will need to identify further sites for housing through the Local Development Framework.
- 3.7 The Council has exceeded the Government's target for the amount of new housing on previously developed land (PDL), achieving 71% on PDL (over the target of 60%). The figures also indicate that the majority of new dwellings are being built at a density greater than 30 dwellings per hectare. This indicates that the Council is continuing to prioritise the development of brownfield sites and seeking to achieve efficient use of land.
- 3.8 A total of 38 affordable homes were completed during the monitoring year which represents 13% of all completed dwellings in the District. On sites above the Adopted Local Plan affordable housing thresholds, 37% of completed dwellings were affordable. Monitoring also indicates that the type and size of dwellings

completed during 2010/2011 is more balanced than in previous years where there has been provision of large numbers of 2 bedroom flats.

Green Belt and Countryside

- 3.9 There were no major departures from the Local Plan with regards to the Green Belt or the Rural Area Beyond the Green Belt. This indicates that there were no significant applications that were approved contrary to policy.

Transport

- 3.10 On average 81% of new development within use classes A, B and D has complied with the Council's car parking standards. The data for Local Indicator TR2 shows that 82% of new dwellings have been completed within 30 minutes public transport time of five of the six key services. However, only 58% of new dwellings have been completed within 30 minutes public transport time of a hospital.

Economic Development and Employment

- 3.11 The employment floorspace figures for 2010/11 show that 12,620 square metres of floorspace has been created for employment use throughout the District, 83% of which is on previously developed land.

Shopping and Town Centres

- 3.12 Monitoring shows that in the three main settlements, the majority of the primary shopping frontages are in A1 use. However, vacancy levels in the district continue to fluctuate due to the economic climate.

Environment and Design

- 3.13 There have been no changes to Sites of Special Scientific Interest or Local Nature Reserves in terms of number or area of sites. However, the number of wildlife sites in the district has fallen from 591 to 582 with a subsequent decrease in area of 20ha. This is due to the selection of one new wildlife site and the deselection of ten wildlife sites.

Built Heritage

- 3.14 There are no Core Indicators on the historic environment and so the Council has included two Local Indicators in order to monitor key changes that are taking place. There was no change to Areas of Archaeological Significance during the monitoring year. There is one Grade II* listed building on the national at risk register. Despite the completion of English Heritage grant aided repairs in the past monitoring year, the building remains on the register due to concerns over its long term management.

Leisure, Recreation and Community Facilities

- 3.15 There are 2 open spaces in the district which have been awarded Green Flag Status. The first open space in the district to be awarded Green Flag Status was

Southern Country Park in Bishop's Stortford in August 2008, followed by the Ridgeway Local Park, Hertford in July 2009. Both open spaces have successfully retained their Green Flag Status in each of the subsequent years.

4. The Local Context and Contextual Indicators

Location

- 4.1 East Hertfordshire District covers an area of 477 square kilometres (184 square miles) and comprises approximately a third of the area of Hertfordshire. It is predominantly a rural District, with over 100 small villages and hamlets, in addition to the five historic market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware.
- 4.2 The larger town centres are in Bishop's Stortford, Hertford and Ware, though the smaller settlements support a healthy number of shops and related services. The District is bordered by larger towns, with Stevenage and Welwyn Garden City to the West and Harlow to the South. Figure 1 illustrates the main features of the District.

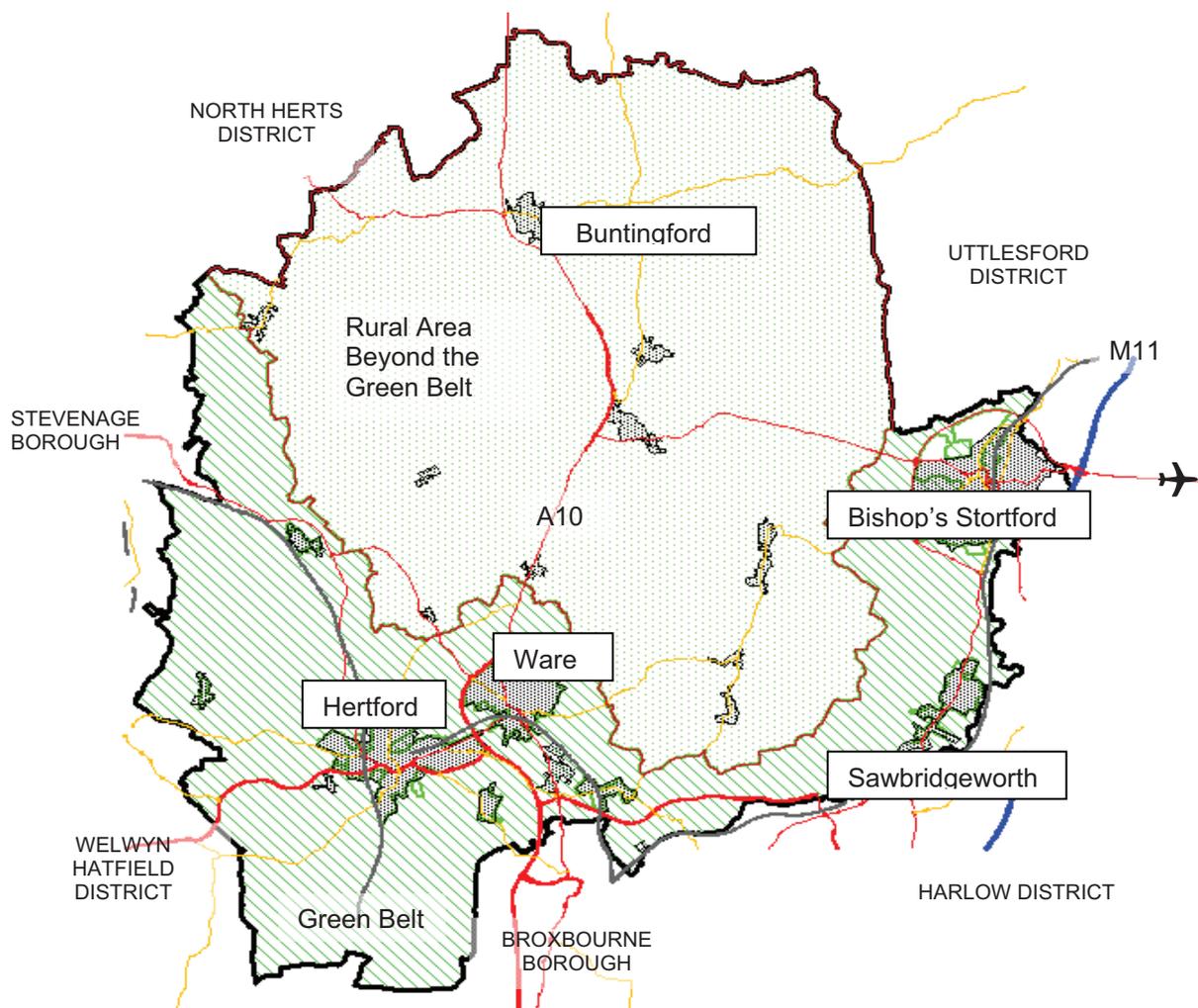


Figure 1: East Hertfordshire District

Environment

- 4.3 East Hertfordshire is characterised by the quality, nature and extent of the historic buildings within its boundary. The centres of all five main towns, as well as 37 villages, are designated as Conservation Areas, reflecting the special architectural and historic value of the Districts' built environment.
- 4.4 The District is largely made up of arable and urban areas (71% of the total area), with grassland (17%) and woodland (9%, over half of which is classified as ancient¹) making up most of the remainder. Sites of international importance within the District comprise a Special Protection Area (SPA) and a Wetland of International Importance (Ramsar Site) in the Lea Valley (Rye Meads and Amwell Quarry) and a Special Area of Conservation (SAC) at Wormley-Hoddesdonpark Woods (part of which is also designated a National Nature Reserve; the only one in Hertfordshire). East Hertfordshire has 16 Sites of Special Scientific Interest (SSSI), the most significant of which are Wormley Woods and Rye Meads. In addition, there are 582 locally designated Wildlife Sites covering a total area of 3,505 hectares as well as a Local Nature Reserve at Waterford Heath. The towns and villages of East Hertfordshire are also rich in natural habitats, particularly cemeteries in Hertford and Bishop's Stortford, and the grounds of Hertford Castle².

Travel and Transport

- 4.5 East Hertfordshire benefits from main line rail links into London and is also close to the A1(M), M11 and M25 motorways. Stansted Airport lies directly to the east, and as such has strategic implications for the District in terms of economic development, housing and aircraft generated noise pollution. The District's excellent transport links add to its attraction as a place to live, and as such continue to create pressure for new development, particularly housing.
- 4.6 The rural nature and scattered settlement pattern of the area has resulted in a complex transport network that prioritises north-south movements. Traffic has increased across the County over the past decades, leading to high car ownership. Only 13% of households in the District are without access to a car, and 66% of the working population use one to travel to work (amounting to 44,543 people)³.

People

- 4.7 The District has seen a significant growth in its population over recent years. The increase between 1991 and 2010 has been 19.6%, which amounts to more than 22,500 people⁴. Today East Hertfordshire is home to a population of 138,500, constituting approximately 56,000 households⁵. For further information, see the population projections below.

¹ Ancient Woodland Inventory, English Nature

² Information for this paragraph came from 'A Habitat Survey for East Hertfordshire District', Herts Biological Records Centre in conjunction with The Herts and Middlesex Wildlife Trust, 1998 and information on the number of Wildlife Sites in 2010 supplied by the HBRC.

³ 2001 Census

⁴ 1991 Census and 2010 mid-year population estimate, ONS

⁵ 2010 mid-year population estimate, ONS and 2008-based household projections, UK Statistics Authority

- 4.8 According to the 2001 Census, 97.1% of the population of East Hertfordshire described themselves as 'white' (against an England and Wales average of 91.3%). The largest minority ethnic group is Indian, at 0.6%. 74.5% of the District's population are Christian (just up from the England and Wales average of 71.7%), whilst 17% say they have no religion⁶.
- 4.9 The local population is one of the healthiest in the Country, with only 5.8% of the population describing their health as 'not good', against the England and Wales average of 9.2%. This puts the District in the top 15 Districts in England and Wales, and within the top two in the Region⁷. The 2010 health profile⁸ shows that the health of the residents of East Hertfordshire is generally better than the average for England. However, there are some inequalities in the district. Life expectancy is 5.9 years lower for men and 3.6 years lower for women in the most deprived areas of the district than in the least deprived areas. The NHS profile suggests that the health priorities in East Hertfordshire are to increase physical activity and reduce obesity, particularly among younger people, help the growing older population to maintain their health and to continue to reduce levels of smoking.
- 4.10 Table 2 shows that levels of recorded crime are lower in East Hertfordshire than the average for both the rest of Hertfordshire and for England and Wales. The data also shows that levels of violence against persons, sexual offences, burglary, and theft of a motor vehicle all fell between 2009/10 and 2010/11.

	East Herts			Hertfordshire	England & Wales
	2010/11			2010/11	2010/11
	Total Offences	% change 09/10 – 10/11	Offences per 1000 population	Offences per 1000 population	Offences per 1000 population
Violence against persons	1247	-3	9	10	15
Sexual Offences	66	-13	0	1	1
Robbery	33	n/a	0	1	1
Burglary	383	-7	3	4	5
Theft of a Motor Vehicle	174	-8	1	1	2
Theft from a Motor Vehicle	634	3	5	5	6

Table 1: Recorded crime for seven key offences 2010-2011⁹

⁶ 2001 Census

⁷ 2001 Census

⁸ APHO and Department of Health

<http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=sg12%200sw&SPEAR=>

⁹ Information from www.crimestatistics.org.uk (Home Office). Figures are for 2010-2011.

<http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1011/hosb1011-clt-tabs?view=Binary>

Education

- 4.11 Educational attainment is generally very high. Indeed, 72.9% of pupils in East Hertfordshire achieved five or more GCSEs including English and Maths with grades of A* to C. This compares favourably with the Hertfordshire (64.1%), and England (55.3%) averages¹⁰.
- 4.12 Schools in the District are also performing well in terms of A-Levels. In 2010, the average points score per examination entry in East Herts was 213.5. This figure is just below both the Hertfordshire average (213.9) and the England average (211.3)¹¹.
- 4.13 Taking the District's working age population as a whole, 43.3% are educated to at least NVQ level 4 (Degree level and above), which compares favourably with the national average of 31.3%¹².

Economy and Employment

- 4.14 Of the 326 local authorities in England, East Herts is ranked as the 14th least deprived¹³, although there are some areas within it that are less affluent.
- 4.15 Despite an excellent educational record, the District suffers a skills shortage in traditional trades. This makes the District dependent upon surrounding areas for these skills. There is, however, a predominance of employment in managerial, professional and technical occupations among the District's residents¹⁴.
- 4.16 The average full-time wage for people in employment who live in the District is £38,587 per person per annum (ppa). However, the average full-time wage for people who work in the District (and may not necessarily live there) is £27,587 ppa¹⁵. This difference is largely attributable to the 17% of East Herts' working population who commute to London¹⁶.
- 4.17 Unemployment in the District has remained reasonably steady over the past year following a sharp rise throughout 2008, with the claimant count rate dropping slightly from 2% to 1.9%¹⁷. This figure is significantly lower than the national claimant count rate of 3.7%. It is likely that this rate will continue to fluctuate over the next year due to the turbulent economic climate and it is likely that the claimant rate will remain high for some time to come.
- 4.18 The District has a sound economic base, built on small and medium-sized engineering firms, a significant pharmaceuticals sector, high-tech computer companies, brewing, printing, food processing and distribution, and Stansted

¹⁰ Taken from DfCSF local statistics for education. Figures are for LEA maintained schools in 2010.

¹¹ Taken from DfCSF local statistics for education. Figures are for LEA maintained schools in 2010.

¹² ONS Annual Population Survey 2010.

¹³ The English Indices of Deprivation, 2010, DCLG

¹⁴ ONS Annual Population Survey 2010.

¹⁵ Annual Survey of Hours and Earnings, 2010, ONS

¹⁶ Census 2001

¹⁷ Claimant Count Rate, April 2011, NOMIS. This is the proportion of the working age population claiming job seekers allowance.

Airport related service industries. In addition, local government bodies are a major employer, particularly in Hertford.

House Prices¹⁸

4.19 The table below shows that average house prices in the District have risen since 2009. However, these figures are greatly affected by the number of house sales which has dropped dramatically since the height of the market in 2007. This drop in sales is likely to affect the average price, as there is a smaller number of transactions to calculate the average. It is likely that house prices in the district will continue to fluctuate given the current economic climate. However, average house prices in the district still remain significantly above the national average creating issues of affordability.

Average Price	Detached	Semi-Detached	Terraced	Flat/Maisonette	Overall
Jan-Mar 10	£450,560	£282,966	£238,027	£181,661	£287,479
Apr-Jun 10	£482,932	£282,312	£236,430	£181,001	£291,325
Jul-Sep 10	£533,404	£318,019	£257,727	£176,446	£337,947
Oct-Dec 10	£535,931	£300,325	£236,418	£171,603	£318,966
2010 Average	£500,707	£295,906	£242,151	£177,678	£308,929
% Change From 2009 Average	+1.5%	+3.4%	+6.5%	+4.6%	+9.5%

Table 2: Average house prices in East Herts by dwelling type 2010

¹⁸ Figures from the Land Registry website, <http://www.landreg.gov.uk>

Population Projection

4.20 Figure 2 illustrates a population projection for East Herts using the Office of National Statistics (ONS) '2008-based Sub-national Population Projections'¹⁹ data. The ONS figures are based on trends in population and do not take account of any future policies or large scale development. The national Census was carried out on 27 March 2011 and once the results are published it will provide a more up to date picture of the population in the district.

Population projections for East Herts								
	1991 ²⁰	2001 ²¹	2006 ²²	2011	2016	2021	2026	2031
ONS trend-based projection	115,818	129,300	132,600	138,100	142,800	148,200	153,300	157,900

Table 3: Population projections for East Herts

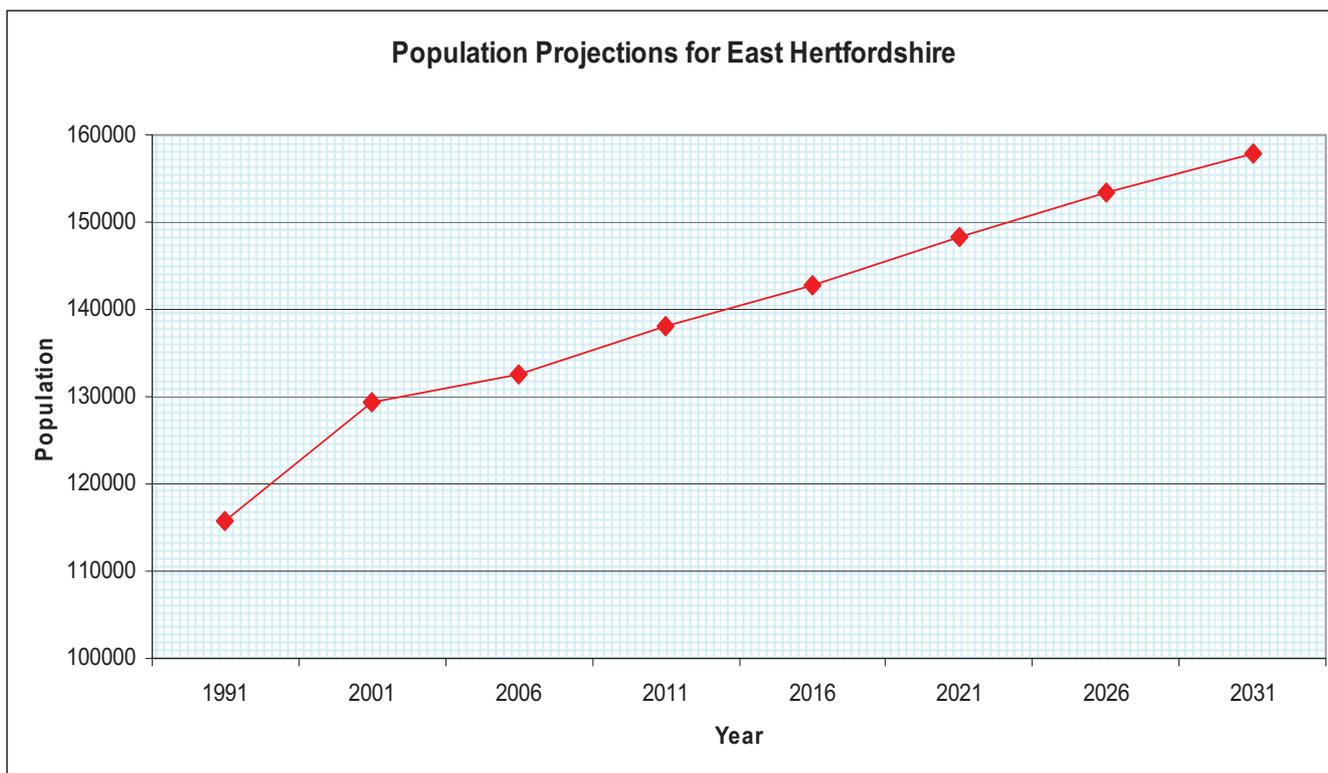


Figure 2: Population Projections for East Herts

¹⁹ Published 27 May 2010, ONS

²⁰ Census 1991

²¹ Census 2001

²² 2006 Mid-Year Population Estimate, ONS

Future Age Profile of East Herts

4.21 Figure 3 is based on data from the ONS population projection. The data shows that if current trends continue, there will be a marginal increase in the 0-19, 20-39 and 40-59 age groups. However, a significant increase in the amount of people aged 60 years plus is projected. These trends are indicative of an ageing population in the UK.

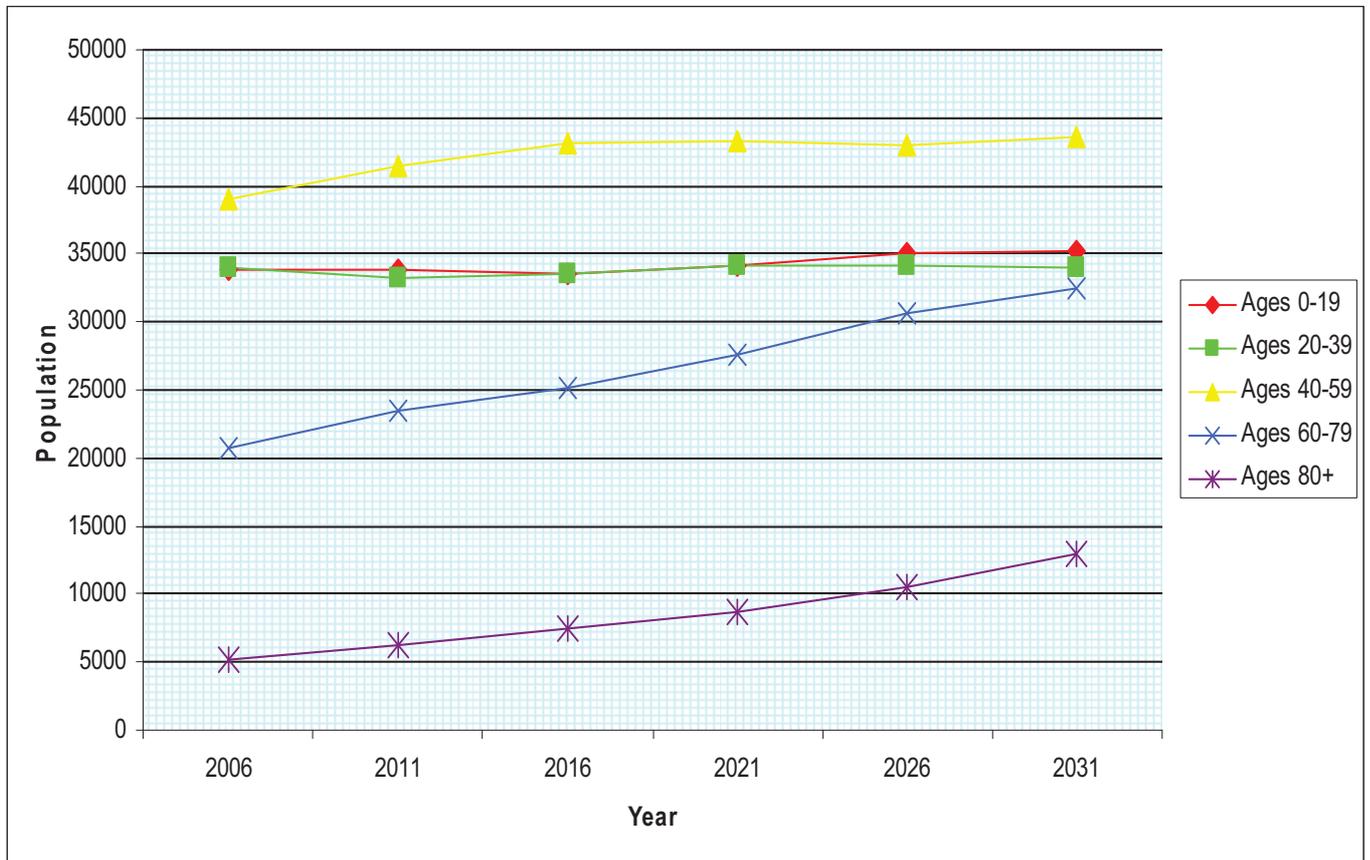


Figure 3: Projected Age Profiles for East Hertfordshire

5. Local Development Scheme Implementation

- 5.1 One of the main aims of the AMR is to monitor the progress of the Council in producing the documents set out in the Local Development Scheme (LDS). Version 2 of the LDS was approved in November 2006.
- 5.2 The majority of documents currently in preparation are not being produced in line with the Local Development Scheme timetable. The reasons for deviating from the timetable are given in the table below.

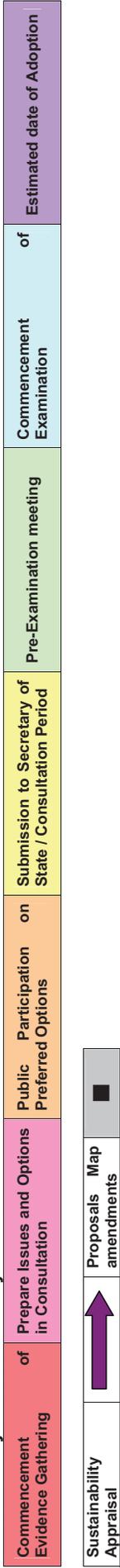
Title of document	Stage reached? (as of 31 st March 11)	In line with LDS Version 2?	Reasons for deviation from timetable?
Statement of Community Involvement	Preparing for Adoption	☹	SCI found 'sound' at examination but Council advised by PINS to update LDS before adopting SCI.
Sustainability Appraisal	Ongoing	☺	N/A
Core Strategy and Key Diagram DPD	Consideration of responses to Issues and Options Consultation and Preparing for Preferred Options Consultation	☹	Much greater level of front loading of community engagement and work on Evidence Base undertaken than previously forecast
Allocations and Policies DPD	Evidence Gathering	☹	Focus on Core Strategy
Gypsy and Traveller DPD	Evidence Gathering	☹	Focus on Core Strategy
Bishop's Stortford Area Action Plan DPD	Evidence Gathering	☹	Focus on Core Strategy

Table 4 : Progress of DPDs against LDS

- 5.3 The Council aims to revise the Local Development Scheme in 2012 in order to update the timetable, following guidance from the Coalition Government.
- 5.4 However it is important to note that the Council is progressing with the production of its LDF. During the monitoring year the Council carried out a 12 week consultation on the Core Strategy Issues and Options. Over 7,000 comments were received to this consultation and the Council is currently in the process of considering these responses and formulating the Preferred Options Consultation document.

Figure 4: Monitoring progress of Local Plan Second Review and Local Development Framework

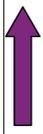
Milestones – key to colours and symbols



Year	2006												2007												2008											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Sustainability Appraisal																																				
Local Plan Second Review																																				
Sustainability Appraisals: Indicators and Targets SPD																																				
Vehicle Parking Provision at New Development SPD (linked to Local Plan Second Review)																																				
Landscape Character Assessment SPD (linked to Local Plan Second Review)																																				
Affordable Housing SPD (linked to Local Plan Second Review)																																				
Open Space, Sport and Recreation Facilities SPD (linked to Local Plan Second Review)																																				
Planning Obligation Requirements SPD (linked to Local Plan Second Review)																																				
Historic Parks and Gardens in East Herts SPD (linked to Local Plan Second Review)																																				
Statement of Community Involvement																																				
Core Strategy and Key Diagram DPD																																				
Proposal Map and Inset Maps																																				
Allocations and Policies DPD																																				
Gypsy and Traveller DPD																																				
Generic Development Control Policies DPD																																				
Bishop's Stortford Area Action Plan DPD																																				

Milestones – key to colours and symbols

Commencement of Evidence Gathering	Prepare Issues and Options in Consultation	Public Participation Preferred Options	Submission to Secretary of State / Consultation Period	Pre-Examination meeting	Commencement of Examination	Estimated date of Adoption
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Sustainability Appraisal  Proposals Map amendments 

Year	2009												2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Sustainability Appraisal																																				
Core Strategy and Key Diagram DPD																																				
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Allocations and Policies DPD																																				
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Generic Development Control Policies DPD																																				
Bishop's Stortford Area Action Plan DPD																																				
Balancing Housing Markets SPD																																				
Vehicle Parking Provision at New Development SPD																																				
Open Space, Sport and Recreation SPD																																				
Design Guidance SPD																																				
Planning Obligation Requirements SPD																																				
Sustainability Guidance SPD																																				
Landscape Character Assessment Guidance SPD																																				
Development Briefs SPD																																				

6. Adopted Local Plan Policy Analysis

Introduction

- 6.1 The East Herts Local Plan Second Review was adopted in April 2007 for a period of three years. In April 2010, a direction was obtained from the Secretary of State to ‘save’ certain policies from the plan until such time as they are replaced through the adoption of the LDF. Out of the 188 policies in the Local Plan, 156 have been ‘saved’ and will continue to be used for the determination of planning applications. The 32 policies that were deleted were considered to no longer be relevant or were covered by other policies at a national or regional level.
- 6.2 This section sets out an analysis of the saved policies in the Adopted Local Plan. In order to do this the Council has attempted to monitor the number of times that each policy has been used to approve or refuse planning applications during the monitoring year 2010/2011.
- 6.3 A full list of policies from the Local Plan, indicating how often each has been used, can be found in Appendix A to this report.

Frequency of use	Number of policies
0 – 5	98
6 – 30	42
31 – 75	10
76 - 150	3
151 +	10

Source: East Herts Council

Table 5: Frequency of use of Saved Local Plan Policies in 2010-2011

Interpretation

- 6.4 The analysis of the policies in the Adopted Local Plan shows that the majority of the saved policies have only been used to approve or refuse applications on 0 to 5 occasions throughout the monitoring year. As can be expected, all policies in the settlement chapters fall into this category. Other policies that fall within this category are very specific and would only be relevant to a handful of applications each year. This does not necessarily mean that these policies are not working as intended and therefore caution needs to be taken when using the frequency of policy usage alone to determine the effectiveness of a policy.
- 6.5 The most commonly used policies are those relating to appropriate development in the Green Belt and Rural Area Beyond the Green Belt, vehicle parking, extensions to residential dwellings and general design issues.

7. Sustainable Development

Introduction

7.1 The Adopted Local Plan Second Review contains a Sustainable Development chapter with the following aims:

Aims and Objectives

- To ensure that development in East Hertfordshire is the most sustainable in form as current knowledge and practicalities permit
- Promote and encourage development which reduces the overall demand for and makes the most efficient use of resources, including land, water, energy, and other resources.
- Encourage the generation of renewable energy within the District.
- Increase the level of energy efficiency in the District's towns and villages.
- Increase the rate of carbon fixing through protecting existing, and increasing, plant cover (particularly trees).
- Protect and enhance the air and water environment.
- Protect and enhance biodiversity and features of geological interest, particularly critical environmental assets.
- Reducing social exclusion and improving quality of life.

Core Indicators

COI E3: Renewable Energy Generation

7.2 Hertfordshire County Council commissioned a study into Renewable Energy which was completed in July 2005. The Study identified that East Hertfordshire had capacity for a small to medium scale wind farm generating a capacity between 5 – 30 megawatts. The Study also identified a capacity for biomass across Hertfordshire as a whole and a very limited potential for hydro schemes (the weir in Hertford is the only possibility identified in East Hertfordshire).

7.3 It is not possible at present to set a target for the provision of new renewable energy capacity.

Renewable energy facility permitted 2010-2011	Number of schemes	Capacity (kW)
Bio Fuel	1	1000
Solar energy	9	30
Onshore wind	1	11
Water	0	0
Geothermal	0	0
Total	11	1041

Source: East Herts Council and Hertfordshire County Council

Table 6: Renewable Energy Generation facilities permitted in 2010-2011

Interpretation

- 7.4 The Council is currently trying to improve its monitoring of renewable energy generation. This year the Council has obtained information on renewable energy generating schemes that have been permitted in the district and will endeavour to monitor whether they are installed.
- 7.5 The results for this indicator should be treated carefully as the majority of small scale household renewable energy systems do not need planning permission so will therefore not be recorded. Also the annual energy capture/output achieved by these schemes is dependent on the technology installed and may therefore differ quite significantly from the identified capacity. It is also important to point out that solar powered water heating systems are not included in this indicator. The Council will be working with Hertfordshire County Council to improve monitoring of this indicator in future years.

8. Housing

Introduction

- 8.1 The Adopted Local Plan Second Review states that East Hertfordshire should provide for 11,100 dwellings between 1991 and 2011. This amounts to an average of 555 dwellings per annum. In addition, the East of England Plan (May 2008) identifies a need for the District to provide for 12,000 dwellings between 2001 and 2021, an average of 660 dwellings per annum as at April 2006.
- 8.2 The Government has signalled its intention to abolish the RSS and with it the regional housing targets. As explained in section 1, the provision of housing is to continue to be measured against the targets set in the East of England Plan until such time as it is abolished through Parliament. The Council will therefore review its housing target through the preparation of the LDF and this will be reflected in future AMRs.
- 8.3 Dwelling statistics are produced annually by the Information Management Unit of Hertfordshire County Council's Environment Department.

Aims and Objectives

- To provide sufficient housing land during the plan period to meet the likely housing requirements of the District
- To ensure the careful husbandry of land with an emphasis on the full and effective use of urban land to relieve pressure on the countryside.
- To create sustainable patterns of development by, where possible, locating housing development near employment opportunities and improving accessibility to services and facilities by non-car modes of transport.
- To ensure that the housing provided meets the needs of the population in respect of location, size, affordability and accessibility.
- To achieve the aims of sustainability and preserve and enhance the quality and character of the environment.
- To ensure that sufficient housing land is identified to accord with the provisions of PPS1, PPS3 and the Regional Spatial Strategy (RSS) for the East of England: The East of England Plan adopted 2008, and to manage the release of land by using a phasing approach.
- To ensure a continuous supply of housing land over the plan period by using the 'plan, monitor and manage' approach.
- To maximise the potential for housing provision on previously developed sites, seeking to achieve at least 60% of all new development on previously developed land.
- To ensure that the relevant principles of sustainability are adhered to by:
 - l) locating housing development:
 - i) mainly in urban areas;
 - ii) as near as possible to existing or planned employment opportunities and facilities; and

- iii) where there is existing or realistic potential for access to passenger transport.
- ii) ensuring that the housing delivered:
 - i) makes the best use of natural resources;
 - ii) incorporates sustainable initiatives including energy and water conservation, solar energy, and waste management as an integral part of dwelling design; and
 - iii) is capable of adaptation to meet the changing needs of households.
- To ensure that the need for different types of housing accommodation, including affordable housing and special needs housing can be met.

Core Indicators

COI H1: Plan Period and Housing Targets

8.4 Figure 5 illustrates the annual dwelling completion rate in East Hertfordshire in comparison with the housing requirements contained in the Adopted Local Plan and the East of England Plan. The table below contains a summary of the number of dwelling completions. A breakdown of the net completion figures for 1991- 2011 is set out in Table 1 and 2 of Appendix B.

Source of Plan Target	Plan Period	Total Housing Required	Total Housing Built During Plan Period
Adopted Local Plan Second Review	1991-2011	11,100	10,825
East of England Plan (RSS14)	2001-2021	12,000	4,696

Source: East Herts Council and Hertfordshire County Council

Table 7: Dwelling completions against Plan targets

8.5 The five year housing supply figure requirement is based upon the figure of 660 dwellings per annum which is identified in Policy H1 of the RSS. This is the residual minimum figure required per annum between 2006/07 to 2020/21 having taken account of the dwellings already built between 2001/02 to 2005/06.

Interpretation

8.6 Table 3 of Appendix B illustrates that East Herts has a housing land supply equivalent to 4.4 years. This is based on the Schedule of Housing Commitments up until 31st March 2011, contained at Appendix C.

8.7 However the Government has signalled its intention to abolish Regional Spatial Strategies and therefore the figure of 660 dwellings per annum as identified in Policy HA1 of the East of England Plan will also be abolished. The Government has indicated that it will be for each local authority to devise its own housing target. Prior to the successful November 2010 High Court challenge against the revocation of Regional Spatial Strategies, guidance had been given to Councils that in the absence of regional housing targets, they could use their 'Option 1'

figures²³ to monitor housing supply, which for East Herts is 550 dwellings per annum. Table 4 of Appendix B illustrates that if the 'Option 1' figure of 550 dwellings per annum is used, East Herts has a housing land supply equivalent to 5.3 years

8.8 The table below and Figure 5 show the projected net additional dwellings in East Hertfordshire for the East of England Plan period (2001/02 to 2020/21) and the 15 year housing trajectory period 2012/13 to 2026/27. This takes into account outstanding planning permissions and housing allocations (without planning permission) in the Local Plan, in addition to large brownfield sites expected to come forward for development within the 5 year supply period. The Council will identify further sites to cater for the residual 6,210 dwellings through the ongoing Local Development Framework process.

		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
H2(a)		605	376	250	347	562	777	557	553	469
H2(b)										
H2(c)	a) Net Additions									
	b) Hectares									
	c) Target									
H2(d)										

		10/11 Rep	11/12 Cur	12/13 1	13/14 2	14/15 3	15/16 4	16/17 5	17/18	18/19
H2(a)										
H2(b)		200								
H2(c)	a) Net Additions		378	401	507	691	705	647	300	300
	b) Hectares			21.81	12.74	21.80	10.84	10.5		
	c) Target			660	660	660	660	660		
H2(d)		702	723	744	761	766	771	783	831	890

		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
H2(a)									
H2(b)									
H2(c)	a) Net Additions	300	300	300	300	300	300	0	0
	b) Hectares								
	c) Target								
H2(d)		964	1059	1185	1362	1628	2070	3105	6210

Source: East Herts Council and Hertfordshire County Council

Table 8: East Herts Housing Completions and Trajectory (2001/02 – 2026/27)

Key

- COI H2(a): Net Additional Dwellings – in Previous Years**
- H2(b): Net Additional Dwellings – for the Reporting Year**
- H2(c): Net Additional Dwellings – in Future Years**
- H2(d): Managed Delivery Target**

²³ From the Draft East of England Plan >2031, approved by the previous East of England Regional Assembly and submitted to Government in March 2010. Guidance given in response to parliamentary question on 1 July 2010, by the Parliamentary Under Secretary of State, responsible for Local Government & Planning

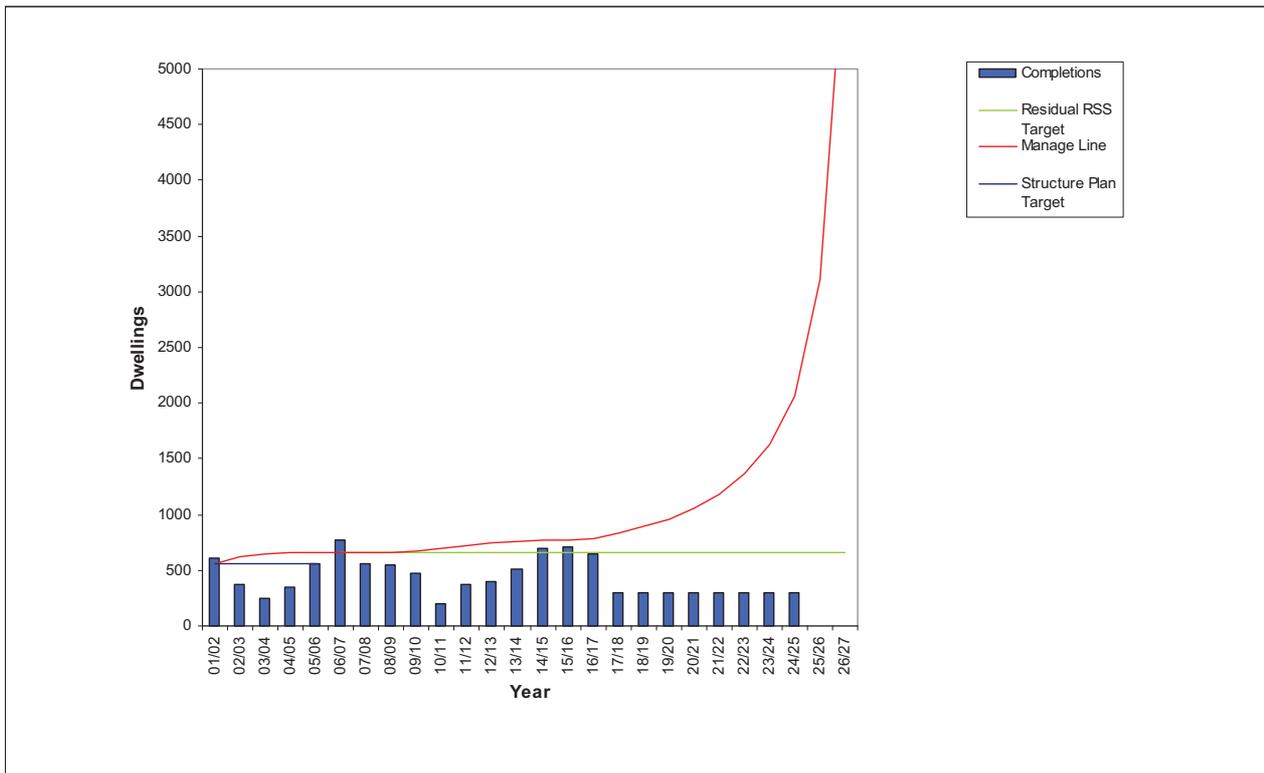


Figure 5: East Herts Housing Completions and Trajectory (2001/02 – 2026/27)

8.9 During the next monitoring year it is expected that 378 dwellings will be completed with 401 and 507 anticipated for the monitoring years 2012/13 and 2013/14, respectively. These figures are significantly higher than the 200 dwellings completed in this monitoring year. However as East Herts is an area of high housing demand and monitoring work has indicated a higher number of housing starts on sites with planning permission over the past year, it is not unreasonable to assume that if economic conditions improve over the next couple of years housing completions could increase significantly towards the end of the five year supply period.

8.10 Appendix C is a Schedule of Housing Commitments listed by site type and alphabetically by settlement for ease of reference. This includes all developments under construction; those with detailed planning permission; developments with outline planning permission, sites to be granted planning permission subject to planning obligation agreements (S106); allocated sites identified in the Adopted Local Plan Second Review including the Areas of Special Restraint and Special Countryside Area to the north of Bishop’s Stortford and large brownfield sites that the Council expect to come forward for development within the 5 year supply period.

COI H3: New and Converted Dwellings – on Previously Developed Land

		Total
H3	Gross	304
	% gross on PDL	71.4%

Source: East Herts Council and Hertfordshire County Council

Table 9: New and converted dwellings completed on Previously Developed Land 2010-2011

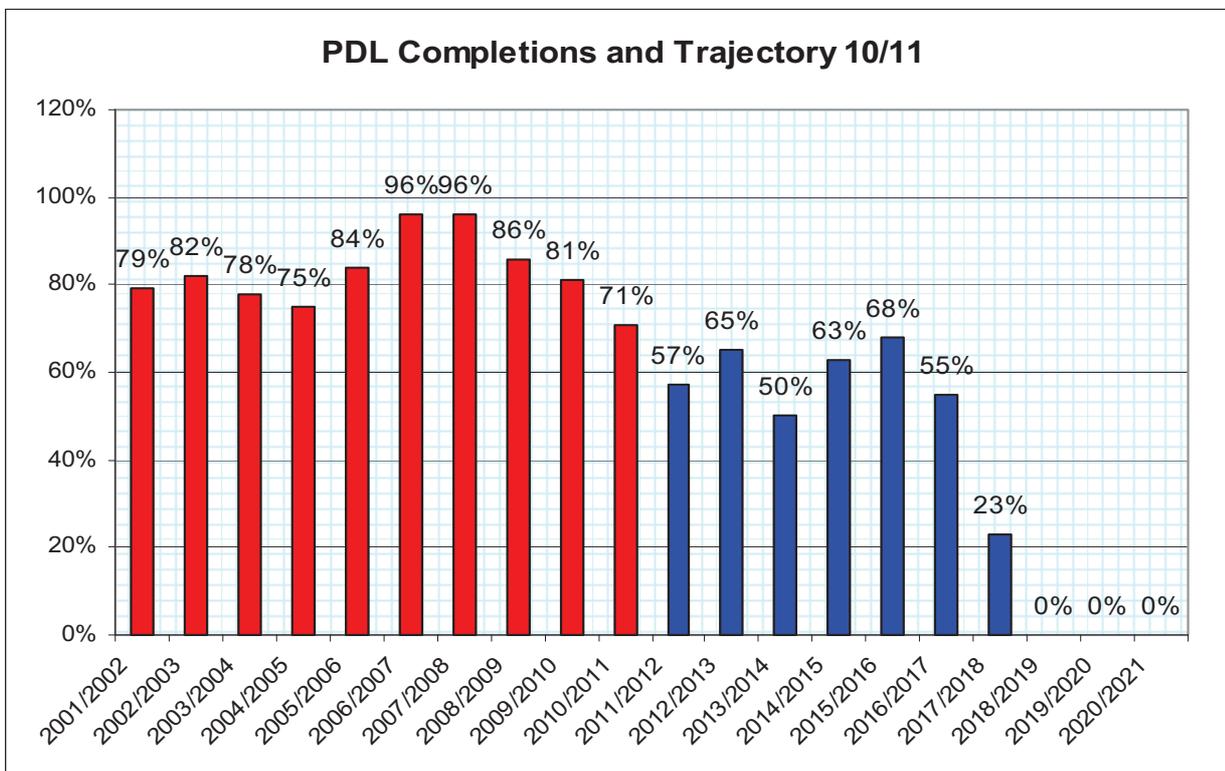


Figure 6: PDL Completions and Trajectory 2010-2011

Interpretation

- 8.11 The percentage of new and converted dwellings completed on previously developed land (PDL) was 71% in 2010/2011. This compares favourably with the national target of 60%. The PDL trajectory indicates that completions on brownfield land are likely to fall over the next few years; this is due to the majority of the brownfield allocated sites in the Local Plan having been developed and more sites coming forward for development on greenfield sites on the edges of towns and villages.
- 8.12 In June 2010, the Coalition Government reissued PPS3, reclassifying garden land as greenfield land (non PDL). Therefore from this monitoring year, planning applications granted approval on garden land have been classified in the completion figures and PDL trajectory as development on non previously developed land. Development on garden land makes up a small proportion of the housing land supply so although the number of completions on previously developed land is likely to fall in future years, the impact of the change to PPS3 is not expected to be significant in this regard.

COI H4: Net Additional Pitches (Gypsy and Traveller)

- 8.13 In June 2005, consultants, Opinion Research Services (ORS), were appointed to undertake a Gypsy and Traveller Accommodation Assessment in Northern and Eastern Hertfordshire on behalf of the partnering authorities of Broxbourne, East Hertfordshire, North Hertfordshire, Stevenage, Welwyn Hatfield and Hertfordshire County Council. The results of the report provide a clear indication that there is a need for the provision of an additional 45 pitches over the next 5 years.
- 8.14 Subsequently, the six local authorities commissioned a report from independent consultants Scott Wilson to identify potential areas of search for sites in northern and eastern areas of the county that could meet the need for pitches outlined in the ORS study. The report was published in October 2007.

- 8.15 The previous Government published Policy H3 in July 2009 which required East Herts to provide for an additional 25 Gypsy & Traveller pitches across the district by 2011 whilst for the period 2011-2021, the district would be required to accommodate a further 21 pitches. In respect of Travelling Showpeople, East Herts is required to work with Broxbourne district to meet the need of 20 additional pitches by 2011.
- 8.16 As explained in section 8.7, the Government has signalled its intention to abolish Regional Spatial Strategies through the Localism Bill. This will result in Policy H3 ceasing to have effect, although there will remain a requirement for East Herts to meet the accommodation needs of Gypsies & Travellers. Guidance has already been given to local authorities as to how the level of provision for Gypsy & Traveller sites could be determined. This advice states that the level of housing provision submitted to the original RSS examination, 'Option 1' figures, may be used as a base for revised housing targets. In the case of East Herts this would result in a requirement of 5 pitches to 2011 and 4 additional pitches for the period 2011-2021. Again, as with the targets for overall housing provision, these figures will be reviewed in the preparation of the LDF.

COI H4: Net Additional Pitches (Gypsy and Traveller)

	Permanent	Transit	Total
H4	0	0	0

Source: East Herts Council and Hertfordshire County Council

Table 10: Net additional Gypsy and Traveller pitches provided 2010-2011

Interpretation

- 8.17 Although no additional gypsy and traveller pitches were provided in the current monitoring year, 6 additional pitches were granted planning permission at Nine Acres, High Cross. These approved pitches are in addition to the existing pitches at this location and it is anticipated that these pitches will be delivered in the coming monitoring year.

COI H5: Gross Affordable Housing Completions

	Affordable Homes Total	As % of Total Completions	As % of Completions Over Thresholds
H5	38	13%	37%

Source: East Herts Council and Hertfordshire County Council

Table 11: Gross affordable housing completions 2010-2011

	Number of Affordable Dwellings									
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Bishop's Stortford	16	0	0	54	106	110	60	58	37	0
Hertford	18	40	42	10	0	59	17	16	39	8
Ware	7	0	0	0	0	12	69	30	20	13
Other Settlements	4	0	22	22	26	10	31	41	46	17
Total	45	40	64	86	132	191	177	145	142	38
% of total net completions from eligible sites	7%	11%	26%	24%	24%	25%	44%	35%	30%	37%
% of total completions				22%	21%	23%	30%	24%	29%	13%

Source: East Herts Council and Hertfordshire County Council

Table 12: Gross affordable housing completions by settlement and against policy HSG3 2010-2011

Interpretation

8.18 A total of 38 affordable homes were completed during the monitoring year which represents 13% of all completed dwellings in the District. When applying the Adopted Local Plan thresholds, the percentage of affordable homes for 2010/2011 is 37%. This figure has been boosted by a number of sites in the ownership of Registered Social Landlords coming forward for provision of 100% affordable housing. In addition to delivery of these affordable units through the planning system, a further 22 affordable dwellings were delivered through a government backed scheme called HomeBuy Direct where buyers are assisted to purchase their homes using an equity loan.

8.19 The lower affordable housing site thresholds in the Local Plan Second Review now apply. These thresholds are 15 dwellings or 0.5 hectares for sites in the six main settlements and 3 dwellings or 0.09 hectares for sites in the Category 1 and 2 Villages.

COI H6: Housing Quality – Building for Life Assessments

8.20 The Council now has two trained Building for Life assessors able to complete the assessments so it is anticipated that this indicator will be included in the updated monitoring framework for the LDF enabling the Council to start to monitor some of the design aspects of development schemes.

Local Indicators

LOI H7: Residential density being achieved

8.21 Until May 2010, PPS3 stated that, until local density policies are put in place, a density of 30 dwellings per hectare should be used as a national indicative minimum to guide policy development and decision making. Therefore, the aim of this indicator was to monitor how effectively the Council is meeting this target. In June 2010, the Coalition Government reissued PPS3, removing the national

minimum density targets. However, until a local density policy is adopted as part of the forthcoming Local Development Framework and as PPS3 still advocates making efficient use of land it is felt to be appropriate to still report on this indicator in its current format.

Percentage of new dwellings (gross) completed at:	Output 04/05 (%)	Output 05/06 (%)	Output 06/07 (%)	Output 07/08 (%)	Output 08/09 (%)	Output 09/10 (%)	Output 10/11 (%)
Less than 30 dwellings per hectare	25	21	7	11	17	13	32
Between 30 and 50 dwellings per hectare	27	24	25	16	26	15	19
Above 50 dwellings per hectare	47	55	68	73	57	72	49

Source: East Herts Council and Hertfordshire County Council

Table 13: New dwellings completed within defined density ranges

Interpretation

8.22 Monitoring indicates that 68% of dwellings were completed at a density of over 30 dwellings per hectare. This shows that despite the removal of minimum density targets, efficient use of land is continuing to be achieved across East Herts. The increase in completions at lower densities can be attributed to the higher number of houses completed in the monitoring year which by their nature tend to be built at lower densities than flatted development.

LOI H8: Completions on Windfall Sites per annum

8.23 Windfall sites are those sites which are not allocated in the Local Plan but which unexpectedly become available for development or re-development. There are two categories of windfall sites. Small sites and conversions are sites of five or less units, while large windfall sites are those of 6 or more units.

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Yearly Average
Small Sites and Conversions	63	52	43	101	105	107	49	154	69	106	85
Large Windfall Sites	124	149	99	132	148	284	198	337	144	1	162
Allocated Sites	424	175	109	128	293	386	310	62	257	93	224
Total Net Completions	611	376	251	361	546	777	557	553	470	200	471
Windfall Completions as % of Net Total Completions	31	53	57	65	46	50	49	89	45	54	48

Source: East Herts Council and Hertfordshire County Council

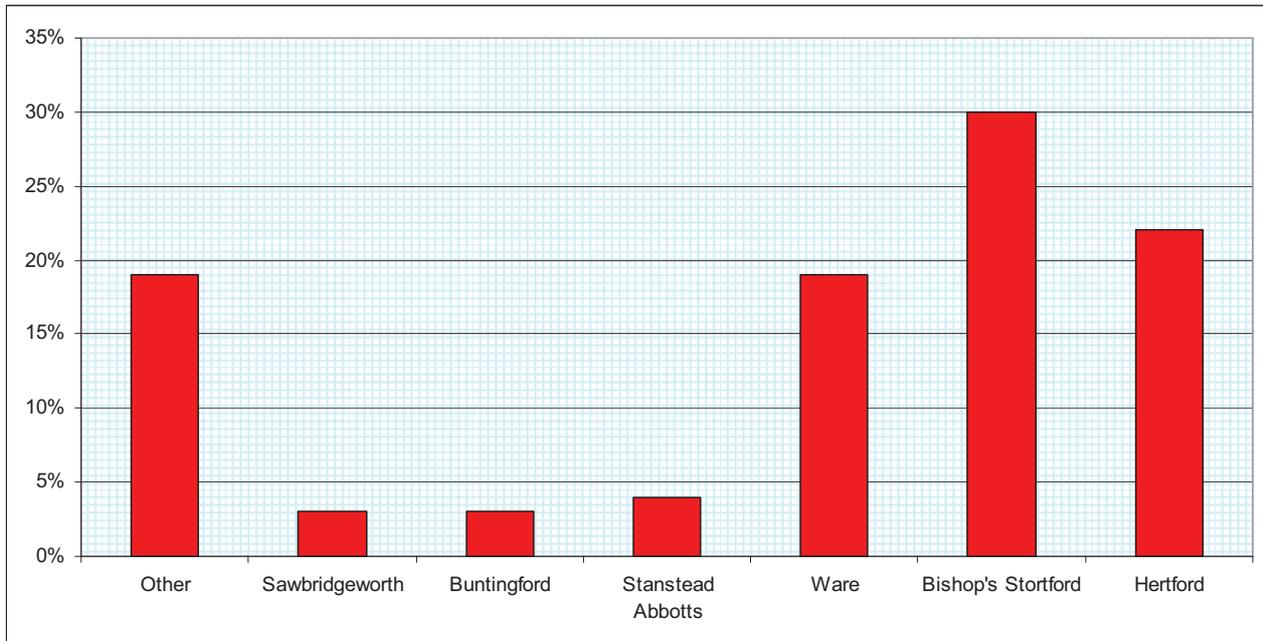
Table 14: Completions on windfall sites 2001-2011

Interpretation

8.24 The table above shows that 48% of all completions since 2001-2002 have been on windfall sites, with the majority being on large windfall sites. Figure 1 in Appendix B compares the total number of completions on allocated sites, large windfall sites and small sites and conversions since 2001.

LOI H9: Distribution of New Dwellings

8.25 The distribution of new dwellings in the District is set out in Figure 7 below.



Source: East Herts Council and Hertfordshire County Council

Figure 7: Distribution of new dwellings in East Hertfordshire 2001 –2011

Interpretation

8.26 Figure 7 shows that the highest percentage of new housing development within East Herts has taken place in Bishop's Stortford (30%). Hertford has had 22% of new development and Ware 19%. Overall, 81% of development has been directed to the District's six main settlements in line with the Adopted Local Plan policies.

LOI H10: Gross housing completions by size (number of bedrooms) and type

Type	1	2	3	4	5+	Unknown	Total by type
Affordable Bungalow	0	0	0	0	0	0	0
Affordable Flat	7	1	0	0	0	0	8
Affordable House	0	10	16	4	0	0	30
Bungalow	1	10	3	1	1	0	16
Flat	44	68	2	0	1	0	115
House	4	27	35	41	24	1	132
Mobile Dwelling	0	2	1	0	0	0	3
Total by size	56	118	57	46	26	1	304

Source: East Herts Council and Hertfordshire County Council

Table 15: Gross housing completions by size 2010-2011

Interpretation

8.27 59% of gross completions during the monitoring year were for houses. This is in stark contrast to recent monitoring years where the predominant housing type completed has been flats. This trend is likely to continue in the coming years as it is likely that future housing sites will be allocated on the edges of towns and villages where development of family housing will be considered to be more appropriate. Despite this, 57% of gross completions were for 1 or 2 bed units indicating that there is still a high demand for smaller units as well as larger family homes within the district.

LOI H11: Number of Second Review allocated sites in Phase 1, 2 and 3 with permission pre-March 31 2011

8.28 The aim of this indicator is to monitor the phasing of the sites in the Local Plan Second Review, in line with the 'plan, monitor, manage' approach.

Phase	Number of sites in Phase	Number of sites with permission
Phase 1 – Brownfield	36	32
Phase 1 – Part Brownfield/ Part Greenfield	4	3
Phase 1 - Greenfield	14	13
Phase 2 (post 2006)	3	2
Phase 3 (Reserve Housing Land)	3	2
ASRs 1 – 5 and Special Countryside Area (post 2006)	6	0

Source: East Herts Council

Table 16: Local Plan Second Review allocated sites with planning permission as at 31 March 2011

Interpretation

- 8.29 There are six Phase 1 allocated sites that have yet to receive planning permission. Phase 1 sites are an integral part of the East Herts housing requirement and therefore need to come forward for development within the next five years (2012/13 – 2016/17). Phase 3 sites, i.e. Reserve Housing Land, Bishop's Stortford Areas of Special Restraint and Special Countryside Area are to be brought forward for development as monitoring shows that they are needed in order to satisfy the dwelling requirement.

9. Green Belt and Countryside

Introduction

- 9.1 The Metropolitan Green Belt in East Hertfordshire covers approximately the southern third of the District, with northern extensions paralleling the A1 and M11 transport corridors. It secures the containment of the settlements of Bishop's Stortford, Hertford, Ware, Sawbridgeworth and Stanstead Abbots, as well as larger villages such as Watton-at-Stone.
- 9.2 The remaining central and northern two-thirds of the District is located in the Rural Area Beyond the Green Belt, where the policy is of similar strong restraint on development, and protection of the Countryside. This Rural Area contains the town of Buntingford, as well as numerous villages. This parallel policy has been in place since 1981 when the first East Herts Local Plan was adopted.
- 9.3 The key document setting out national planning policy on Green Belts is Planning Policy Guidance Note 2: Green Belts. This states that the *“fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open”* (para 1.4). It goes on to explain that *“the most important attribute of Green Belts is their openness”* (para 1.4).
- 9.4 The Green Belt in East Hertfordshire is characterised by large areas of open countryside, mostly in agricultural use, surrounding small to medium sized market towns. This countryside is highly valued by the District's residents and visitors alike, particularly for its open and largely undeveloped nature.
- 9.5 There are five purposes of including land in Green Belts listed in PPG2 (para 1.5), all five of which are relevant to East Hertfordshire. These are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 9.6 The District's towns are generally contained, distinct, historic towns surrounded by countryside. The five purposes of the Green Belt are therefore vital in retaining the intrinsic character of the District's towns.

Aims and Objectives

- To protect, preserve and enhance the quality and character of the countryside, whilst meeting the needs of all those who live and work there in a sustainable manner, ensuring vital and viable communities.
- To encourage access to the countryside for all, whilst ensuring that areas of critical capital and other environmental assets are preserved for future generations and that the needs of agriculture are protected.
- To prevent the coalescence of settlements and urbanisation in the Metropolitan Green Belt and Rural Area Beyond the Green Belt.

- To protect the best and most versatile agricultural land and to retain land in agricultural, forestry and related uses.
- To encourage high quality in design and promote local distinctiveness and diversity in the landscape and built form.
- To provide opportunities for access to and enjoyment of the countryside and the waterways.
- To promote vital and viable rural communities.
- To retain attractive landscapes and enhance landscapes near to where people live.
- To protect, retain and where appropriate enhance areas of nature conservation value.
- To improve understanding of local landscape character. The character assessments contained in the 'Landscape Character Assessment SPD', should now be used to guide decisions.

LOI GBC1: New development in the Green Belt approved as a departure 2010/11 and referred to the Secretary of State

9.7 These indicators monitor the success of Policies GBC2 and GBC3 in protecting the Green Belt and the Rural Area Beyond the Green Belt from inappropriate development.

Green Belt	Target	Output	Performance
Number of applications	0	0	☺

Source: East Herts Council

Table 17: New development in the Green Belt approved as a departure to the Local Plan and referred to the Secretary of State

LOI GBC2: New development in the Rural Area Beyond the Green Belt approved as a departure 2010/11 and referred to the Secretary of State

Rural Area Beyond the Green Belt	Target	Output	Performance
Number of applications	0	0	☺

Source: East Herts Council

Table 18: New development in the Rural Area beyond the Green Belt approved as a departure to the Local Plan and referred to the Secretary of State

Interpretation

9.8 There were no major departures from the Local Plan with regards to the Green Belt or the Rural Area Beyond the Green Belt. This indicates that there were no significant applications that were approved which were contrary to policy.

10. Transport

Introduction

- 10.1 A key function of the Local Plan is to help manage the District's movement requirements. Recent changes in international, European and national attitudes towards sustainability and the promotion of a more integrated transport strategy, mean that the local plan policy agenda has moved on from the traditional approach centred on the road building programme. In the past, priority has often been placed on ensuring access to new developments by car. New initiatives focus on supporting future prosperity, while providing wider availability and choice of travel mode to reduce the need to travel by car. The Government White Paper 'The Future of Transport' (July 2004) clearly sets the new agenda, aimed at an approach based on more integrated and sustainable transport.
- 10.2 The East of England Plan 2001-2021, embodies many of the principles of the White Paper. The document contains the strategic policy framework for transport planning in the region. It aims, inter alia, to "ensure that the East of England benefits from increased mobility and access, whilst minimising the impact on the environment and inhabitants of the region".

Aims and Objectives

- To promote the development of an integrated transport system to serve all users, and thus aid the reduction of the dominance of private motorised traffic and its adverse effects on the environment, in order to enhance East Hertfordshire as an attractive place in which to live and work.
- To support the development of an integrated transport system, in a manner that allows for the movement of people and goods, necessary to sustain the economic, social and environmental well-being of East Hertfordshire.
- To aid, via the planning process, a reduction in the rate of growth in private motor traffic on roads and minimise its impact throughout the District, especially during peak periods, and additionally in those towns which experience off-peak congestion.
- To, wherever possible locate development mainly in areas that will enable fewer and shorter journeys to be made, which are well served by passenger transport and accessible by walking and cycling.
- To minimise traffic generated by new development.
- To prioritise the provision of modes of transport other than the car (particularly walking, cycling and passenger transport) and the movement of freight by means other than road.

LOI TR1: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the Local Plan

Use Class	Number of Developments	Floor Space Created (m ²)	Number of Spaces Provided	Percentage of Developments Complying with Standards
A (Shops, Financial and Professional Services, Food outlets)	13	1,685	24	100%
B (Business, Industrial and Storage/ Distribution)	12	8,740	204	75%
D (Non-Residential Institutions and Assembly and Leisure)	6	550	76	68%

Source: East Herts Council and Hertfordshire County Council

Table 19: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards as set out in the Local Plan

Interpretation

- 10.3 For the purposes of this indicator, only developments that have provided more car parking spaces than the Councils maximum standards allow have been categorised as 'non-compliant'.
- 10.4 The percentages of development within Use Classes A, B and D complying with car parking standards are relatively high.

LOI TR2: Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre

- 10.5 This Indicator measures the accessibility of six key services from new residential development.

Type of facility	Amount of new residential development within 30 minutes public transport time
GP	94%
Hospital	58%
Primary School	98%
Secondary School	88%
Area of employment	93%
Major retail centre	88%

Source: East Herts Council and Hertfordshire County Council

Table 20: Amount of new residential development within 30 minutes public transport time of 6 key services

Interpretation

- 10.6 82% of new dwellings have been completed within 30 minutes public transport time of five of the six key services. However, only 58% of dwellings are within 30 minutes public transport time of a hospital. This reflects the fact that there are only two hospitals within the District: Hertford County in Hertford and Herts and Essex in Bishop's Stortford. Neither of these hospitals have an A&E department and therefore many people rely on the Lister Hospital in Stevenage, the Princess Alexandra Hospital in Harlow and the QEII Hospital in Welwyn Garden City for their health requirements.
- 10.7 23 new dwellings were completed that are not within 30 minutes public transport time of three or more of the six key services. This represents 8% of gross total completions. The majority of these completions are either replacement dwellings or conversions of barns etc. so are located on farms in less sustainable locations. The locations of these dwellings are shown on Figure 8.

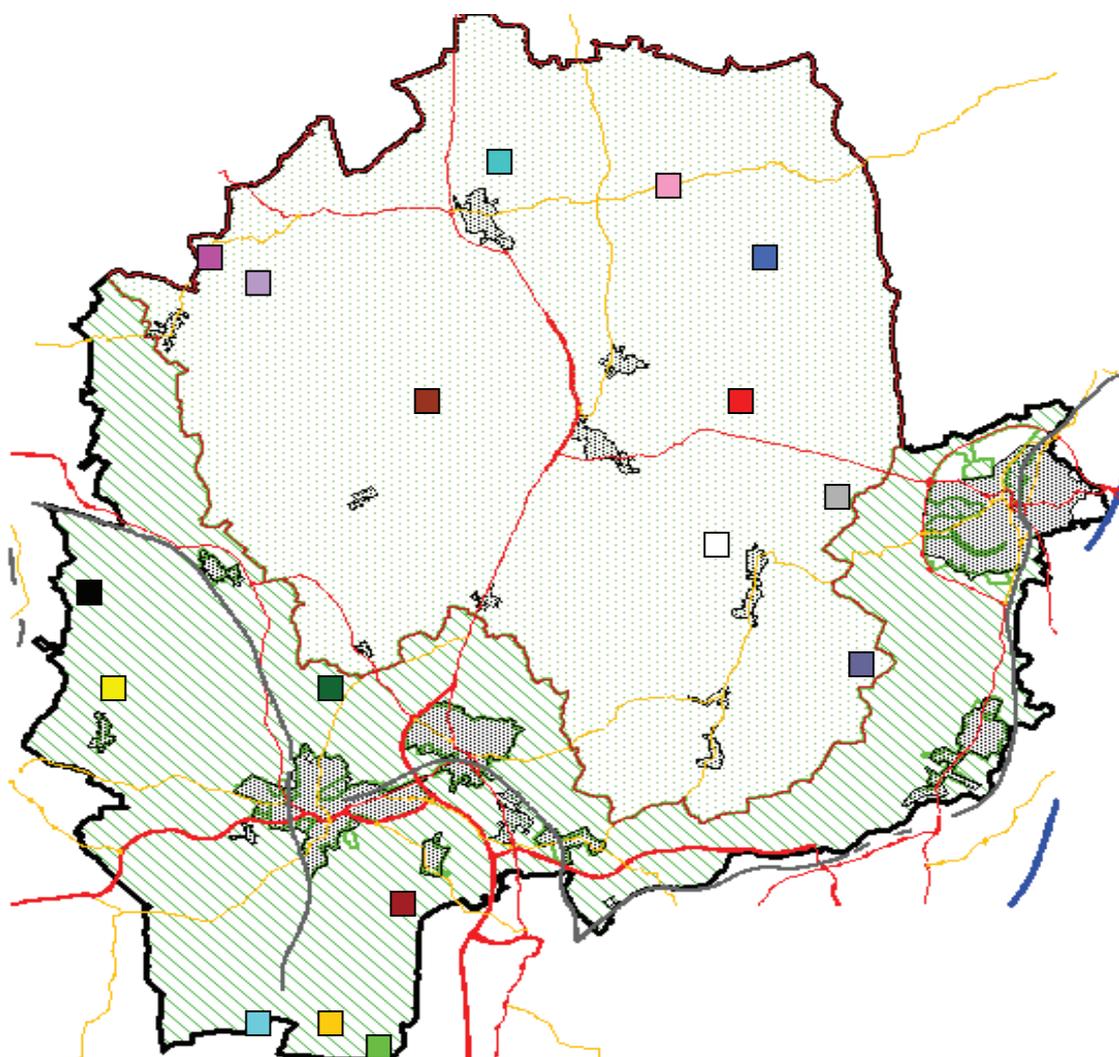


Figure 8: Location of developments which are not within 30 minutes public transport time of three or more of the six facilities listed in LOI TR2.

Location on Map	Number of Dwellings	Address 1	Address 2
	1	Watts, Albury End	Albury
	1	The Old Bakery, 1 High Hall	Albury
	1	Lorraine, Slough Road	Allens Green
	1	Othalla, Cherry Farm, Wood End	Ardeley
	1	Moor Hall Cottage, Moor Green	Ardeley
	1	Calves Grove Wood, White Stubbs Lane	Bayford
	1	Etteridge Farm, Pembridge Lane	Brickendon
	1	Chasedene, Millfield Lane	Bury Green
	1	Crouchfield Farm, Wadesmill Road	Chapmore End
	2	The Forge, White Hill	Cromer
	2	Former Newmans Garage, White Hill	Cromer
	1	Adjacent 1b Bramfield Road	Datchworth
	1	Adjacent The Chantry House, The Street	Furneux Pelham
	1	Dairy Court, Great Hormead Hall	Great Hormead
	1	Adjacent 5-6 Hall Cottages, Hall Lane	Great Hormead
	1	Mill Farm, Mentley Lane	Great Munden
	1	Elbow Lane Farm, Elbow Lane	Hertford Heath
	1	Boiler House Barn, Carldane Court, Bromley Lane	Much Hadham
	1	Ladywalk, Queen Hoo Lane	Tewin
	1	Brookfield Nursery, West End Road	Wormley West End
	1	Land accessed from Browns Corner, Wyddial Road	Wyddial

11. Economic Development and Employment

Introduction

11.1 Achieving a sustainable economy is one of the five guiding principles of sustainable development as set out in the Government's document 'Securing the Future – Delivering the UK Sustainable Development Strategy' (March 2005). Local Plans have an important part to play in achieving this aim by ensuring their policies meet the needs of the economy whilst at the same time securing effective protection of the environment and achieving a sustainable pattern of development. Monitoring employment land supply ensures that the needs of businesses in the area will be met.

Aims and Objectives

- To achieve a sustainable economy in the District by encouraging a strong and diverse local economy with a wide range of employment opportunities, whilst ensuring effective protection and enhancement of the environment and the prudent use of resources.
- To support and seek to implement the Economic Development Strategies for the County and the District.
- Wherever possible to direct employment generating uses to brownfield sites within the main settlements.
- To ensure that new employment related development maintains and enhances the quality of the built and natural environment.
- To maintain the attractiveness of the District as a location for business.
- To maintain the current range of employment sites to meet the needs of the local economy and to monitor future requirements.
- To support the rural economy, maintaining and improving the vitality and viability of rural communities.
- To ensure the most sustainable form and location of new development as current knowledge and practicalities permit, including seeking to minimise the frequency and distance of home to work travel.
- To encourage the availability of passenger transport to existing employment locations, and encourage employment development in locations accessible by passenger transport and non-car modes.

Core Indicators

COI BD1: Amount of floorspace developed for employment by type

11.2 The following Indicators monitor the amount of gross completed floorspace development for employment, by the type of Use Class. It is not always possible to determine, from existing data, the breakdown between the B1 Business Uses. Where this data is available it has been separated out and the remaining information has been classed as 'B1'.

Type of employment (by Use Class)	Gross Output (sq m)
B1 – Business (split unknown)	2,156
B1 (a) – Offices	1,243
B1 (b) – Research and Development	0
B1 (c) – Light Industry	637
Mix of B uses	2,119
B2 – General Industry	3,273
B8 – Storage or Distribution	3,192
Total	12,620

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres and measurements are not confirmed as gross internal floorspace

LOI BD5: Amount of floorspace developed for employment by type in Employment Areas

11.3 This Indicator measures the amount of gross new and converted employment floorspace in the Adopted Local Plan Employment Areas.

Type of employment (by Use Class)	Gross Output (sq m)
B1 – Business (split unknown)	1,995
B1 (a) – Offices	0
B1 (b) – Research and Development	0
B1 (c) – Light Industry	217
Mix of B uses	1,131
B2 – General Industry	3,273
B8 – Storage or Distribution	2,211
Total	8,827

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres or hectares (ha) and measurements are not confirmed as gross internal floorspace

Interpretation

11.4 The two Indicators above show the amount of employment floorspace developed in the monitoring year. A relatively large amount of growth has occurred in developments with a B2 Use Class followed by a B8 Use Class. The second indicator shows that 70% of the employment floorspace developed has been within allocated Employment Areas.

COI BD2: Amount of floorspace by employment type, which is on previously developed land

11.5 This Indicator measures the amount of completed employment floorspace which is on previously developed land (PDL).

Type of employment (by Use Class)	Gross Output (sq m)	Percentage
B1 – Business (split unknown)	2,156	100%
B1 (a) – Offices	1,243	100%
B1 (b) – Research and Development	0	n/a
B1 (c) – Light Industry	237	37%
Mix of B uses	1,131	53%
B2 – General Industry	3,273	100%
B8 – Storage or Distribution	2,447	77%
Total	10,487	83%

Source: East Herts Council and Hertfordshire County Council

All data is specified as square metres and measurements are not confirmed as gross internal floorspace

Interpretation

11.6 Over the monitoring year, 83% of employment floorspace was provided on previously developed land. The 17% of employment floorspace that was provided on greenfield land was due to the change of use of agricultural buildings to employment use.

COI BD3: Employment land available by type (land available for employment use)

11.7 This Indicator is designed to measure the amount of land (in hectares) which is available for employment use. This is defined as (i) sites defined and allocated in the Adopted Local Plan, and (ii) sites for which planning permission has been granted (all 'B' Use Classes) (including those within allocated Employment Areas).

Type of employment	(i) Estimated allocations (hectares)	(ii) Employment land with permission (hectares)	Total land available for employment use (hectares)
B1 – Business (split unknown)	1.22	2.66	3.88
B1 (a) – Offices	0	7.14	7.14
B1 (b) – Research and Development	0	0.13	0.13
B1 (c) – Light Industry	0	0.84	0.84
B2 – General Industry	0	0.18	0.18
B8 – Storage or Distribution	0	0.88	0.88
B1 – B8 (split unknown)	0	0.77	0.77
TOTAL	1.22	12.60	13.82

Source: East Herts Council and Hertfordshire County Council

Interpretation

11.8 This Indicator shows that there are over 13 hectares of land available for employment in East Herts District, the majority of which have permissions for B1 use.

COI BD4: Total amount of floorspace for 'town centre uses'

11.9 The purpose of this Core Indicator is to monitor the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

Type of employment	Total floorspace completed in town centres (m ²)		Total Net floorspace completed in District (m ²)	
	Gross	Net	Gross	Net
A1	111	-1156	649	-954
A2	224	13	369	-589
B1(a)	36	-501	1243	-406
D2	0	0	1295	306
Total	371	-1644	3556	-1643

Interpretation

11.10 The Adopted Local Plan does not identify boundaries for any of the town centres in East Hertfordshire. However, in 2008, East Herts Council commissioned consultants to undertake a Retail and Town Centre Study in order to inform the ongoing Local Development Framework process. As part of this study, town centres boundaries were proposed for each of the District's five main settlements.

11.11 The Council will need to identify formal town centre boundaries through the LDF. However, for the purposes of monitoring this Core Indicator, the suggested boundaries in the Retail Study have been utilised.

12. Shopping and Town Centres

Introduction

- 12.1 The Core Indicators in this section are designed to monitor the provision of local services within town centres. This includes retail, office and leisure development in the town centres. Town centres provide a wide range of shopping facilities and other services, generally well located for use by the whole community and accessible by a range of modes of transport.
- 12.2 The District Council is, therefore, concerned not only to maintain, but to enhance the vitality and viability of its town centres. In particular, it is keen to protect the key shopping and trading role of towns in East Hertfordshire, whilst at the same time encouraging the integration of other functions, such as community uses, services, leisure and entertainment. Mixed use developments will be encouraged in town centres as will complementary evening and night-time economy uses, where appropriate.

Aims and Objectives

- To maintain and enhance the viability and vitality of the District's town centres and local centres, in order to provide a range of services and facilities in a pleasant environment, to meet the needs of, and be accessible to, the population of East Hertfordshire;
- To provide a framework whereby shopping provision across the District meets the day to day needs of the population at a local level;
- To ensure that new development meets sustainability objectives;
- Where possible, to locate major generators of travel in town centre locations, in order to minimise travel distances and to encourage accessibility by means other than the private car;
- To promote the development of town centres as diverse, multi-functional areas which are a focus for the community, by encouraging mixed use developments, incorporating a range of functions and services and meeting the accessibility needs of the whole community;
- To take a balanced and integrated approach to managing the evening and night-time economy;
- To improve and enhance the environment of town centres generally through such measures as environmental enhancement schemes, improved access, signage, street furniture and maintenance;
- To monitor regularly the health of town centres and assess the effectiveness of policies;
- To assist the development of town centre management strategies, in partnership with other authorities and organisations;
- To assist the development of comprehensive transport and parking strategies in partnership with other authorities and organisations;
- To encourage the retention of, and where possible improvement to, shopping and service facilities in villages and rural areas.

Local Indicators

12.3 The following Local Indicators are designed to monitor the primary and secondary shopping frontages in the main settlements in East Hertfordshire. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of town centres is maintained.

LOI STC1: Percentage of primary and secondary frontage in each main settlement and smaller centres in A1 (Shop) Use Class

Settlement	Primary %	Secondary %
Bishop's Stortford	72	48
Hertford	61	55
Ware	59	29
Sawbridgeworth	N/A*	40
Buntingford	N/A*	44
Stanstead Abbots	N/A*	41

Source: East Herts Council 2011

* Not applicable – Smaller centres do not have defined primary frontages

LOI STC2: Percentage of shop units recorded as vacant in Primary and Secondary Frontages

Settlement	Primary %	Secondary %
Bishop's Stortford	7	13
Hertford	11	9
Ware	4	16
Sawbridgeworth	N/A*	5
Buntingford	N/A*	3
Stanstead Abbots	N/A*	0

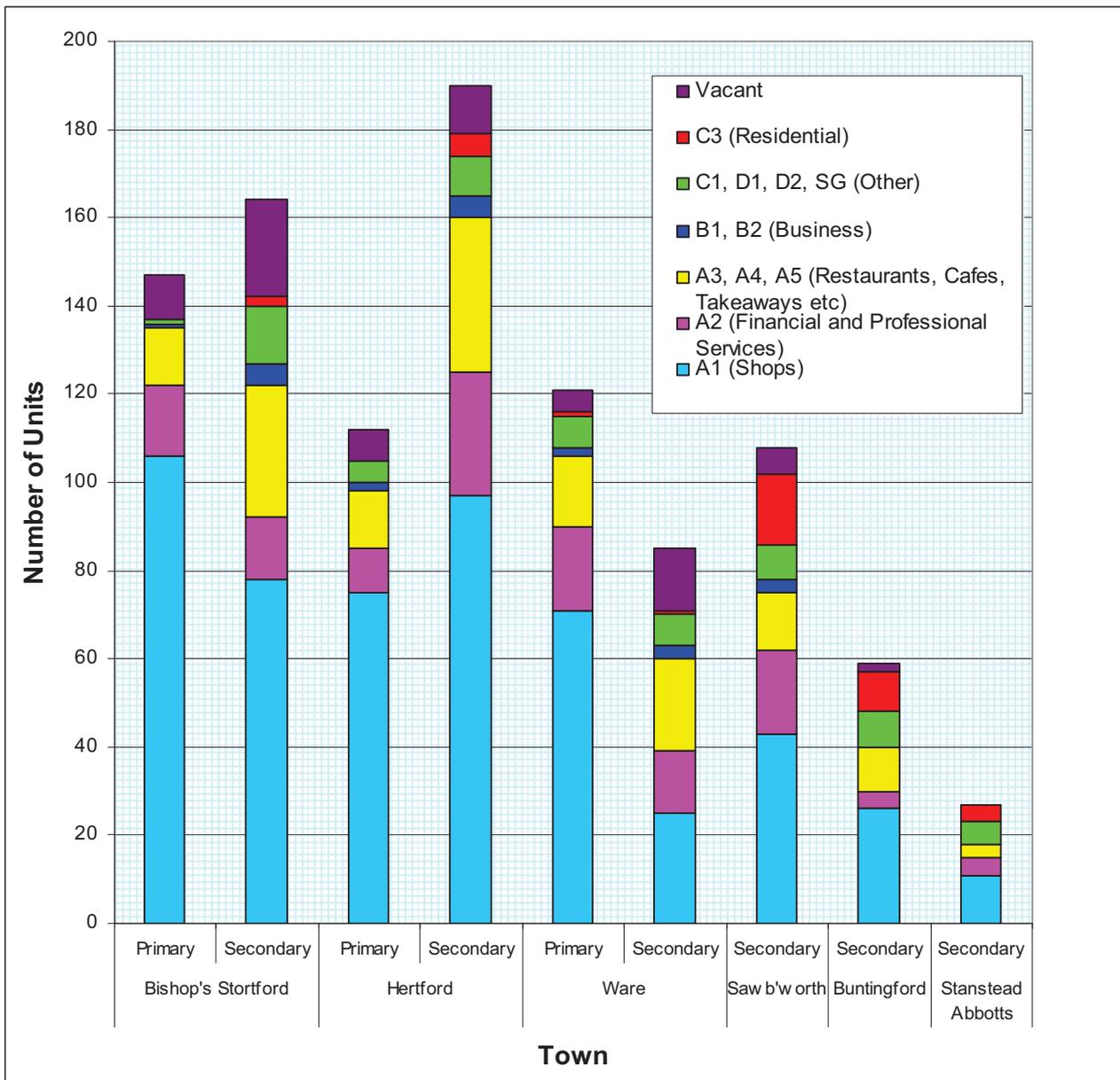
Source: East Herts Council 2011

* Not applicable – Smaller centres do not have defined primary frontages

Interpretation

12.4 The data collected shows that the units in the primary frontages in the towns of Bishop's Stortford and Hertford are primarily in A1 use (72% and 61% respectively). Ware has 59% of units in the primary frontages in A1 use.

12.5 The number of vacant units in the retail frontages tends to vary from year to year. The data from this monitoring year shows that the amount of vacant units in the three main settlements has increased from last year, which is likely to be due to the current economic downturn. However, the amount of vacant units in the smaller settlements of Buntingford, Sawbridgeworth and Stanstead Abbots has remained relatively steady. These numbers will continue to be monitored in the future and compared with previous years in order to provide an indication of longer-term trends and to monitor the vitality of the shopping areas in each town.



Source: East Herts Council 2011

Figure 9: Breakdown by Use Class of premises in the Primary and Secondary shopping frontages

13. Environment and Design

Introduction

- 13.1 East Hertfordshire District is under continuing pressure for development, as a result of evolving and changing community needs for homes, jobs, leisure and community facilities. The main development strategy of the Local Plan is to concentrate and direct development to the main towns, with limited development taking place in some smaller settlements.
- 13.2 The Local Plan has a key role to play in making proper provision, in a sustainable way, for the necessary needs of the present and future generations, whilst at the same time protecting the environment and amenity. Meeting the housing needs of the District will result in development of higher densities than previously, and some release of Green Belt/greenfield land. It is, therefore, important that the quality of what is built for whatever use, is of the highest standard possible, and that the natural and built environment is conserved and enhanced, for the benefit of present and future generations.
- 13.3 Monitoring of environment and design issues is an aspect of the AMR that will be developed further in the future through the production of the LDF. Current Indicators relate to flood protection and water quality and biodiversity issues.

Aims and Objectives

- To protect and enhance the natural and built environment.
- To ensure that new development is consistent with the principles of sustainable development.
- To create new places of interesting character, a sense of local distinctiveness, attractive appearance and utility.
- To encourage a high standard of design and environment and ensure that new developments respond positively to their setting.
- To set out a framework of design guidance.
- To improve areas of poor environment.
- To maintain and enhance biodiversity in accordance with the Hertfordshire Local Biodiversity Action Plan.
- To maintain and enhance features of geological/geomorphological importance.
- To increase tree, woodland, shrub and hedgerow planting opportunities.
- To prevent, where possible, detriment to amenity by reason of noise, light pollution, hazardous substances, flooding or poor air or water quality.

Core Indicators

COI E2: Change in areas and populations of biodiversity importance

Type of Site	2008		2009		2010	
	No. of sites	Area (ha)	No. of sites	Area (ha)	No. of sites	Area (ha)
Ramsar/SPA	No data	No data	No data	No data	1	451.29
SAC	No data	No data	No data	No data	1	336.47
National Nature Reserve	No data	No data	No data	No data	1	239.4
Sites of Special Scientific Interest	16	1418.14	16	519.04	16	519.04
Wildlife Sites	611	4453	591	3525	582	3505
Local Nature Reserve	1	35.24	1	35.24	1	35.24

Source: East Herts Council and Hertfordshire Biological Records Centre

13.4 The Hertfordshire Biological Records Centre (HBRC) has continued to improve their reporting on biodiversity indicators over the past year. Major site area changes shown above between 2008 and 2009 were due to: (1) wildlife sites that fell within the boundaries of an SSSI were removed from the list of wildlife sites resulting in the removal of 14 sites in East Herts and (2) due to improved reporting analysis by HBRC, all overlapping sites between districts were 'clipped' to the district boundaries to split the sites, ensuring an accurate reflection of the area within the district. There are also other alterations due to continuous minor changes to boundaries as new information becomes available.

13.5 In the 2010-2011 monitoring year, the only changes recorded were to wildlife sites. There are currently 3505 hectares of land recorded on 582 wildlife sites in the District. This represents a decrease of 20ha on the previously recorded output. This change is due to the selection of one new wildlife site and the deselection of 10 existing wildlife sites. The table below details the justification for the changes.

Wildlife Site	Ref	Area(ha)	Selected/ Deselected	Reason
Little Munden Churchyard	31/087	0.52	Selected	Grassland site
Badgers Green Meadow	23/039	1.27	Deselected	Degraded – doesn't meet Grassland criteria. Very few indicators found.
Ardeley Southern Ditch	23/072	0	Deselected	Data reviewed – doesn't meet Amphibian criteria.
A10 road verges, Hackney Gap	24/064	0	Deselected	Data reviewed – doesn't meet Reptile criteria.
Furneux Pelham Street Area	25/061	0	Deselected	Degraded/lost – no longer meets Bat criteria.
Birch Green Area	58/053	0	Deselected	Data reviewed – doesn't meet Bat criteria.
Hertford Castle	59/016	0	Deselected	Data reviewed – doesn't meet Water vole criteria.
Campfield Road Area	59/086	0	Deselected	Data reviewed – doesn't meet Reptile criteria.

Chappell Lane Area	60/073	0	Deselected	Lost - no longer meets Bat criteria.
Jepps Farm	71/068	0	Deselected	Lost - no longer meets Bat criteria.
Clements Farm	71/114	0	Deselected	Lost - no longer meets Bat criteria.

Source: Hertfordshire Biological Records Centre

Core Indicator

COI E1: Number of permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Grounds for advice	Target	Output	Performance
Flood Defence	0	0	☺
Water Quality	0	0	☺

Source: Environment Agency

Interpretation

- 13.6 During the monitoring year, no planning permissions were granted contrary to the advice of the Environment Agency on the grounds of either flood defence or water quality. All objections were either subsequently withdrawn by the Environment Agency or the planning application was refused

14. Built Heritage

Introduction

- 14.1 East Hertfordshire is fortunate in being in possession of an extremely rich historic environment, having individual buildings and settlements of historic and architectural importance, buried archaeology and historic landscapes (e.g. historic parks and gardens, and man-made waterways). These elements contribute significantly to the special character and local distinctiveness of the District. They are therefore, worthy of serious consideration for preservation *in situ*.
- 14.2 In considering development proposals in East Hertfordshire, special regard will be given to the conservation and enhancement of the District's historic environment, whilst taking into account the social needs, economic viability and vitality, the maintenance of local distinctiveness and diversity, and the need for sustainable development.
- 14.3 Monitoring of the District's historic environment and how that environment is changing in the face of development needs to be conducted to ensure that the historic environment is being managed and, where appropriate, preserved, in accordance with the policies in the Local Plan and future Local Development Frameworks.

Aims and Objectives

- To protect the character and local distinctiveness of historic areas, man-made waterways and buildings in both urban and rural settings;
- To encourage development proposals to be consistent with preserving and/or enhancing the historic environment fabric of the District; and
- To take full account in the process of conservation of the Planning (Listed Buildings and Conservation Areas) Act 1990, PPS5: Planning for the Historic Environment and the East of England Plan 2001-2021;
- To implement policies for conservation areas which preserve and enhance their character or appearance, through the exercise of control over development, demolition and change of use;
- To implement policies for listed buildings, which preserve and enhance their character, condition and settings, through the exercise of control over demolition, extension or alteration, development affecting their setting and change of use;
- To support and promote the preservation of the character of historic areas, through the publication of design and technical guidance notes and development/design briefs;
- To take a pro-active role in preserving and enhancing historic features of listed buildings and conservation areas, for example through the provision and administration of an Historic Building Grants Service; and
- To identify and preserve archaeological remains of national and local importance.

LOI BH1: Changes in number of Sites of Archaeological Significance

14.4 This local indicator will be developed in order to monitor changes in the number of Sites of Archaeological Significance in East Herts and the nature of the changes taking place.

	Output
Completely destroyed	No change
Partially destroyed	No change
Enhanced	No change
Removed from record	No change
Added to record	No change

Source: HCC Historic Environment Department

LOI BH2: Number of listed buildings demolished, removed or added from/to the statutory list or at risk

14.5 This indicator will monitor changes in the number of listed buildings in the District. The Council anticipate that further data for indicator LOI BH2 will be available for the next Annual Monitoring Report.

	Output
Damaged/ Partially demolished	No data available
Demolished	No data available
Removed from list	No data available
Added to list	No data available
At risk (national register)	1 building on register

Source: English Heritage at Risk Register 2011

Interpretation

14.6 There were no changes to Areas of Archaeological Significance during the monitoring year. There is one listed building in East Herts on the national at risk register. This is the remains of St Mary and All Saints, Old Church Lane, Thundridge which is a Grade II* listed building. The condition of the building is described as being poor due to slow decay. English Heritage grant aided repairs have been completed but long term management remains a problem.

15. Leisure, Recreation and Community Facilities

Introduction

- 15.1 Leisure pursuits encompass a range of activities, including indoor and outdoor sports and recreation, entertainment, cultural interests and tourism. These activities can have major land use implications. As the amount of available leisure time people enjoy increases the demand for leisure facilities will grow.
- 15.2 There is often an overlap between leisure facilities and community facilities. Both provide important facilities and services for local people, as well as a focal point for community activities.
- 15.3 For the purposes of the Local Plan, leisure facilities are taken to be those available for formal and informal sport, recreation, entertainment, play and cultural activities. Community facilities include a variety of buildings and land for purposes such as schools, nurseries, child care and health care facilities, hospitals, libraries, halls and meeting places, allotments and places of worship.
- 15.4 PPG17 recognises that open space, sport and recreation underpin people's quality of life, contributing to the health and well being of the individual whilst having valuable social, economic and educational roles. It is a key objective of the Local Plan that everyone has access to the appropriate amounts of open space, sport and recreational facilities to meet present and future needs. The District Council's Cultural Strategy also seeks to provide and improve opportunities for everyone to participate in sport and active recreation.

Aims and Objectives

- To encourage and promote leisure pursuits through sport, recreation, entertainment and cultural interests and activities, for the benefit of the whole community.
- To encourage and promote tourism, for the benefit of the local community and economy.
- To encourage and promote community facilities for the benefit of the whole community.
- To encourage and promote leisure and community facilities which reduce the need to travel and are accessible by non-car modes of transport.
- To maintain and encourage the provision of an effective level of appropriately located leisure and recreation facilities and, wherever possible, make such facilities available to everyone, including the elderly and those with disabilities.
- To take full account of the community need for recreation space, and ensure that adequate land and water resources are identified for both organised sport and informal recreation.
- To safeguard and resist pressures, which conflict with the wider public interest, for the development of land with recreational and amenity value.
- To encourage and promote the provision of additional land, facilities and water areas, in suitable situations and locations.

- To take account of the value of open space, not only as an amenity, but as a contribution to the conservation of the natural and built environment of the District.
- To encourage and promote suitable tourism facilities and the provision of additional tourist accommodation, in appropriate locations, to cater for the growing needs of the local community and visitors to the area.
- To provide for the identified needs of the community by encouraging the retention and/or improvement of existing facilities and enabling the development of new community provision in suitable situations and locations.
- To ensure that provision of leisure and community facilities are properly co-ordinated with all forms of development and land use policies.

Local Indicator

LOI LRC1: Number of open spaces with Green Flag Award status

15.5 This Indicator is designed to monitor the amount of eligible open spaces that have been awarded Green Flag status.

	Output
Number of open spaces with Green Flag Award Status	2

Interpretation

15.6 Southern Country Park in Bishop's Stortford was the first open space in East Hertfordshire to be awarded the Green Flag Award Status in August 2008. Southern Country Park is approximately 23ha in size and the Council has formulated a 'Greenspace Action Plan' to outline how the park will be managed during the period 2008-2013. The park successfully retained its Green Flag Award in 2009, 2010 and 2011.

15.7 In July 2009, the Ridgeway Local Park at Sele Farm in Hertford became the second open space in the district to be awarded the Green Flag Award Status and has also successfully retained it in subsequent years.

Appendix A

Appendix A: Analysis of usage of the Adopted Local Plan Second Review policies

Key to usage of policies

	Used 0 – 5 times
	Used 6 – 30 times
	Used 31 – 75 times
	Used 76 – 150 times
	Used 151 + times
	Deleted policy

	Adopted Policy	Planning Decision	
		Approved	Refused
SD1	Making Development More Sustainable	22	2
SD2	Settlement Hierarchy	92	2
SD3	Renewable Energy	13	0
SD4	Sustainable Development and Nature Conservation		
SD5	Development on Contaminated Land	2	
HSG1	Assessment of Sites not Allocated in this Plan	13	0
HSG2	Phased Release of Housing Land		
HSG3	Affordable Housing	16	4
HSG4	Affordable Housing Criteria	12	0
HSG5	Rural Exceptions Affordable Housing	2	0
HSG6	Lifetime Homes	9	0
HSG7	Replacement Dwellings and Infill Housing Development	59	30
HSG8	Replacement Dwellings in the Green Belt and Rural Area Beyond the Green Belt	11	7

HSG9	Houses in Multiple Occupation	0	0
HSG10	Accommodation for Gypsies	1	0
GBC1	Appropriate Development in the Green Belt	185	54
GBC2	The Rural Area Beyond the Green Belt	19	8
GBC3	Appropriate Development in the Rural Area Beyond the Green Belt	200	46
GBC4	Major Developed Sites	8	0
GBC5	Agricultural, Forestry and Other Occupational Dwellings		
GBC6	Occupancy Conditions	5	0
GBC7	Agricultural Development	2	2
GBC8	Rural Diversification	4	1
GBC9	Adaption and Re-use of Rural Buildings	24	9
GBC10	Change of Use of an Agricultural Building	10	0
GBC11	Riding Stables and Associated Development	7	1
GBC12	Agricultural Land		
GBC13	Countryside Management		
GBC14	Landscape Character	17	2
GBC15	Mineral Resources	0	0
TR1	Traffic Reduction in New Developments	10	3
TR2	Access to New Developments	47	3
TR3	Transport Assessments	6	1
TR4	Travel Plans	4	0
TR5	Dual Use of Private Car Parks	0	0
TR6	Car Parking - Strategy		
TR7	Car Parking – Standards	277	10
TR8	Car Parking – Accessibility Contributions	1	0
TR9	Cycling – Cycling Routes		
TR10	Cycling – Protection of Cycling Routes	0	0
TR11	Cycle Routes – Dual Cycle and Equestrian Use	0	0
TR12	Cycle Routes – New Developments	0	0
TR13	Cycling – Facilities Provision (Non-residential)	7	0
TR14	Cycling – Facilities Provision (Residential)	10	0
TR15	Protection of Equestrian Routes	0	0

TR16	Powered Two-Wheelers	0	0
TR17	Traffic Calming	0	0
TR18	Home Zones		
TR19	Towns and Villages		
TR20	Development Generating Traffic on Rural Roads	10	2
TR21	Freight	0	0
TR22	Surplus Transport Sites	0	0
TR23	Fuel Filling Stations	1	0
EDE1	Employment Areas	9	0
EDE2	Loss of Employment Sites	26	4
EDE3	Employment Uses outside Employment Areas	7	1
EDE4	Storage and Distribution Uses	1	0
EDE5	Telecottages	0	0
EDE6	Home Working	0	0
EDE7	Live/Work Units	3	0
EDE8	New Employment Development	1	
STC1	Development in Town Centres and Edge of Centre	3	0
STC2	Primary Shopping Frontages	5	1
STC3	Secondary Shopping Frontages	10	3
STC4	Shopping Frontages – Smaller Centres	1	0
STC5	Conversion of Dwellings to Commercial Use	4	1
STC6	Out of Centre and Out of Town Retailing	0	2
STC7	Out of Centre – Limitations	0	0
STC8	Local Centres and Rural Provision	4	1
STC9	Farm Shops	0	0
STC10	Garden Centres and Nurseries	0	0
ENV1	Design and Environmental Quality	1160	251
ENV2	Landscaping	233	24
ENV3	Planning Out Crime – New Development	15	2
ENV4	Access for Disabled People	6	0
ENV5	Extensions to Dwellings	769	153
ENV6	Extensions to Dwellings – Criteria	706	107
ENV7	Extension of Curtilage of a Residential Property	14	6

ENV8	Residential Annexes	20	4
ENV9	Withdrawal of Domestic Permitted Development Rights	44	0
ENV10	Planting New Trees		
ENV11	Protection of Existing Hedgerows and Trees	135	16
ENV12	Special Area of Conservation/Special Protection Area/Ramsar Site	0	0
ENV13	Development and SSSI's	2	0
ENV14	Local Sites	14	1
ENV15	Nature Conservation Area Management Agreements	2	0
ENV16	Protected Species	29	9
ENV17	Wildlife Habitats	1	1
ENV18	Water Environment	2	0
ENV19	Development in Areas Liable to Flood	40	1
ENV20	Groundwater Protection	24	1
ENV21	Surface Water Drainage	15	0
ENV22	On-Farm Reservoirs		
ENV23	Light Pollution and Flooding	21	0
ENV24	Noise Generating Development	50	4
ENV25	Noise Sensitive Development	8	1
ENV26	Hazardous Substances	0	0
ENV27	Air Quality	3	1
ENV28	Telecommunications	0	5
ENV29	Advertisements Outside Conservation Areas	5	3
BH1	Archaeology and New Development	136	1
BH2	Archaeological Evaluations and Assessments	35	0
BH3	Archaeological Conditions and Agreements	36	0
BH4	Demolition in Conservation Areas	3	1
BH5	Extensions and Alterations to Unlisted Buildings	148	23
BH6	New Developments in Conservation Areas	140	39
BH7	Street Furniture and Traffic Calming in Conservation Areas	0	0
BH8	Statutory Undertakers Works in Conservation Areas	0	1
BH9	Demolition of a Listed Building		1
BH10	Extensions or Alterations to a Listed Building	5	

BH11	Conversion or Change of Use of a Listed Building			
BH12	Development Affecting the Setting of a Listed Building	10		5
BH13	Disabled Access to an Historic Building			
BH14	Shopfronts in Conservation Areas	4		5
BH15	Advertisements in Conservation Areas	10		15
BH16	Historic Parks and Gardens	8		0
BH17	Enabling Development	1		0
LRC1	Sport and Recreation Facilities	16		3
LRC2	Joint Provision and Dual Use	2		0
LRC3	Recreational Requirements in New Residential Developments	4		0
LRC4	Arts, Culture and Entertainment	1		0
LRC5	Countryside Recreation	2		0
LRC6	Golf Courses	0		0
LRC7	Water Based Recreation	1		0
LRC8	Lee Valley Regional Park	2		0
LRC9	Public Rights of Way	9		2
LRC10	Tourism	5		0
LRC11	Retention of Community Facilities	3		3
BIS1	Special Countryside Area	0		0
BIS2	Housing Allocations – Bishop’s Stortford	0		0
BIS3	Areas of Special Restraint 1 and 2 – Bishop’s Stortford Local Housing Need and Stansted Airport Related Need	0		0
BIS4	Herts and Essex Hospital Site			
BIS5	117-121 Hadham Road Site			
BIS6	Hillmead School Site			
BIS7	Reserve Secondary School Site, Hadham Road	0		1
BIS8	Areas of Special Restraint 3,4 and 5	0		0
BIS9	Employment Areas	6		0
BIS10	Town Centre Sites for Redevelopment	0		0
BIS11	The Goods Yard/John Dyde Training College Site	0		0
BIS12	The Mill Site	0		0
BIS13	The Riverside/Adderley Road Site			
BIS14	95-97 London Road			

BIS15	Eastern Hertfordshire Area Plan	0	0
HE1	Housing Allocations – Hertford	0	0
HE2	Reserve Housing Land – Hertford	0	0
HE3	County Hospital Site, North Road		
HE4	Former Mill Road Depot		
HE5	Mead Lane Area West of Marshgate Drive	0	0
HE6	University Land West of Mangrove Road		
HE7	Riverside Yards	0	0
HE8	Employment Areas	1	0
HE9	Lea Valley Area Plan – Hertford	1	0
HE10	Balls Park		
WA1	Housing Allocations – Ware	1	0
WA2	Reserve Housing Land – Ware	0	0
WA3	Former Gas Works Site, Star Street (Includes Garden Centre, Bowling Road)	1	
WA4	Former Goods Yard and Station Car Park, Viaduct Road		
WA5	Trinity Centre		
WA6	12 High Street/Co-op Depot, Star Street		
WA7	Crane Mead	0	0
WA8	Employment Areas	1	0
WA9	Lea Valley Area Plan – Ware	0	0
WA10	Tumbling Bay	0	0
SA1	Housing Allocations – Sawbridgeworth	0	0
SA2	Cambridge Road/Crofters Site	0	0
SA3	Land East of Millfields and Lawrence Avenue	0	0
SA4	Sports Pitch Provision	0	0
ST1	Housing Allocations – Stanstead Abbotts and St Margarets	0	0
ST2	St Margarets Farm Site	1	0
ST3	Sanville Gardens Site	0	0
ST4	Employment Area	0	0
ST5	Development Within the Lea Valley Regional Park	0	0
BUN1	Housing Allocations – Buntingford	1	0
BUN2	Land West of St. Francis	0	0

BUN3	Land Between London Road and A10 Bypass	0	0
BUN4	Existing and New Employment Areas	0	0
BUN5	The Former Sainsbury Distribution Depot	0	0
BUN6	Park Farm Industrial Estate	0	0
BUN7	Watermill Industrial Estate – Improvement to Aspenden Road	0	0
OSV1	Category 1 Villages	66	2
OSV2	Category 2 Villages	43	5
OSV3	Category 3 Villages	6	1
OSV4	Housing Allocations – Category 1 Villages	0	0
OSV5	Reserve Housing Land – Category 1 Villages	0	0
OSV6	Extensions and Alterations to Premises in Employment Use	1	0
OSV7	Employment Areas	1	0
OSV8	Village Shops, Community and Leisure Facilities	2	0
IMP1	Planning Conditions and Obligations	10	3

Appendix B

Table 1: East Herts Housing Completions (net) by parish 1991-2011

*The settlement falls into the three parishes of Stanstead Abbots, Stanstead St Margarets and Great Amwell.

TOWNS/PARISHES OF: -	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Total	
Bishop's Stortford	147	93	201	458	306	441	418	345	168	152	77	39	70	121	303	300	153	171	156	-7	4112	
Buntingford	31	28	37	57	77	39	21	4	4	9	15	5	9	8	10	7	11	16	2	39	426	
Hertford	66	82	157	424	142	167	49	63	87	132	170	224	100	90	74	199	83	77	126	82	2594	
Sawbridgeworth	25	28	16	47	21	11	16	9	0	20	14	1	2	15	6	6	45	25	23	8	338	
Ware	10	10	44	43	28	4	71	10	10	19	226	30	47	21	45	142	190	139	53	18	1160	
PARISHES OF: -																						
Albury	0	0	0	0	-1	0	2	0	0	0	1	0	3	0	-1	2	1	0	1	2	10	
Anstey	0	0	8	1	0	0	3	0	1	0	0	0	0	0	-1	0	0	0	0	-1	11	
Ardeley	0	0	0	0	1	0	2	3	0	1	0	1	0	1	1	0	-1	0	0	6	15	
Aspenden	0	0	0	0	0	1	0	5	0	0	0	-1	0	1	2	0	-1	0	0	0	7	
Aston	0	0	3	5	-1	1	1	0	0	1	0	0	-1	1	0	1	-1	11	1	1	23	
Bayford	1	0	0	0	0	0	0	0	0	3	0	1	3	0	1	0	5	0	5	0	19	
Bengeo Rural	1	0	0	0	0	0	0	0	1	1	4	0	0	0	2	0	0	0	0	1	10	
Benington	0	1	2	0	6	3	3	1	1	0	0	0	0	0	0	1	0	-5	4	2	19	
Bramfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	
Braughing	0	12	0	-1	1	1	0	7	-1	1	2	1	0	6	7	5	0	3	0	0	44	
Brent Pelham	0	0	1	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0	0	0	6	
Brickendon Liberty	0	1	1	2	2	0	0	1	0	0	24	1	0	2	16	1	0	0	1	4	56	
Buckland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	
Cottered	4	5	2	1	1	3	0	-1	2	2	3	1	0	0	0	0	0	0	1	8	32	
Datchworth	0	0	0	0	0	1	10	-1	2	0	9	1	1	1	7	1	-1	0	-1	1	31	
Eastwick	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	
Furneaux Pelham	-1	1	0	0	1	0	0	8	0	15	12	3	0	2	3	-2	2	1	0	1	46	
Gliston	0	1	0	0	0	0	0	0	9	12	0	8	0	0	0	0	0	0	0	0	30	
Great Amwell*	89	70	0	1	1	0	0	41	3	-2	0	0	0	1	5	6	3	10	-2	227		
Great Munden	2	0	0	0	0	0	0	1	0	0	0	0	0	0	1	-1	1	4	0	1	9	
Hertford Heath	0	8	0	5	2	1	15	0	1	4	1	4	-1	3	4	5	8	5	5	-15	55	
Hertingfordbury	0	0	0	0	0	0	0	13	1	-1	0	-1	1	1	1	1	0	0	0	-2	12	
High Wych	-1	1	0	0	1	1	0	0	1	2	0	3	0	0	-2	4	3	5	-1	1	18	
Hornhead	-1	0	1	2	7	1	1	0	1	3	0	0	0	0	0	2	2	1	1	2	23	
Hunston	2	0	2	0	6	1	8	1	0	0	4	1	0	0	0	1	2	5	0	11	44	
Little Berkhamsted	6	0	0	0	0	1	1	0	2	3	-1	12	-1	-2	8	1	0	2	1	0	33	
Little Hadham	0	3	0	23	19	6	0	0	1	1	1	1	0	3	-3	1	6	12	6	6	86	
Little Munden	0	0	0	0	0	2	2	1	0	0	0	0	0	1	0	7	-1	1	0	0	13	
Meesden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Much Hadham	1	2	1	1	2	5	7	0	1	2	0	2	22	0	8	0	1	1	2	4	62	
Sacombe	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
Standon	1	22	50	5	-24	97	52	6	11	13	4	2	-19	3	29	53	21	7	6	7	346	
Stanstead Abbots*	0	0	9	0	8	5	3	7	8	3	1	1	2	6	0	3	-2	12	1	2	69	
Stanstead St. Margarets*	67	11	59	22	0	0	0	0	21	0	11	-1	4	42	20	0	1	48	36	7	348	
Stapleford	0	0	0	1	7	0	0	1	8	1	0	0	0	0	3	0	0	0	0	0	21	
Stocking Pelham	0	0	-1	0	0	0	0	0	0	0	0	0	0	1	-1	0	0	1	7	0	7	
Tewin	0	0	0	0	0	0	0	0	-6	29	0	9	-1	1	2	0	0	-1	2	1	36	
Thorley	0	0	0	0	0	0	0	0	0	1	10	2	0	8	3	1	0	0	0	0	25	
Thundridge	2	1	1	6	2	6	0	3	1	3	1	2	0	1	15	5	2	0	5	5	57	
Walkern	1	0	16	0	0	1	0	22	0	1	2	16	4	2	4	1	17	5	5	13	110	
Wareside	0	1	12	0	0	0	1	1	0	0	0	1	0	0	5	1	0	0	1	1	24	
Watton-at-Stone	0	7	0	22	78	1	0	3	0	34	9	-1	1	0	0	10	0	-2	3	-1	164	
Westmill	0	4	0	2	0	0	0	0	0	-2	2	0	0	7	-1	0	1	0	0	0	13	
Widford	1	0	-1	1	1	0	0	0	0	0	0	7	0	0	3	0	0	2	0	1	14	
Wyddial	0	0	0	0	1	0	0	0	0	0	0	0	4	2	0	0	0	1	0	1	9	
TOTALS	454	392	621	1128	694	800	700	540	336	464	605	376	250	347	562	777	557	553	469	200	10825	

SETTLEMENT OF: -	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Total
Bishop Stortford	87	39	71	128	308	301	149	171	157	-9	1402
Buntingford	15	5	9	8	9	7	11	16	2	39	121
Hertford	161	202	85	84	61	149	43	66	103	62	1016
Sawbridgeworth	14	1	2	15	6	6	44	25	21	8	142
Stanstead Abbots/ Stanstead St	12	-1	5	49	21	3	6	53	45	9	202
Margate	226	30	47	21	45	142	190	139	53	18	911
CATEGORY 1 VILLAGES OF: -											
Braughing	1	1	0	0	0	4	0	3	0	0	9
Hertford Heath	0	1	-1	3	1	6	6	5	5	-19	7
High Cross	0	0	0	1	0	0	0	0	0	0	1
Hunsdon	4	0	0	0	0	1	1	0	0	0	6
Much Hadham	0	1	21	0	4	0	0	1	0	1	28
Puckeridge	1	2	0	4	28	0	13	7	6	2	63
Tewin	0	0	0	0	0	0	0	0	2	1	3
Walkern	0	0	0	0	0	0	17	4	5	13	39
Watton-at-Stone	9	0	0	0	0	10	0	-1	2	-1	19
Other Villages/Hamlets	75	95	11	34	79	148	77	64	68	76	727
TOTALS	605	376	250	347	562	777	557	553	469	200	4696

Table 2: East Herts Housing Completions (net) by settlement 2001-2011*

*Settlement figures provided for six main settlements and Category 1 villages

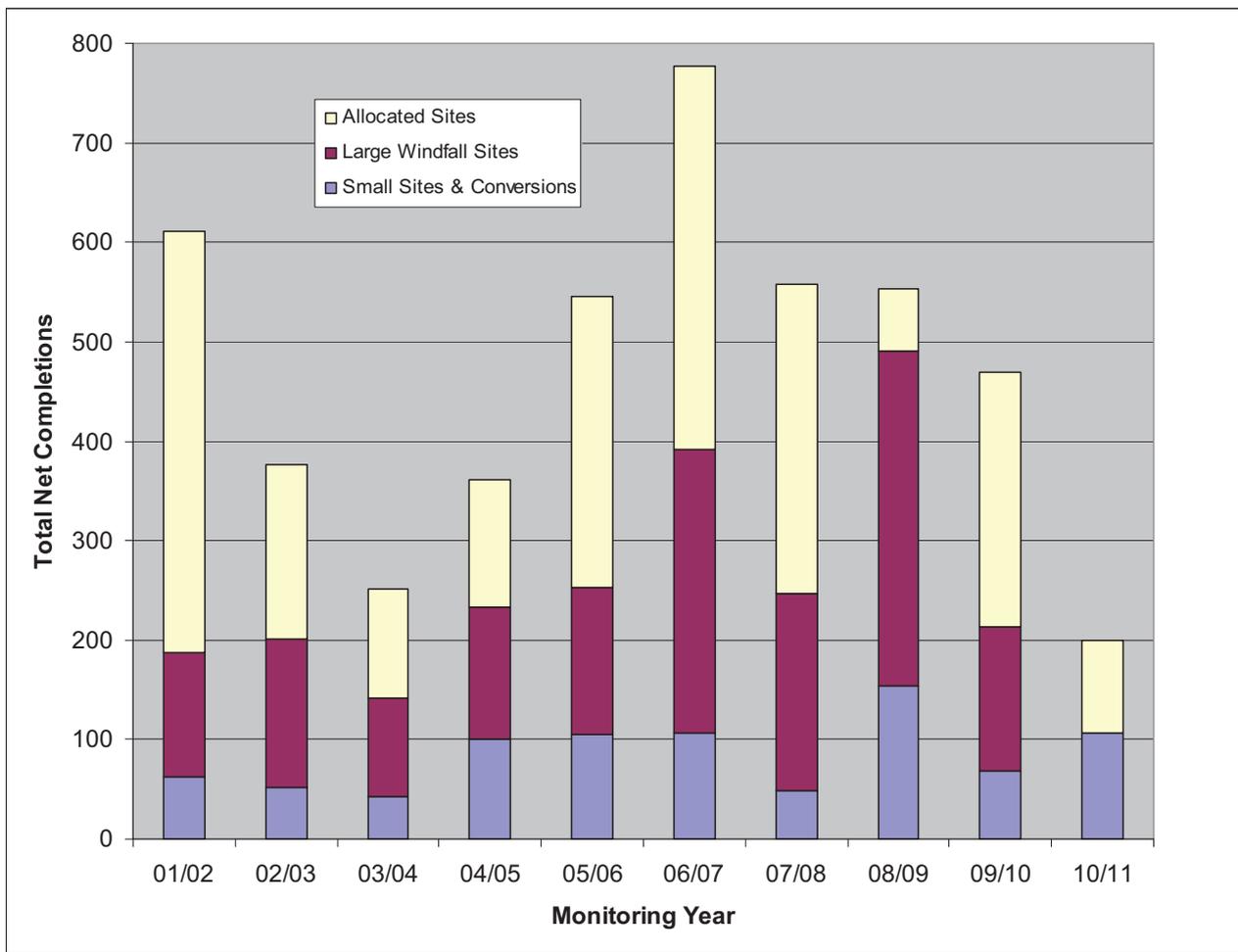


Figure 1: Windfall and Allocated Completions 2001-2011

Table 3: PPS3 Five year land supply calculation 2012/13 – 2016/17 including the Local Plan Reserve Housing Land sites, Bishop’s Stortford Areas of Special Restraint (ASRs) and Special Countryside Area (SCA), and further identified sites (based on requirement of 660 dwellings per annum)

Sites under construction / with detailed planning permission*	549
Sites with outline planning permission*	10
Sites subject to S106 Agreement*	72
Sub-Total	631
Local Plan Allocations under construction / with detailed planning permission	481
Local Plan Allocations with outline planning permission	16
Local Plan Allocations subject to S106 Agreement	263
Sub-Total	760
Remaining Local Plan Allocations without planning permission	795
Sub-Total	795
Local Plan Areas of Special Restraint & Special Countryside Area (first 2 years of 10)	328
Sub-Total	328
Further Identified Sites	406
Sub-Total	406
Average Annual RSS Requirement (2012/13 – 2016/17)	660
Five Year Requirement (660 x 5)	3300
Five Year Land Supply Calculation (2920/660)	4.4

* These figures have been reduced due to the application of a 5% deduction for the non-implementation of permissions which may occur over the period.

Table 4: PPS3 Five year land supply calculation 2012/13 – 2016/17 including the Local Plan Reserve Housing Land sites, Bishop’s Stortford Areas of Special Restraint (ASRs) and Special Countryside Area (SCA), and further identified sites (based on requirement of 550 dwellings per annum)

Average Annual ‘Option 1’ Requirement (2012/13– 2016/17)	550
Five Year Requirement (550 x 5)	2750
Five Year Land Supply Calculation (2920/550)	5.3

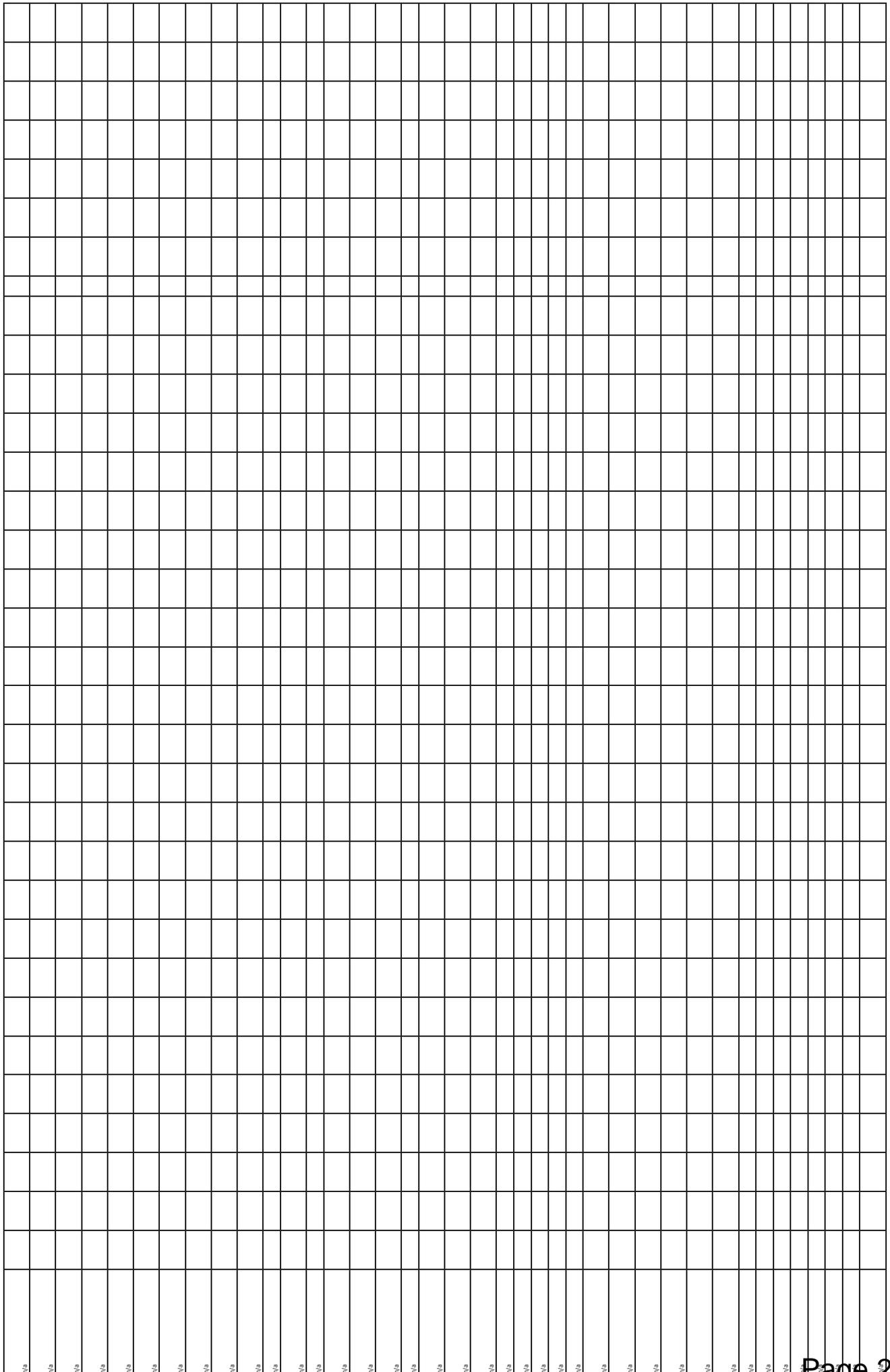
Appendix C

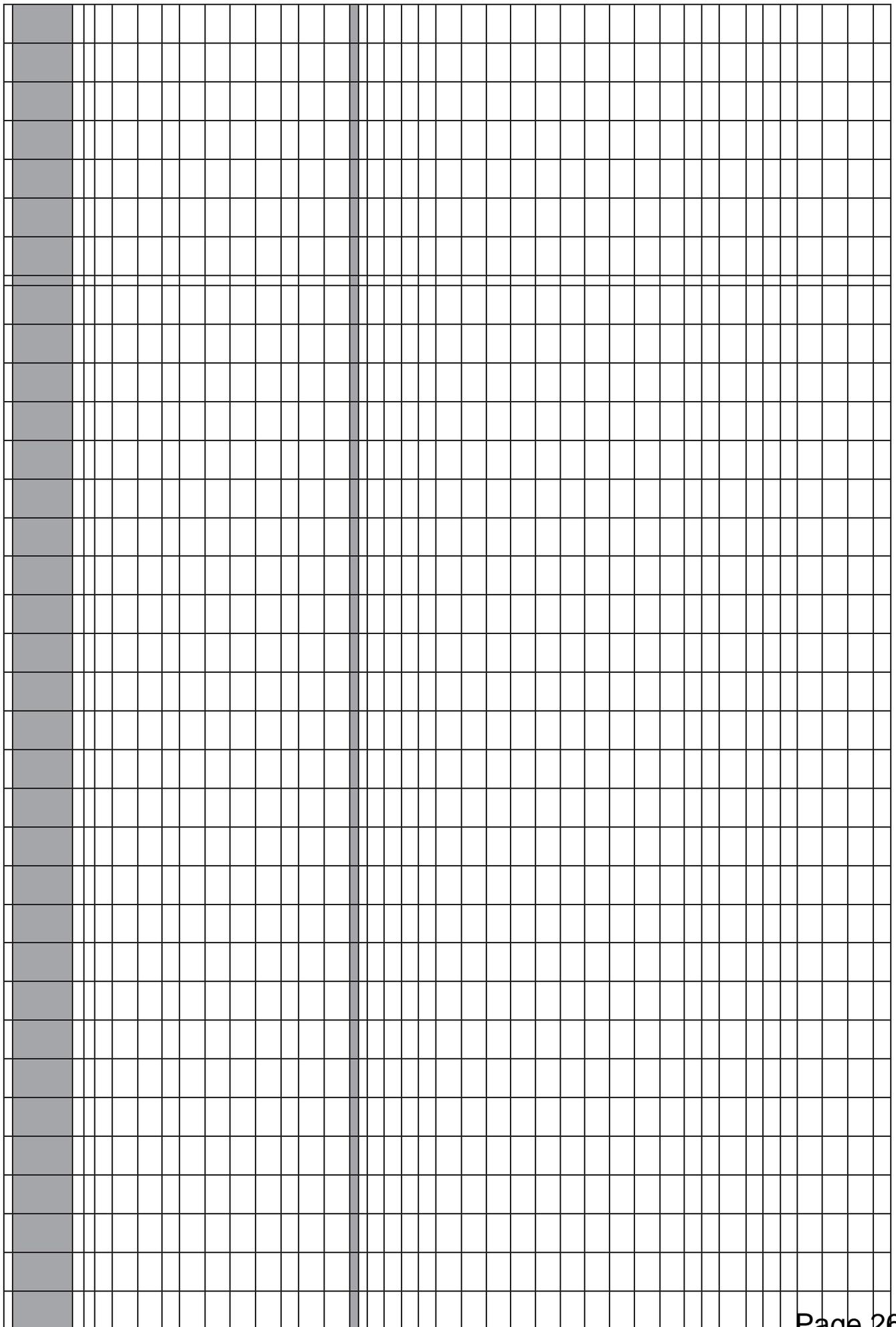
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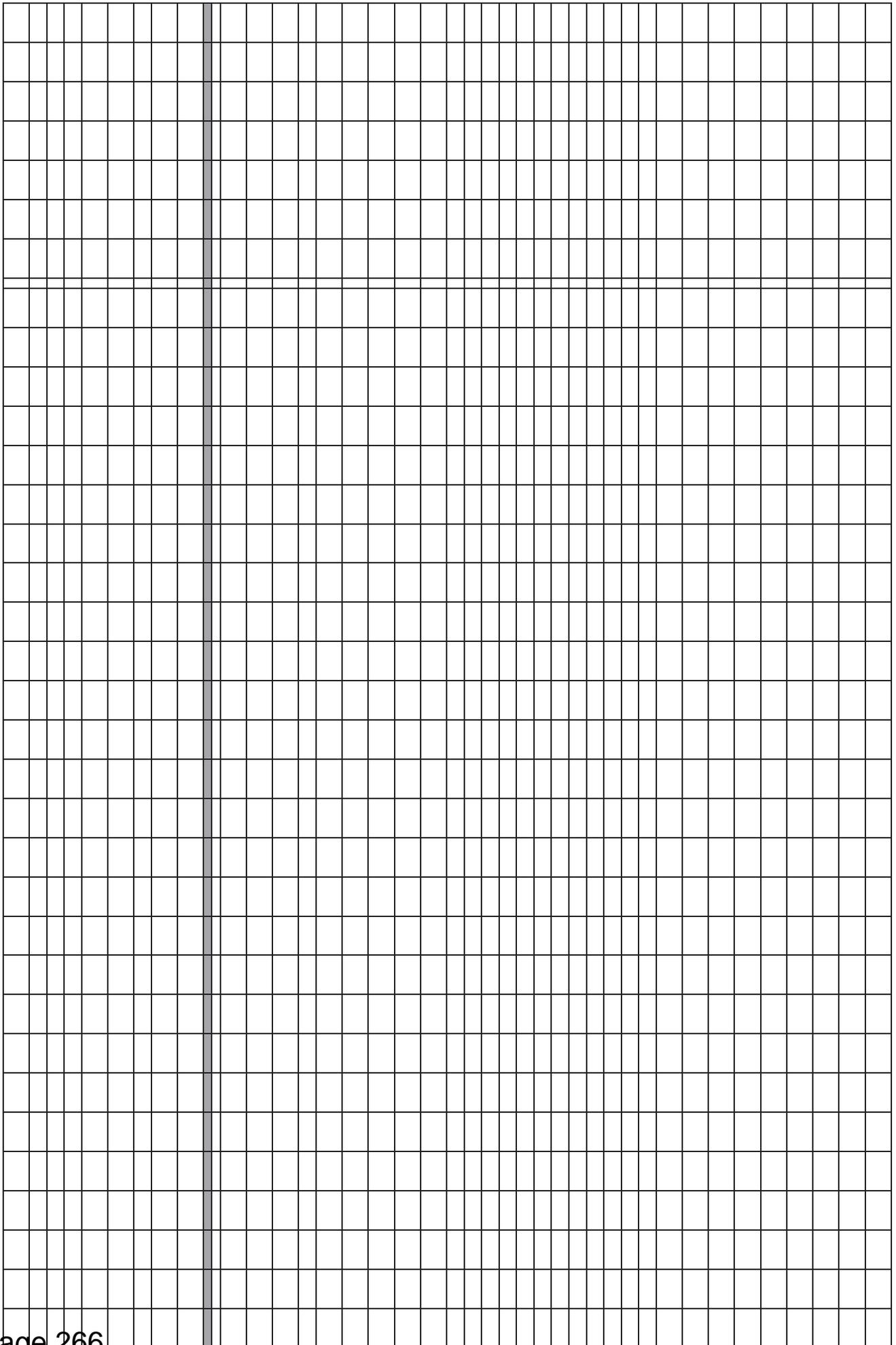
RD/Ref Application Ref	Detailed Site Ref	Current Status of Permission or Site Allocation	LP Allocation	Decision Date	Address	Town	PHL Area	Gain Total	Loss Total	Gain Number of dwelling proposed	Loss Complete dwelling proposed	Total number of net dwelling to site	Gain Outstanding	Loss Outstanding	Total residual number of dwelling construction, permitted/ allocated	2011/12 to 2026/27												Total Identified Supply**	Achievable	Suitable											
																2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23				2023/24	2024/25	2025/26	2026/27							
Annex Site by site details																																									
RD/2/A	1624/05	Development in progress	Y	17-Aug-05	16-Aug-10	Barnes Stortford	Y	1.13	130	1	429	0	1	130	0	130	40	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	129	Yes	Yes						
16/396	31/06/09	Development in progress	Y	30-Nov-09	30-Nov-12	Buntingford	N	2.176	149	0	149	26	0	26	123	0	123	60	63	30	30	30	30	30	30	30	30	30	30	30	30	30	149	Yes	Yes						
21/202	31/10/03/9P	Development in progress	Y	24-Mar-11	24-Mar-14	Buntingford	N	0.325	11	0	11	0	0	0	11	0	11	0	11	0	11	0	11	0	11	0	11	0	11	0	11	0	11	11	Yes	Yes					
35/58	31/01/18/PP	Development in progress	Y	27-Apr-11	27-Apr-14	Hertford	N	2.15	97	0	97	0	0	0	97	0	97	97	32	32	33	33	33	33	33	33	33	33	33	33	33	33	97	Yes	Yes						
35/56D	31/00/060	Development in progress	Y	02-Dec-10	02-Dec-13	Hertford	Y	0.118	8	0	8	0	0	0	8	0	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	Yes	Yes				
37/79	35/08/08	Development in progress	Y	01-Mar-10	01-Mar-13	Hunston	N	0.397	16	0	16	0	0	0	16	0	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	Yes	Yes			
37/51	31/01/02/2P	Development in progress	Y	07-Jun-11	07-Jun-14	Puckridge	N	1.54	58	0	58	0	0	0	58	0	58	58	29	29	29	29	29	29	29	29	29	29	29	29	29	29	58	Yes	Yes						
38/53A	31/10/01/PP	Development in progress	Y	24-Jun-11	24-Jun-14	Saundisburgh	N	1.647	55	0	55	0	0	0	55	0	55	55	30	30	30	30	30	30	30	30	30	30	30	30	30	30	55	Yes	Yes						
38/56	31/04/09	Development in progress	Y	10-Feb-10	10-Feb-13	Saundisburgh	N	1.126	40	0	40	0	0	0	40	0	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	Yes	Yes			
38/90	31/02/13/PP	Development in progress	Y	14-Feb-11	14-Feb-14	Maree	Y	0.116	2	0	2	0	0	0	2	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Yes	Yes			
39/15	31/10/07/PP	Development in progress	Y	22-Jul-11	22-Jul-14	Barton Road	N	2.409	111	0	111	0	0	0	111	0	111	111	37	37	37	37	37	37	37	37	37	37	37	37	37	37	111	Yes	Yes						
Annex Planning Permissions or Unstarted Large Sites																																									
21/827	31/09/16/2P	Development in progress	N	28-Apr-10	28-Apr-13	Barnes Stortford	Y	1.078	8	1	7	0	1	-1	8	0	8	0	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	Yes	Yes		
21/522	31/7/79	Development in progress	N	25-Nov-09	25-Nov-12	Barnes Stortford	Y	0.333	18	20	-2	20	18	0	18	0	18	0	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	Yes	Yes	
38/84	3/06/07	Development in progress	N	08-Sep-08	08-Sep-11	Barnes Stortford	Y	0.216	14	1	13	0	0	0	14	1	13	0	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	Yes	Yes	
19/952	31/10/08	Development in progress	N	05-Jan-09	05-Jan-12	Barnes Stortford	Y	2.002	8	1	7	4	1	3	4	0	4	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	Yes	Yes	
14/043	31/00/06/PP	Development in progress	N	23-Mar-11	23-Mar-14	Winton At Stone	N	0.098	18	0	18	0	0	0	18	0	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	Yes	Yes
21/518	31/7/68	Development in progress	N	29-Sep-09	29-Sep-12	Barnes Stortford	Y	0.074	9	0	9	0	0	0	9	0	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	Yes	Yes	
22/166	31/01/07/5P	Development in progress	N	10-Jun-10	10-Jun-13	Barnes Stortford	Y	0.154	7	0	7	0	0	0	7	0	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	Yes	Yes	
22/710	31/01/77/3P	Development in progress	N	09-Feb-11	09-Feb-14	Barnes Stortford	Y	0.081	7	0	7	0	0	0	7	0	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	Yes	Yes	
21/648	31/09/29/9	Development in progress	N	10-Mar-10	10-Mar-13	Barnes Stortford	N	0.165	6	0	6	0	0	0	6	0	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	Yes	Yes
31/01/18/5P		Development in progress	N	24-Jan-11	24-Jan-14	Barnes Stortford	N	2.107	6	0	6	0	0	0	6	0	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	Yes	Yes
23/008	31/10/16/9P	Development in progress	N	24-Mar-11	24-Mar-14	Barnes Stortford	Y/N	0.794	6	1	5	0	0	0	6	1	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	Yes	Yes	
31/06	31/09/13/0P	Development in progress	N	08-Sep-10	08-Sep-13	Barnes Stortford	N	1.08	17	0	17	0	0	0	17	0	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	Yes	Yes
20/177	31/10/07/3P	Development in progress	N	05-Mar-11	05-Mar-14	Barnes Stortford	N	0.354	6	0	6	0	0	0	6	0	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	Yes	Yes
31/10/03/9P	65	Development in progress	N	15-Sep-11	15-Sep-14	Barnes Stortford	N	1.716	50	0	50	0	0	0	50	0	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	Yes	Yes
17/25	32/7/02	Development in progress	N	12-Jun-06	12-Jun-11	Barnes Stortford	Y	5.937	120	0	120	30	0	30	90	0	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	Yes	Yes
21/363	31/7/4/09	Development in progress	N	01-Feb-10	01-Feb-13	Barnes Stortford	Y	0.474	55	34	21	0	15	-15	55	19	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	Yes	Yes
17/125B	31/00/25/PO	Development in progress	N	28-Jul-10	28-Jul-13	Barnes Stortford	Y	1.075	28	0	28	0	0	0	28	0	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	Yes	Yes
16/697B	31/04/07	Development in progress	N	15-Nov-07	15-Nov-10	Hertford	Y	0.116	14	0	14	0	0	0	14	0	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	Yes	Yes
22/160	31/00/70/3P	Development in progress	N	02-Aug-10	02-Aug-13	Hertford	Y	0.294	13	0	13	0	0	0	13	0	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	Yes	Yes
18/772	31/10/06	Development in progress	N	24-Sep-08	24-Sep-11	Hertford	Y	0.466	12	4	8	8	4	4	4	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	Yes	Yes	
32/01/409		Development in progress	N	05-Feb-10	05-Feb-13	Hertford	Y	0.266	8	0	8	0	0	0	8	0	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	Yes	Yes
31/11/13/08/PN		Development in progress	N	20-Sep-11	20-Sep-14	Hertford	Y	0.034	8	0	8	0	0	0	8	0	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	Yes	Yes
31/00/9410		Development in progress	N	30-Mar-10	30-Mar-13	Hertford	Y	0.025	7	0	7	0	0	0	7	0	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	Yes	Yes	
31/00/02/2P		Development in progress	N	15-Jun-10	15-Jun-13	Hertford Heath	Y	0.17	18	25	-7	0	25	18	0	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	Yes	Yes

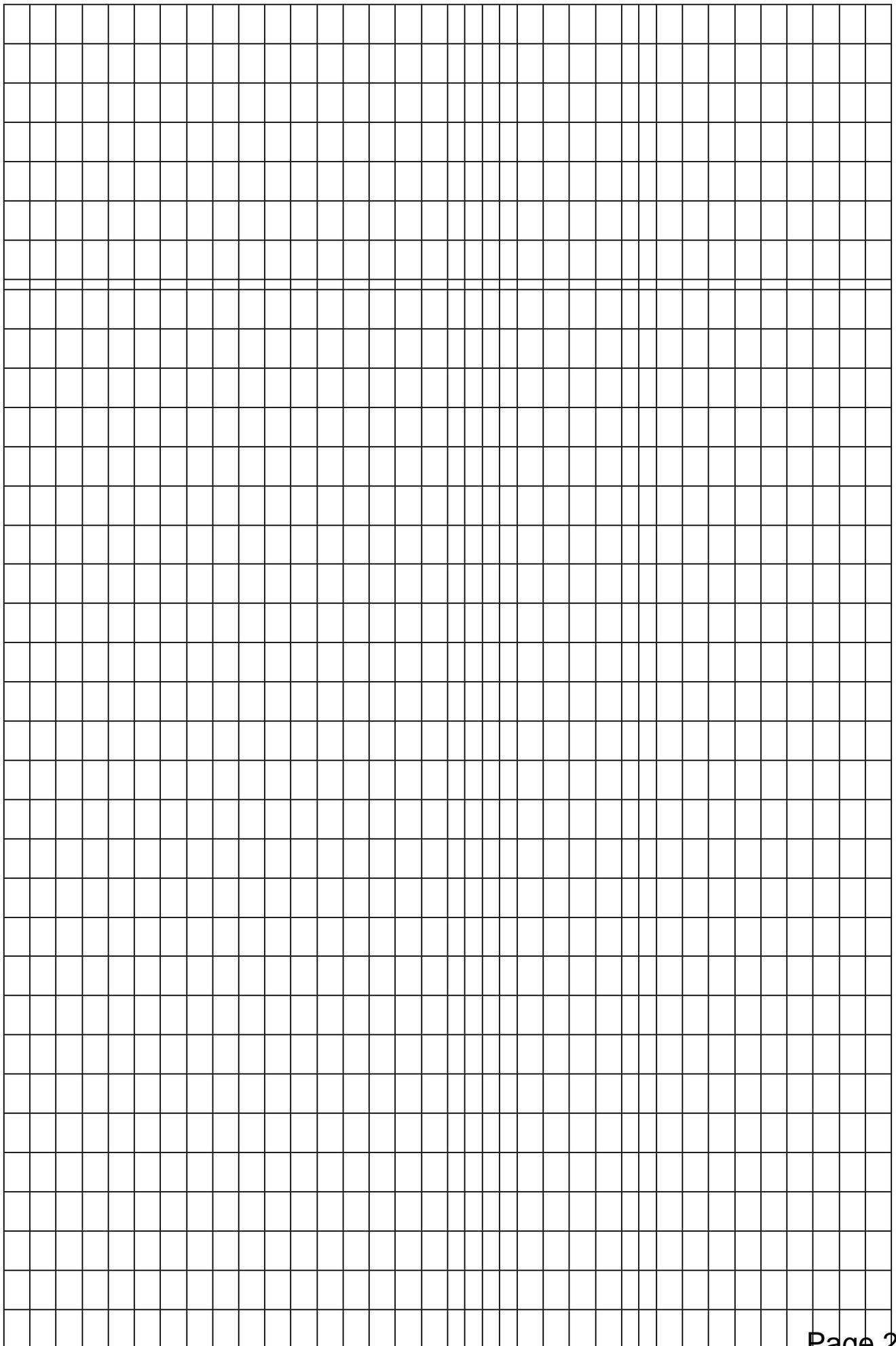
Ref	Site Name	App Type	App Status	App Date	App Location	App Description	App Area	App Date	App Area	App Date	App Area	App Date	App Area	App Date	App Area	App Date	App Area	App Date	App Area	App Date	App Area	App Date	App Area		
22253	3/10/251/FPP	Detailed permission not started	N	07-Sep-10	07-Sep-13	RD Star Street	Ware	Y	0.007	1	0	1	0	0	0	1	0	0	0	1	0	1	0	0	
2489	3/10/1034/RP	Detailed permission not started	N	10-Nov-10	10-Nov-13	RD Southwoods	Ware	N	0.117	1	0	1	0	0	0	1	0	0	0	1	0	1	0	0	
21766	3/10/1037/RP	Detailed permission not started	N	09-Dec-10	09-Dec-13	22 Myddalon Road	Ware	N	0.025	1	0	1	0	0	0	1	0	0	0	1	0	1	0	0	
22877	3/10217/RP	Detailed permission not started	N	28-Feb-11	28-Feb-14	The Carrages	Ware	Y	0.015	1	0	1	0	0	0	1	0	0	0	1	0	1	0	0	
18361	3/144627	Detailed permission not started	N	13-Sep-07	13-Sep-10	6a Babcock Street	Ware	Y	0.013	2	1	1	0	0	0	2	1	1	0	1	1	1	1	0	
3058068	3/100407/RP	Detailed permission not started	N	31-Oct-08	31-Oct-11	Barton Clumps Park	Ware	Y	0.19	1	1	0	0	0	1	0	0	0	0	1	0	0	0	0	
3067409	3/10217/RP	Detailed permission not started	N	04-Aug-09	04-Aug-12	Blue Hill Farm	Ware	N	0.031	5	0	5	0	0	0	5	0	0	0	5	0	5	0	0	
21754	3/10157/RP	Detailed permission not started	N	28-Oct-10	28-Oct-13	018 School Road	Ware	Y	0.057	1	1	0	0	1	-1	1	0	0	1	0	1	0	1	0	
22703	3/102010/FPP	Detailed permission not started	N	05-Jun-11	05-Jun-14	1 High Street	Ware	Y	0.081	1	0	1	0	0	0	1	0	0	0	1	0	1	0	1	
191006	3/137807	Detailed permission not started	N	12-Dec-07	12-Dec-10	The Manor House	Ware	Y	1.066	1	1	0	0	1	-1	1	0	0	1	0	1	0	1	0	
22144	3/100447/RP	Detailed permission not started	N	05-May-10	05-May-13	Kings Hill Farm	Ware	N	0.962	4	0	4	0	0	0	4	0	0	0	4	0	4	0	0	
21507	3/134509	Detailed permission not started	N	19-Oct-09	19-Oct-12	Adams Farm	Ware	Y	0.016	4	0	4	0	0	0	4	0	0	0	4	0	4	0	0	
19746	3/110357/PO	Detailed permission not started	N	28-Apr-11	28-Apr-14	Walsall Bay Farm	Ware	N	0.233	1	0	1	0	0	0	1	0	0	0	1	0	1	0	1	
28855	3/102110/FPP	Detailed permission not started	N	04-Mar-11	04-Mar-14	1 Friends House	Ware	Y	0.241	12	25	-13	0	0	0	12	25	-13	0	0	12	25	-13	0	0
21847	3/20109	Detailed permission not started	N	23-Mar-10	23-Mar-13	71-77 South Street	Ware	Y	0.324	0	4	-4	0	0	0	0	4	-4	0	0	4	-4	0	0	0
16877	3/051909	Detailed permission not started	N	10-Jun-09	10-Sep-12	1313a Bridge Street	Ware	Y	0.03	0	2	-2	0	0	0	0	2	-2	0	0	2	-2	0	0	0
21552	3/038609	Detailed permission not started	N	30-Nov-09	30-Nov-12	16-17 Maze Green	Ware	Y	0.113	1	2	-1	0	0	1	2	-1	0	0	1	2	-1	0	0	0
16299	3/250906	Detailed permission not started	N	11-Jun-07	11-Jun-10	Elle Thale	Ware	Y	0.53	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
20881	3/202208	Detailed permission not started	N	11-Feb-09	11-Feb-12	Elfring Bank	Ware	Y	0.236	0	1	-1	0	0	0	1	-1	0	0	1	-1	0	0	0	0
21551	3/142909	Detailed permission not started	N	30-Nov-09	31-Nov-12	Pennine Cottage	Ware	Y	0.276	0	1	-1	0	0	0	1	-1	0	0	1	-1	0	0	0	0
Residual allocated sites (Currently allocated and sites in submitted LDP/PP)																									
9318	3	Estimated site	Y			Goods Yard	Ware	Y	4.546	492	0	492	0	0	0	492	0	0	0	492	0	492	0	0	0
8436	3/101009/CP	Planning application under appeal	Y			Hatham Road	Ware	N	4.462	250	0	250	0	0	0	250	0	0	0	250	0	250	0	0	0
8930	3	Estimated site	Y			Dane Street/Station Road	Ware	Y	0.94	100	0	100	0	0	0	100	0	0	0	100	0	100	0	0	0
8398	3	Estimated site	Y			Atton Road Car Park	Ware	Y	0.244	16	0	16	0	0	0	16	0	0	0	16	0	16	0	0	0
16385	3	Estimated site	Y			Penlow Farm	Ware	N	1.005	30	0	30	0	0	0	30	0	0	0	30	0	30	0	0	0
8977	3	Estimated site	Y			Park Farm	Ware	Y	0.222	7	0	7	0	0	0	7	0	0	0	7	0	7	0	0	0
5363	3	Estimated site	Y			Land At Cambridge Road	Ware	N	2.512	80	0	80	0	0	0	80	0	0	0	80	0	80	0	0	0
8638	3	Estimated site	Y			ASRA 1-5 (including SCAN)	Ware	N	2728	0	2728	0	2728	0	0	2728	0	0	0	2728	0	2728	0	0	0
8936	3	Estimated site	Y			Land To North	Ware	N	87	2728	0	2728	0	0	0	2728	0	0	0	2728	0	2728	0	0	0
19258	3/101147/FN	Planning application subject to S106 agreement	Y			Land Off Marergate Drive	Ware	Y	0.973	182	0	182	0	0	0	182	0	0	0	182	0	182	0	0	0
8698	3/110384/CP	Planning application subject to S106 agreement	Y			Site of Trinity Centre	Ware	Y	1.775	81	0	81	0	0	0	81	0	0	0	81	0	81	0	0	0
21198	3/101988/FPP	Planning application subject to S106 agreement	N			Dugod & Co-works	Ware	Y	1.652	76	0	76	0	0	0	76	0	0	0	76	0	76	0	0	0
Estimated sites (Estimated sites identified in RSS; other sites not included above but identified in SHL/OD/Urban capacity study e.g. broad locations for growth)																									
Identified Sites expected to come forward within 3 year supply																									
3/101364/CP		Planning application awaiting determination	N			OD River Lane	Ware	Y	2.5	100	0	100	0	0	0	100	0	0	0	100	0	100	0	0	0
3/110554/CP		Planning application awaiting determination	N			Yerlings Park	Ware	Y	11.516	270	0	270	0	0	0	270	0	0	0	270	0	270	0	0	0

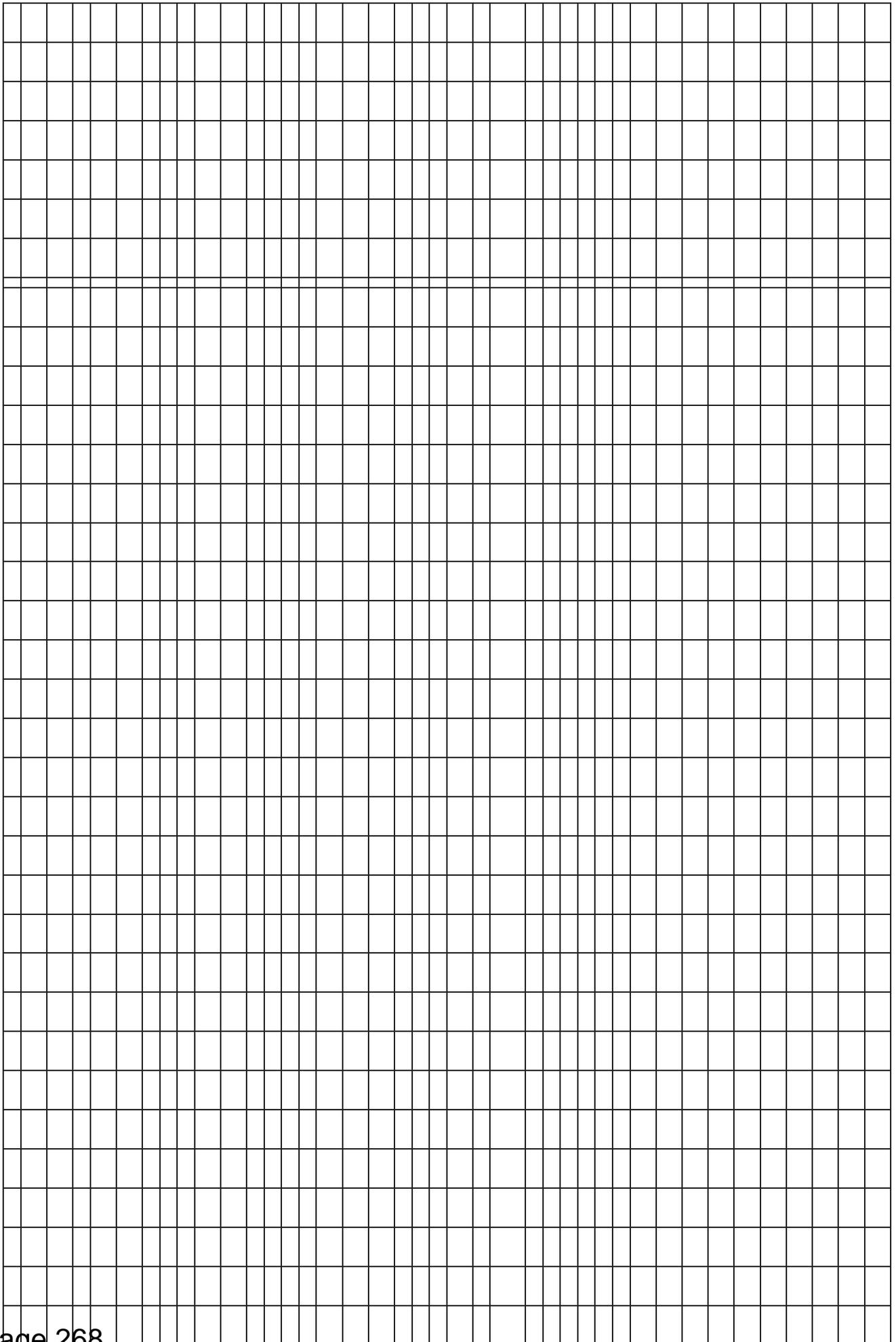
Comments	
Work has commenced on site.	
Work has commenced on site.	
Work has commenced on site.	
Work has commenced on site.	
New application for 9 dwellings submitted to Council for permission (Oct 11 - 31) (16/2487P)	
Developer is engaged in pre-application discussions on reserved matters.	
Expected to come forward within 5 year period.	
Expected to come forward within 5 year period.	
Work has commenced on site.	
Expected to come forward within 5 year period.	
Expected to come forward within 5 year period.	
Expected to come forward within 5 year period.	
Work has commenced on site.	
Work has commenced on site.	
Work has commenced on site.	
Work has commenced on site.	
Work has commenced on site.	
Permission recently granted. Assumed to be going ahead within 5 years.	
Expected to come forward within 5 year period.	
Expected to come forward within 5 year period.	
Permission recently granted. Assumed to be going ahead within 5 years.	
Expected to come forward within 5 year period.	
Permission recently granted. Assumed to be going ahead within 5 years.	
Expected to come forward within 5 year period.	
Permission recently granted. Assumed to be going ahead within 5 years.	
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Work has commenced on site.	
Permission recently granted. Assumed to be going ahead within 5 years.	
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Work has commenced on site.	
Permission recently granted. Assumed to be going ahead within 5 years.	
Expected to come forward within 5 year period.	
Work has commenced on site.	

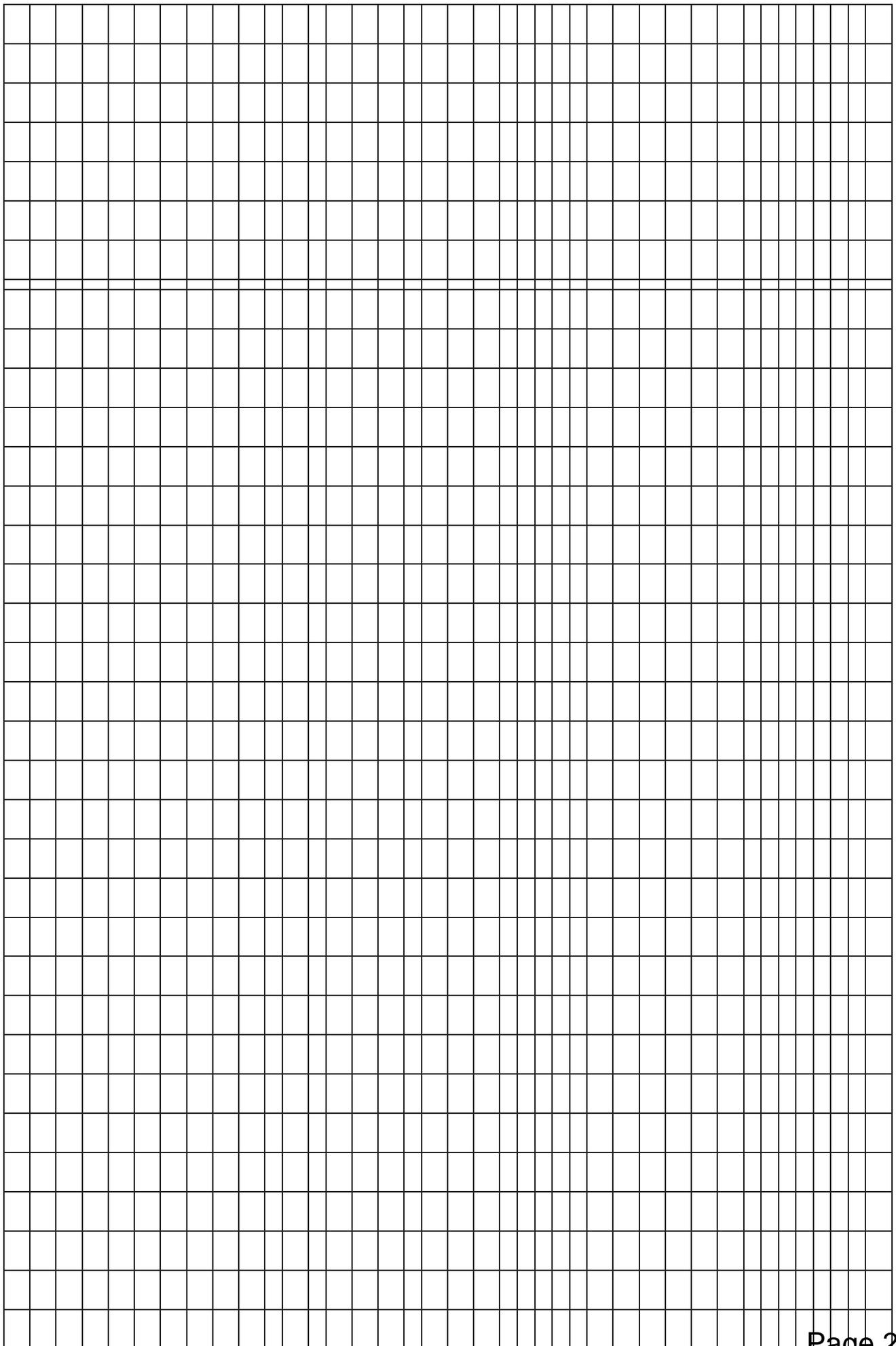


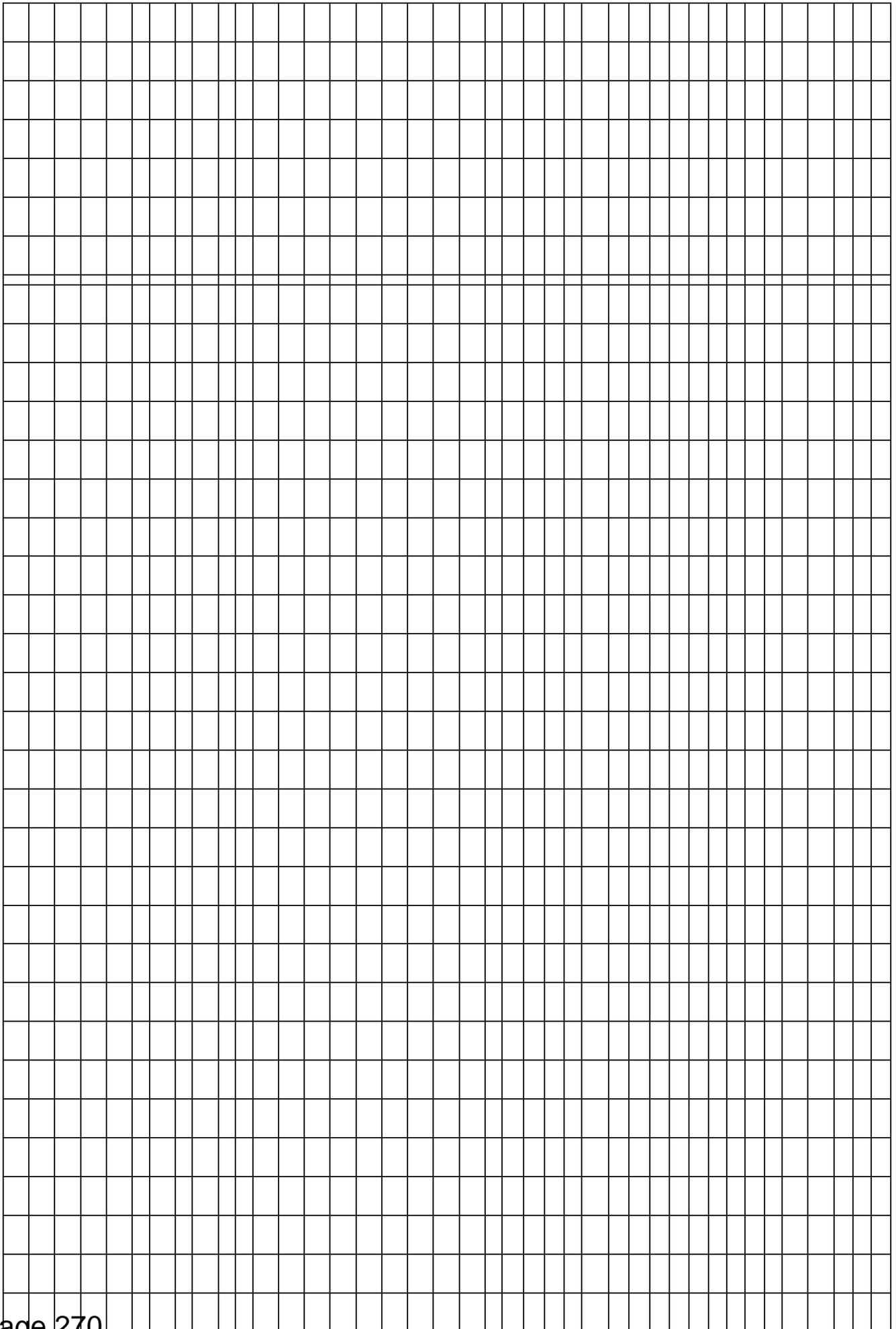


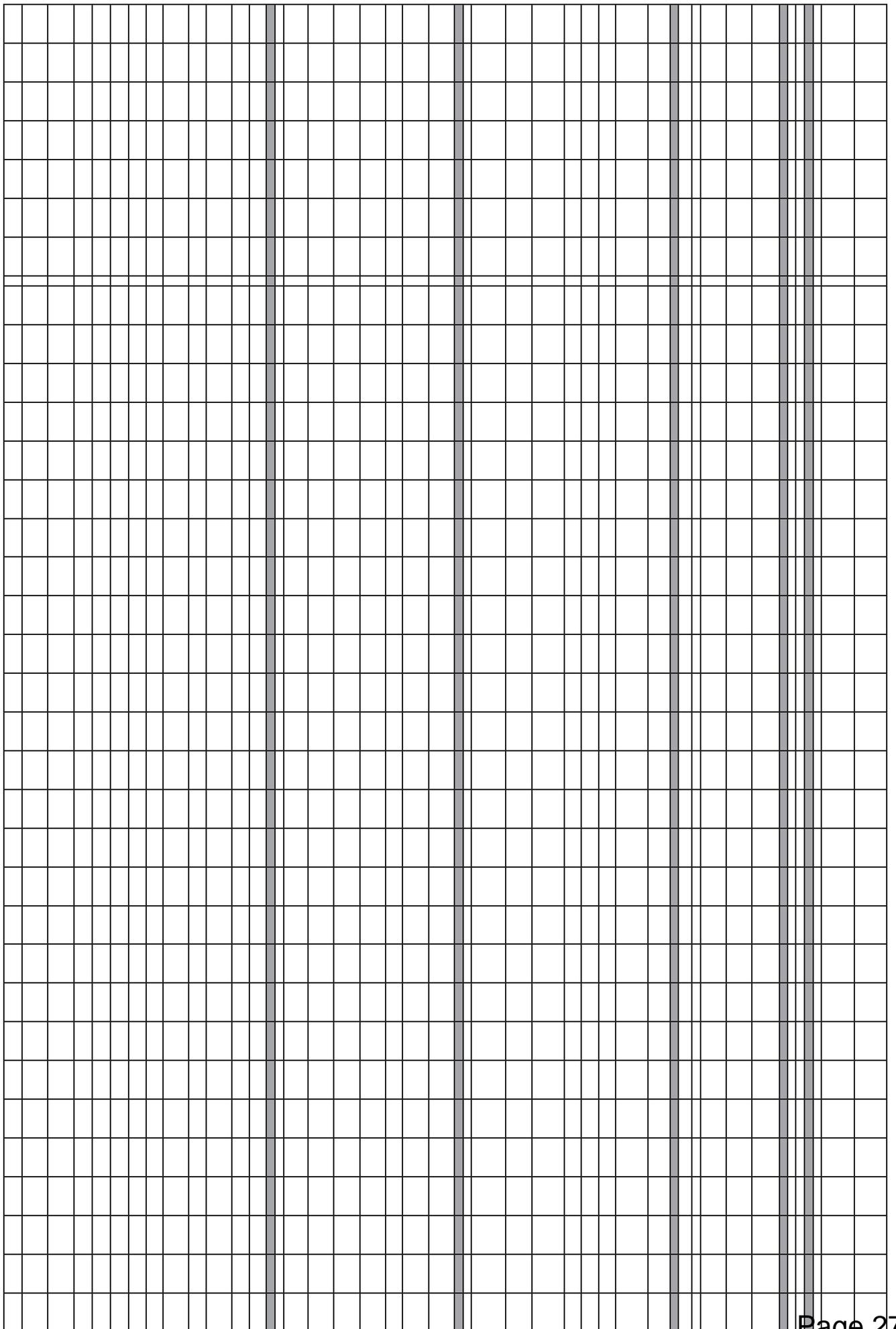


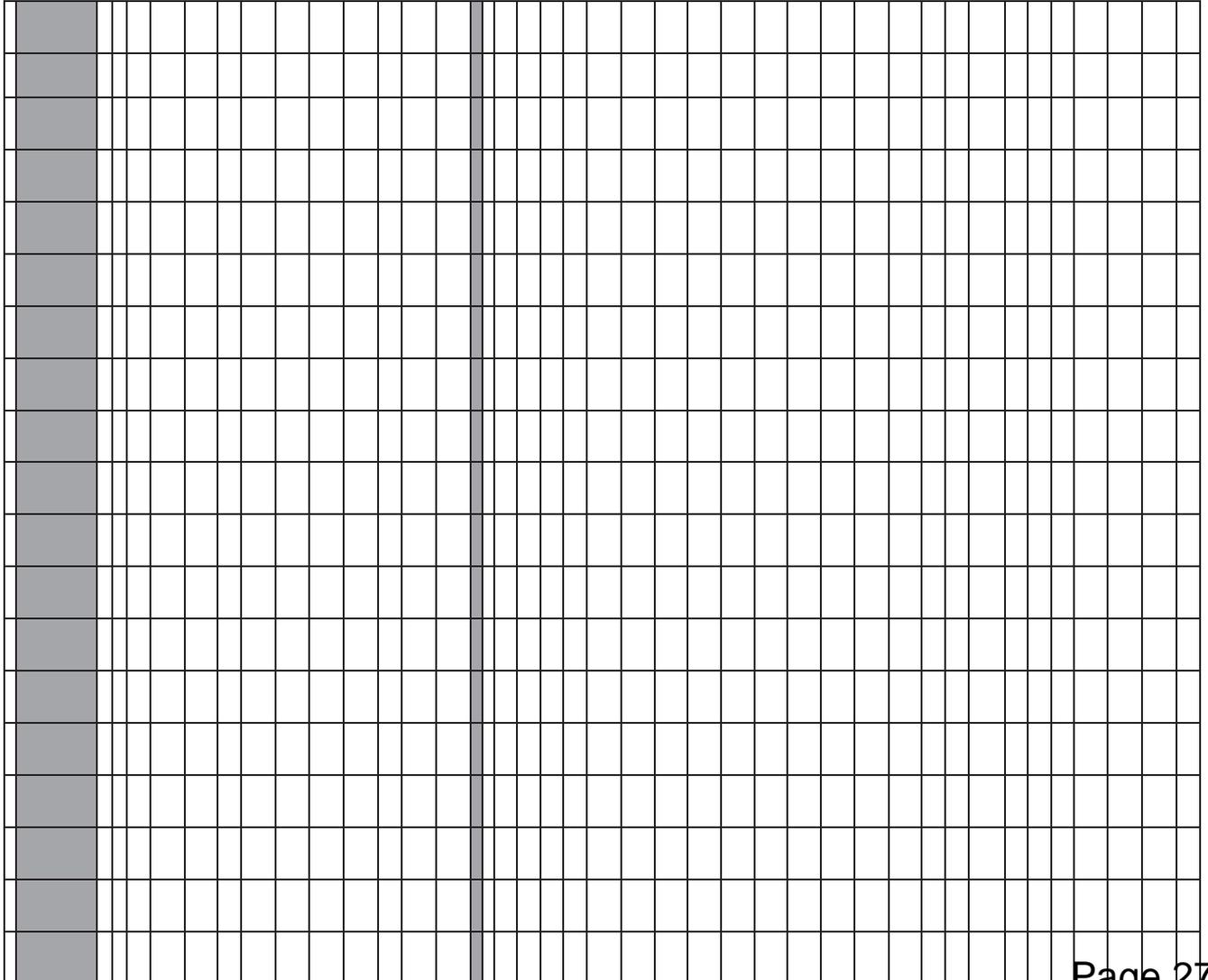












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EAST HERTS COUNCIL

LOCAL DEVELOPMENT FRAMEWORK EXECUTIVE PANEL – 24 NOVEMBER 2011

REPORT BY EXECUTIVE MEMBER FOR PLANNING POLICY AND ECONOMIC DEVELOPMENT

INTERIM NEIGHBOURHOOD PLANNING GUIDANCE NOTE (NOVEMBER 2011)

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- To seek Members agreement to publish an interim guidance note on Neighbourhood Planning; and
- To set out what the potential resource implications of Neighbourhood Planning are for East Herts Council.

RECOMMENDATION FOR EXECUTIVE: to commend to Council that:

(A)	The Interim Neighbourhood Planning Guidance Note (November 2011) contained at Essential Reference 'B' to this report be agreed and published;
(B)	Further consideration is given to the potential resource implications of Neighbourhood Planning; and
(C)	Communities wait before they do any substantive work on Neighbourhood Plans until the Localism Bill has been enacted, associated regulations published and the Council has progressed with its Core Strategy.

1.0 Background

1.1 The Localism Bill was presented to Parliament on 13 December 2010. The Bill is currently being debated and is not expected to receive Royal Assent until late in 2011, with enactment in spring 2012.

1.2 The Bill will devolve greater powers to Councils and neighbourhoods and give local communities more control over

housing and planning decisions.

- 1.3 A key component of the Bill introduces a new tier of planning – namely neighbourhood planning. The Government anticipates that neighbourhood planning will allow people to come together to produce a Neighbourhood Plan.
- 1.4 An introductory report on Localism and Neighbourhood Planning was previously considered by Members at the Local Development Framework Executive Meeting on 7 July.
- 1.5 The Localism Bill leaves various procedural and technical requirements of the neighbourhood planning system to regulations. The Government is currently consulting on new neighbourhood planning regulations. The consultation runs until 5 January 2012, and the final regulations (Neighbourhood Planning (England) Regulations 2012) are not anticipated to come into force until 1 April 2012. The regulations will, for example, govern the process for establishing neighbourhood areas and forums.

2.0 Report

- 2.1 The guidance note contained at **Essential Reference 'B'** has been produced primarily for town and parish councillors, but may also be of interest to local residents and businesses in East Herts. This document represents Officers' current understanding of the concept of, and the processes involved in, Neighbourhood Planning as detailed within the Government's Localism Bill.
- 2.2 The guidance note is intended to provide town/parish councils with information to help them decide, at this early stage, whether or not they would be interested in preparing a Neighbourhood Plan in due course. (It does not deal with either the preparation of Neighbourhood Development Orders or Community Right to Build Orders, as these are matters that would be dealt with separately by the District Council.)
- 2.3 It is anticipated that this document will be updated next year following enactment of the Localism Bill and publication of associated regulations, when the Council will be in a better position to support and advise those communities that wish to prepare a Neighbourhood Plan.

What are the benefits of preparing a Neighbourhood Plan?

- 2.4 Developing a Neighbourhood Plan can help communities to play a greater role in shaping the future of their area. It will bring together residents, businesses, local groups, landowners and developers to share ideas and build consensus about what needs to be done in the area. It can also help create lasting partnerships both within and outside the community, for example with public service providers or local businesses.
- 2.5 Neighbourhood planning also offers communities an opportunity to include their own local planning priorities within the wider planning system.

Who should be involved?

- 2.6 In East Herts it is anticipated that the majority of Neighbourhood Plans will be initiated by town/parish councils. The Government has also stated that it will enable businesses to bring forward Neighbourhood Plans. Town/parish councils should not, however, develop the Neighbourhood Plan in isolation from the rest of the community. The involvement, throughout the process, of a broad range of local stakeholders will help strengthen community support for the Plan and make its implementation easier.

Duties on Local Authorities

- 2.7 There will be new duties on local authorities to:
- Confirm the geographical area of the proposed Neighbourhood Plan
 - Confirm the constitution of 'neighbourhood forums'
 - Provide expertise and advice to neighbourhood forums
 - Arrange for independent examination of the Neighbourhood Plan
 - Hold referendums
 - Adopt Neighbourhood Plans where all requirements have been met

How to develop a Neighbourhood Plan

- 2.8 There is no set process for developing a Neighbourhood Plan, although good practice is becoming available all the time. There are certain elements of the process that will become statutory once the Localism Bill becomes legislation. Figure 1 (below) summarises

the steps that a community could go through to develop a Plan. The final stages will be statutory and should therefore be seen as obligatory in the process.

Figure 1: Typical process for producing a Neighbourhood Plan

Getting Started		<ul style="list-style-type: none"> • Get the community on board • Establish a 'neighbourhood forum' • Define the 'neighbourhood area' • Produce a programme for developing the plan • Develop a communications strategy 	Sustainability Appraisal
Developing a Vision and Objectives		<ul style="list-style-type: none"> • Gather together relevant information • Identify the area's strengths and weaknesses • Draft the vision and objectives • Check for conformity with the strategic policies in the development plan • Check draft vision and objectives with the community 	
Developing the Plan		<ul style="list-style-type: none"> • Develop policies • Develop an implementation plan • Finalise draft of the Neighbourhood Plan • Check for conformity with the strategic policies in the development plan • Check draft Neighbourhood Plan with community and other stakeholders 	
Statutory Stages	Independent Examination	<ul style="list-style-type: none"> • Submit to East Herts Council • Appointment of independent examiner • Examiner's report published 	
	Referendum	<ul style="list-style-type: none"> • East Herts Council co-ordinates a local referendum 	
	Adoption	<ul style="list-style-type: none"> • If the referendum indicates community support, then the Neighbourhood Plan will be adopted by East Herts Council 	

Issues

- 2.9 There are a number of issues that could potentially affect the uptake and success of Neighbourhood Plans. These include:
- Timetabling of Neighbourhood Plans, associated regulations and the Local Development Framework;
 - The relationship of Neighbourhood Plans to existing Town/Parish Plans (including the requirement to undertake Sustainability Appraisal);
 - The Government's intention that Neighbourhood Plans will achieve the same level of development (or additional), but not less when compared to the Local Development Framework;
 - Gaining support from and consensus within the community (more than 50% support is needed at a public referendum to adopt a Neighbourhood Plan);
 - Achieving a coherent framework across the district will be difficult – not every parish will want to develop a Neighbourhood Plan;
 - Resourcing – both within the community and within the District Council (see below).

Potential Resource Implications

- 2.10 There are a number of potential resource implications for the District Council that need to be considered.
- 2.11 The Localism Bill places a duty on local planning authorities to provide advice and assistance to Town and Parish Councils in developing Neighbourhood Plans. Depending on the number of parishes that wish to prepare a Neighbourhood Plan, this has the potential to require a significant amount of Planning Policy Officer time.
- 2.12 The current and single priority for the Planning Policy Team is to progress with the Core Strategy and to establish a Community Infrastructure Levy (CIL) as quickly as possible, in order to provide an effective strategic planning policy framework for neighbourhood planning. Consequently, there are currently limited staff resources available to direct towards neighbourhood planning. This, coupled with the need for Neighbourhood Plans to be directly related to the emerging Core Strategy, means that communities are advised to wait until the Council has progressed with its Core Strategy before they do any substantive work on Neighbourhood Plans.

- 2.13 The Localism Bill also states that the local planning authority 'must make such arrangements as they consider appropriate in connection with the holding of the examination' and 'may appoint a person to carry out the examination' relating to a Neighbourhood Plan before it is adopted. The local planning authority must also 'make arrangements' for the local referendum on a draft Neighbourhood Plan. This seems to indicate that the local planning authority would pay for both of these formal parts of the process.
- 2.14 The Government has estimated that an independent examination will cost between £5,000 and £8,000, and a local referendum will cost in the order of £7,000. Further consideration therefore needs to be given to how these might be financed. (Local planning authorities may be able to levy a charge on development allowed under a Neighbourhood Development Order, to enable some of the costs of neighbourhood planning to be recouped, however, this has not yet been agreed and is anticipated to be the subject of consultation later this year.)

Conclusion

- 2.15 The Localism Bill presents a range of opportunities for communities in East Herts to play a greater part in shaping their neighbourhoods.
- 2.16 In particular, the Government's proposals with regard to neighbourhood planning offer new tools for communities to set out local policies for development and to permit specified types of development in certain locations.
- 2.17 Whilst it is too early to tell how many parishes will want to do a Neighbourhood Plan, the incentive is undoubtedly that of local people being able to decide for themselves how and where development should take place within their community. Parishes must, however, be cognisant of the fact that the Government has clearly stated that neighbourhood planning should not be seen as a means of achieving less development. Clearly, for any town/parish council wishing to undertake this work, they must first accept the general strategy for growth outlined within the emerging Core Strategy.
- 2.18 The guidance note contained at **Essential Reference 'B'** is intended to provide early advice to those town/parish council's

that are considering doing a Neighbourhood Plan.

2.19 The District Council will in due course need to give further consideration to the potential resource implications of Neighbourhood Planning.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Localism Bill: neighbourhood plans and community right to build: impact assessment (DCLG January 2011)

<http://www.communities.gov.uk/publications/localgovernment/localismneighbourhoodplans>

Broadland District Council Neighbourhood Planning Guidance (Version 1 – June 2011)

East Herts Local Development Framework: Localism and Neighbourhood Planning, Report by Executive Member for Planning Policy and Economic Development (7 July 2011)

<http://online.eastherts.gov.uk/moderngov/mgConvert2PDF.aspx?ID=6805>

Introduction to Neighbourhood Planning (DCLG 13 October 2011)

<http://www.communities.gov.uk/publications/planningandbuilding/introductionneighbourplanning>

Neighbourhood Planning Regulations Consultation (DCLG 13 October 2011)

<http://www.communities.gov.uk/publications/planningandbuilding/planningregulationsconsultation>

Contact Member: Councillor M G Carver, Executive Member for Planning Policy and Economic Development

Contact Officer: Kevin Steptoe, Head of Planning and Building Control – Ext 1407

Report Author: Claire Sime – Team Leader Planning Policy

ESSENTIAL REFERENCE PAPER 'A'

<p>Contribution to the Council's Corporate Priorities/ Objectives (delete as appropriate):</p>	<p>Promoting prosperity and well-being; providing access and opportunities <i>Enhance the quality of life, health and wellbeing of individuals, families and communities, particularly those who are vulnerable.</i></p> <p>Pride in East Herts <i>Improve standards of the built neighbourhood and environmental management in our towns and villages.</i></p> <p>Shaping now, shaping the future <i>Safeguard and enhance our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including the continuation of effective development control and other measures.</i></p> <p>Leading the way, working together <i>Deliver responsible community leadership that engages with our partners and the public.</i></p>
<p>Consultation:</p>	<p>Internal consultation has taken place with the Executive Member for Planning Policy and Economic Development; Director of Neighbourhood Services; Director of Customer and Community Services; Director of Internal Services; Head of Planning and Building Control; and the Council's Planning Policy Team.</p>
<p>Legal:</p>	<p>The Council will be required to adopt Neighbourhood Plans within the Local Development Framework where all requirements have been met.</p>
<p>Financial:</p>	<p>Neighbourhood Planning will be potentially resource intensive, both in financial and staffing terms for the Council, as well as for town/parish councils. The Government has estimated that an independent examination will cost between £5,000 and £8,000, and a local referendum will cost in the order of £7,000.</p> <p>Local planning authorities may be able to levy a charge on development allowed under a Neighbourhood Development Order, to enable some of the costs of neighbourhood planning to be recouped, however, this has not yet been agreed and is anticipated to be the subject of consultation later this year.</p>

Human Resource:	The Localism Bill places a duty on local planning authorities to provide advice and assistance to Parish and Town Councils in developing Neighbourhood Plans.
Risk Management:	Clarity is needed to enable town/parish councils and the general public to manage their expectations of what the Localism Bill means in practice. Without this there could be a clear unintended consequence that communities feel less empowered.

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East Herts Council

Interim Neighbourhood Planning Guidance Note

Version 1 – November 2011

Contents

- 1. Introduction**
- 2. Getting Started**
- 3. Sustainability Appraisal and Appropriate Assessment**
- 4. Developing a Vision and Objectives**
- 5. Developing the Plan**
- 6. Independent Examination**
- 7. Referendum**
- 8. Adoption**
- 9. Implementing and Monitoring the Plan**
- 10. Support**

1. Introduction

Background

- 1.1 On 13 December 2010 the Localism Bill was presented to Parliament. The Bill is currently being debated and is expected to receive Royal Assent later this year, with enactment in spring 2012.
- 1.2 The Bill devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions.
- 1.3 This document is intended for town and parish councillors, local residents and businesses in East Herts and provides interim guidance on the purpose and process of neighbourhood planning. The document represents the District Council's current understanding of the processes involved in Neighbourhood Planning.
- 1.4 The District Council anticipates updating this guidance note in due course, following enactment of the Localism Bill next year, once Neighbourhood Planning Regulations¹ have been agreed, and when the Council is in a better position to support and advise those communities wishing to prepare a Neighbourhood Plan. Consequently this document may be subject to change.

What is a Neighbourhood Plan?

- 1.5 The Government's Localism Bill will reform the planning system to give local people new rights to shape the development of the communities in which they live.
- 1.6 A key component of the Bill introduces a new tier of planning – namely neighbourhood planning. The Government anticipates that neighbourhood planning will allow people to come together to produce a **Neighbourhood Plan**.

¹ The Government is currently consulting on new neighbourhood planning regulations. The consultation runs until 5 January 2012, and the final regulations (Neighbourhood Planning (England) Regulations 2012) are not anticipated to come into force until 1 April 2012.

- 1.7 Once a Neighbourhood Plan has been completed it will become part of the Local Development Framework for East Herts (subject to adoption of the plan by the District Council, see Section 8). This means that it will be a statutory part of the development plan for the district.

What are the benefits?

- 1.8 Developing a Neighbourhood Plan can help communities to play a greater role in shaping the future of their area.
- 1.9 It will bring together residents, businesses, local groups, landowners and developers to share ideas and build consensus about what needs to be done in the area.
- 1.10 It can also help create lasting partnerships both within and outside the community, for example with public service providers or local businesses.
- 1.11 Neighbourhood planning also offers communities an opportunity to include their own local planning priorities within the wider planning system.

Who should be involved?

- 1.12 In East Herts it is anticipated that the majority of Neighbourhood Plans will be initiated by town/parish councils. The Government has also stated that it will enable businesses to bring forward Neighbourhood Plans.
- 1.13 Town/parish councils should not, however, develop the Neighbourhood Plan in isolation from the rest of the community.
- 1.14 The involvement, throughout the process, of a broad range of local stakeholders will help strengthen community support for the Plan (very important at the referendum stage – see Section 7) and make its implementation easier.
- 1.15 The following is a list of stakeholders that the town/parish council may wish to consider involving in the process:

- Residents
- Elected representatives
- Community groups
- Businesses
- Landowners
- Developers

1.16 At certain stages it will also be necessary to involve Officers from East Herts Council, and potentially other public sector service providers such as Hertfordshire County Council as the highway authority, education authority etc. This might be to provide advice, guidance or information, or to comment on draft documents.

How do you develop a Neighbourhood Plan?

1.17 There is no set process for developing a Neighbourhood Plan, although good practice is becoming available all the time.

1.18 There are certain elements of the process that will become statutory once the Localism Bill becomes legislation. These statutory stages largely come into play once the Neighbourhood Plan has been drafted.

1.19 Figure 1 summarises the steps that a neighbourhood forum (explained below at paragraph 2.6 onwards) 'could' go through to develop a Neighbourhood Plan for their community. The final stages will be statutory and should therefore be seen as obligatory in the process.

Figure 1: Typical process for producing a Neighbourhood Plan

Getting Started		<ul style="list-style-type: none"> • Get the community on board • Establish a ‘neighbourhood forum’ • Define the ‘neighbourhood area’ • Produce a programme for developing the plan • Develop a communications strategy 	
Developing a Vision and Objectives		<ul style="list-style-type: none"> • Gather together relevant information • Identify the area’s strengths and weaknesses • Draft the vision and objectives • Check for conformity with the strategic policies in the development plan • Check draft vision and objectives with the community 	Sustainability Appraisal
Developing the Plan		<ul style="list-style-type: none"> • Develop policies • Develop an implementation plan • Finalise draft of the Neighbourhood Plan • Check for conformity with the strategic policies in the development plan • Check draft Neighbourhood Plan with community and other stakeholders 	
Statutory Stages	Independent Examination	<ul style="list-style-type: none"> • Submit to East Herts Council • Appointment of independent examiner • Examiner’s report published 	
	Referendum	<ul style="list-style-type: none"> • East Herts Council co-ordinates a local referendum 	
	Adoption	<ul style="list-style-type: none"> • If the referendum indicates community support, then the Neighbourhood Plan will be adopted by East Herts Council 	

2. Getting Started

- 2.1 A Neighbourhood Plan should be community led, with the town/parish council in the driving seat. The plan depends on strong local leadership and participation to be successful.
- 2.2 Before work on developing the plan can commence, it will be necessary to do some initial preparation.

Getting the community on board

- 2.3 If the community are not supportive of the idea of a Neighbourhood Plan, right from the start, then it will be extremely difficult to produce a document that properly reflects their priorities and aspirations, and ultimately gets their support at a referendum (see Section 7).
- 2.4 The wider community must therefore be informed of the town/parish council's intentions and given the chance to get involved from the beginning.
 - This could be achieved by holding a public meeting to explain the intentions of developing a Neighbourhood Plan and to recruit community volunteers to join a neighbourhood forum (see below).
 - The town/parish council could also write to local groups and businesses to notify them of their intentions and to identify the level of interest these groups may have in taking part in the Neighbourhood Plan (or maybe sponsoring it).
- 2.5 The key to keeping the community on board is good publicity and communications at the beginning and throughout the process.

Establishing a Neighbourhood Forum

- 2.6 The town/parish council will need to set up a neighbourhood forum to co-ordinate the project.

2.7 Whilst the forum should include representation from the town/parish council, it is important that wider representation is sought from the community. Representation could be sought from:

- Residents
- Community groups
- Businesses
- Landowners

The more representative the forum is, the better the plan is likely to be.

2.8 It will be important for the town/parish council to consider the full range of skills, knowledge and experience it requires to ensure that the team is effective. If the forum is too large, it is less likely to be as effective.

2.9 How the forum is selected is also likely to influence the support that the neighbourhood planning process receives from the community. A selection process that is fair, open and inclusive will ensure a great level of community support.

2.10 If the town/parish council is holding a public meeting to explain the intentions of developing a Neighbourhood Plan then this could be an ideal opportunity to recruit members to the neighbourhood forum.

2.11 Once the forum is in place, it will be necessary to submit certain information to East Herts Council. The exact information required will, in due course, be set out in the Neighbourhood Planning (England) Regulations 2012. The Council will then check that the neighbourhood forum meets all the right standards. The Council may say 'no' if, for example, the forum is too small or not representative of the local community.

Define the Neighbourhood Area

2.12 The neighbourhood area is the area to which the proposed Neighbourhood Plan will relate. The expectation in East Herts is that neighbourhood areas will follow parish boundaries.

However, a neighbourhood area can cover more than one parish if appropriate.

- 2.13 If the proposed neighbourhood area covers more than one parish, then consent must be sought from each of the affected town/parish councils. This will also have implications for representation on the neighbourhood forum and the scale of community engagement that the process will require.
- 2.14 A proposal for designating a neighbourhood area must be submitted by the relevant town/parish council to East Herts Council for approval in the early stages of developing the Neighbourhood Plan. As with the neighbourhood forum the information required will, in due course, be set out in the Neighbourhood Planning (England) Regulations 2012. It is the Council's job to keep an overview of all the different requests to undertake a Neighbourhood Plan in the district. The Council will check that the suggested boundaries for different neighbourhoods make sense and fit together. The Council may say 'no' if, for example, two proposed neighbourhood areas overlap.

Produce a programme for developing the plan

- 2.15 Before starting to work on the main activity of developing the Neighbourhood Plan, it is recommended that the forum produces a programme of what it thinks will need to be done throughout the process.
- 2.16 In particular it is worth thinking about:
- What needs to be done at each stage – publicity, meetings, surveys, events?
 - What resources are needed to carry out these activities – people, funding, materials?
 - How much time will be needed to achieve each stage of the programme?
- 2.17 The programme will help the forum to focus and monitor its activity and to think in particular about what funding may be required to develop the plan.

2.18 There has been an indication from Government that the process of developing a Neighbourhood Plan takes approximately one year.

Develop a communications strategy

2.19 In any community led planning exercise, communication and publicity is vital, from an early stage and throughout the process. People are more likely to participate if they are kept informed.

2.20 In case of developing a Neighbourhood Plan where the support of the community at the referendum stage (see Section 7) is crucial to its adoption, the need to keep information flowing takes on even greater significance.

2.21 The neighbourhood forum may find it helpful to create an informal 'communications strategy', setting out how and when it means to communicate with the wider community and other stakeholders.

2.22 Different ways of getting messages out to the community include:

- Putting up posters
- Delivering flyers/leaflets
- Talking to neighbours, groups and businesses
- Using IT – town/parish websites, social media, emails
- Putting notices in town/parish newsletters or magazines
- Contacting the local media

Costs

2.23 Plans are likely to vary in costs, depending on the area covered by the plan and the complexity of what it being proposed. Costs will be reduced where local skills and expertise are 'tapped' into. There may also be some initial financial support available from central Government.

2.24 A Neighbourhood Plan can consist of various components from the 'menu' set out below:

- Strategic Environmental Assessment: £10,000 - £30,000*
- Appropriate Assessment (where required): £15,000*
- Consultation costs: £5,000 - £10,000*
- Examination costs: £5,000 - £8,000*
- Referendum costs: £7,000*

(*costs estimated by the Department for Communities and Local Government in its impact assessment of Neighbourhood Plans and Community Right to Build, January 2011)

2.25 As part of its ongoing financial planning East Herts Council is currently considering how the examination and referendum costs might be paid for. All other costs will be the responsibility of the promoters of the Neighbourhood Plan.

3. Sustainability Appraisal and Appropriate Assessment

- 3.1 There is a legal requirement to undertake a Sustainability Appraisal on planning documents before they can become part of the adopted development plan for the area.
- 3.2 A Sustainability Appraisal looks at the possible economic, social and environmental impacts of an emerging plan, and should result in a plan that has the least negative impact possible on an area.
- 3.3 The Government has indicated that Neighbourhood Plans should be subject to this requirement, and so neighbourhood forums should be aware that the Sustainability Appraisal will need to be planned for early on in the process.
- 3.4 It is important that the appraisal is started when work starts on the plan, so that emerging ideas, content and policies can be assessed, in order to inform the final plan. If the Sustainability Appraisal is done too late, it will not be able to inform the final plan (increasing the risk of a legal challenge at a later stage).

- 3.5 Appropriate Assessment follows a similar principle but will only be relevant to certain Neighbourhood Plans. Appropriate Assessment specifically considers the wider impacts of particular emerging policies and plans on European sites of ecological importance within the area.
- 3.6 Guidance on Sustainability Appraisal and Appropriate Assessment is available from the Planning Policy Team at East Herts Council.

4. Developing a Vision and Objectives

- 4.1 Developing a vision and objectives for the community will be an important first stage in producing the Neighbourhood Plan.
- 4.2 The vision will be an overarching statement describing what the community will be like in the future.
- 4.3 The objectives will set out what the community wants to achieve in order to help realise the vision. Detailed policies and actions can then follow on from these objectives.

Collecting relevant information

- 4.4 In order to help produce the vision and objectives for the area, it will be necessary for the neighbourhood forum to get a clear picture of the community's characteristics and understand whether there are any current or emerging proposals that will affect the area.
- 4.5 Community profiling will involve gathering statistical data to help build up a social profile of the community.
- 4.6 It may also be useful to do a stock of all the area's physical assets and take note of their condition. This might include community centres, village halls, playing fields, sports facilities, footpaths etc.
- 4.7 This could be carried out by the neighbourhood forum, together with other volunteers, for example by organising a walk. Taking photos of these assets and marking them on the

map could help to develop this 'neighbourhood inventory' which could come in useful at later stages in the process.

Reviewing existing plans and strategies

4.8 It will also be important to gather information from any existing plans, strategies or studies that have a bearing on the community. These could include:

- East Herts planning documents, including the East Herts Local Plan 2007 and emerging Local Development Framework documents, in particular the Core Strategy.
- Other East Herts strategies and studies, including the East Herts Sustainable Community Strategy 'Everyone Matters'.
- Previous community-led plans developed in the area, e.g. Town and Parish Plans.
- Other strategies and studies, including those produced by Hertfordshire County Council.

4.9 It is important to try and understand what implications these plans, strategies and studies have for the community.

Discussions with stakeholders

4.10 It will also be important for the neighbourhood forum to establish contacts and have initial discussions with a range of stakeholders, to understand whether there are any other aspirations for the area that have not yet been developed into a plan or strategy.

4.11 The forum may wish to have discussions with the following:

- Local community groups
- Local businesses
- Local landowners and/or their representatives
- Officers at East Herts Council
- Officers at Hertfordshire County Council
- Representatives from other organisations, e.g. Environment Agency, English Heritage, Natural England

Identify the area's strengths and weaknesses

4.12 Another important factor in developing the vision and objectives is to find out what people consider to be the community's current strengths and weaknesses.

4.13 This will involve engaging with residents, community groups and local businesses. This could be done using the following methods:

- Survey (hard copy or web based)
- Community event (workshop or exhibition)
- Focus group or discussion at meeting of local group
- Other method tailored for different sectors of the community

4.14 Possible questions that could be asked by the neighbourhood forum include:

- What are our strengths as a community?
- What do we do well?
- What can we improve or change in the community?
- What are we missing?
- What do we need to do to make the community a better place to live?
- What resources do we have? (people, services, land)
- What opportunities exist in the area?
- What are the barriers? (environmental, physical, financial)

Draft the vision and objectives

4.15 As the Neighbourhood Plan will ultimately form part of the Local Development Framework for the district (assuming it passes the examination and referendum), it would make sense for the vision to cover the same time period as that of the Core Strategy, which runs up until 2031.

4.16 The neighbourhood forum could draft a series of vision statements, setting what it will be like to live and work in the area in 2031, or there could be one vision statement. However it is drafted it is important that the vision is realistic and achievable.

4.17 A typical Neighbourhood Plan vision statement might include topics such as:

- What the area will look like
- What facilities there will be (e.g. parks, shops, schools)
- What the social and economic outlook for the area will be

4.18 The objectives will be more specific and will set out how the vision will be achieved. For each element of the vision, there may be one or a number of objectives, depending on the different priorities of the community.

4.19 The neighbourhood forum may find that some of the feedback it receives from the community doesn't really relate to Neighbourhood Planning, e.g. concerns over litter.

4.20 Whilst this may not be a subject for the Neighbourhood Plan, it will still be an important issue for the community, and will therefore need to be dealt with via an alternative route. The town or parish council may wish to develop a separate action plan to deal with these wider issues.

Check for conformity with strategic policies in the development plan

4.21 Once the neighbourhood forum has drafted a vision and objectives, it will be important to check that they don't stray too far from or offer a contrary position to the development plan for the area.

Check the draft vision and objectives with the community

4.22 Before progressing, it is essential to check that the community supports the draft vision and objectives. There are a number of ways in which this endorsement can be sought, including:

- Deliver copies to all households and ask for feedback
- Meet with community groups and ask for feedback
- Hold a public meeting or drop-in event
- Publish information in the parish newsletter/magazine and ask for feedback

- 4.23 Following consultation on the draft vision and objectives, any necessary amendments can be made before moving on to developing the detailed content of the Neighbourhood Plan.

5. Developing the Plan

- 5.1 Once the vision and objectives have been drafted and agreed, the neighbourhood forum can start to think about the detailed content of the Neighbourhood Plan.
- 5.2 The detailed content will include policies, a proposals map and possibly an implementation plan for the area.

Policies

- 5.3 The Government is clear that the intention of Neighbourhood Plans should be to set out policies on the development and use of land in a neighbourhood area.
- 5.4 In this respect, a Neighbourhood Plan is similar to the 'Local Plan' for the district, but it is written and applied at the parish level.
- 5.5. The draft policies that are included within the Neighbourhood Plan should be based on the information gathered during previous stages of evidence gathering and community and stakeholder engagement. Policies should ultimately seek to achieve the vision and objectives.
- 5.6 For each objective that has been agreed, the neighbourhood forum should consider what policies could be put in place to try and achieve them.
- 5.7 Policies may take one of more of the following forms:
- Policies may identify or allocate sites for particular types and scales of development (e.g. residential, employment etc)
 - Policies may specify particular requirements relating to each allocation (e.g. landscaping)
 - Policies may identify sites within the neighbourhood area to be protected or enhanced

- Policies may be more generic and apply to any future development within the neighbourhood area (e.g. local design policies)

5.8 The need to ensure that policies are achievable applies particularly to those that relate to the future use of a particular site within the neighbourhood area. The neighbourhood forum should ensure that site related policies have been drawn up in negotiation with the relevant landowners or site promoters.

Check for conformity with strategic policies in the development plan

5.9 Once the neighbourhood forum has drafted the proposed policies, it will once again be important to check that they don't stray too far from or offer a contrary position to the development plan for the area.

Site Proposals Map

5.10 For site allocations and site related policies, the Neighbourhood Plan will need to include a map showing proposed site locations and boundaries.

5.11 The neighbourhood forum may find it useful to produce these maps as it starts to draft the Neighbourhood Plan policies. Showing proposed locations on maps will help in any communication with the wider community and can assist in getting their views on particular sites.

5.12 Town and parish councils may already have Ordnance Survey licenses so will be able to produce maps of their area (assuming they have access to GIS). For those town and parish councils that don't currently have an Ordnance Survey license, then they can sign up to a Public Sector Mapping Agreement from Ordnance Survey, which will allow them to produce maps free of charge.

<http://www.ordnancesurvey.co.uk/oswebsite/public-sector/mapping-agreement/index.html>

Develop an Implementation Plan

- 5.13 The neighbourhood forum may wish to draw up an implementation plan, showing what actions are required 'on the ground' in order to achieve the vision and objectives of the Neighbourhood Plan. This does not need to be part of the main Neighbourhood Plan itself, but could form an appendix to the main document, which can continue to evolve as actions progress and new ones are agreed.
- 5.14 When developing the actions, the neighbourhood forum may wish to consider the following principles:
- Priority: Is the action a high, medium or low priority?
 - Responsibility: Which organisation is the lead for delivering this action
 - Timescale: By what date should the action be carried out?
 - Partners: Does the action require support from partners?
 - Resources: Is funding or any other resource required?
- 5.15 Certain actions may require input and assistance from a variety of stakeholders e.g. East Herts Council, Hertfordshire County Council, landowners, service providers, as well as groups from within the community.

Finalise the draft of the Neighbourhood Plan

- 5.16 Once the policies and the implementation plan have been drafted, then the neighbourhood forum can start to produce the Neighbourhood Plan.
- 5.17 There is no rule about what a Neighbourhood Plan should look like, as long as it contains clear policy statements with accompanying maps where needed.
- 5.18 Any associated implementation plan could be an appendix to the Neighbourhood Plan, as could a report on the consultation that was undertaken in order to produce the Plan.
- 5.19 At this stage, the neighbourhood forum will also need to produce a report on the Sustainability Appraisal process (and

Appropriate Assessment if necessary), explaining why the policies included in the plan are the most appropriate ones.

Check for conformity with strategic policies in the development plan

5.20 It is again advisable, at this stage, for the neighbourhood forum to check their emerging policies and action to ensure they are in conformity with the strategic policies in the development plan. Hopefully, if there has been continued liaison with the Planning Policy Team at East Herts Council, then there shouldn't be an issue with lack of conformity.

Check the draft Neighbourhood Plan with the community

5.21 Before submitting the final Neighbourhood Plan to East Herts Council, the neighbourhood forum should check that residents, businesses and other stakeholders are happy with the content of plan. The Sustainability Appraisal report (and Appropriate Assessment if necessary) should also be made available for comment.

5.22 As well as getting the views of residents and local groups, the neighbourhood forum should look to consult wider stakeholder organisations, including:

- East Herts Council
- Hertfordshire County Council
- Environment Agency
- Natural England
- English Heritage

These organisations can offer valuable advice and guidance on the content of the plan.

5.23 The neighbourhood forum should also consult with adjacent town or parish councils.

5.24 Once consultation has been carried out, an analysis of comments should be made and the neighbourhood forum should consider whether any amendments need to be made to the draft plan before it is submitted to East Herts Council, ready for the independent examination.

6. Independent Examination

Submit Neighbourhood Plan to East Herts Council

- 6.1 Once the neighbourhood forum has made any necessary amendments to the Neighbourhood Plan, it should submit the plan to East Herts Council.
- 6.2 East Herts Council will conduct a check of the Neighbourhood Plan, to ensure that the process that has been followed is in accordance with the requirements of the Localism Bill/Act and associated regulations.
- 6.3 If the District Council is happy that the Neighbourhood Plan meets these requirements, it will arrange for independent examination of the document.

Appointment of Examiner

- 6.4 East Herts Council will decide, in collaboration with the neighbourhood forum, on whom to appoint to undertake an independent examination of the Neighbourhood Plan.
- 6.5 The main function of the examination will be to check that the Neighbourhood Plan conforms with:
 - The strategic policies in the development plan
 - The National Planning Policy Framework
 - Relevant European Directives
 - Neighbouring Neighbourhood Plans
- 6.6 It is anticipated that the examiner will consider written representations during the examination period, rather than oral representations. If the examiner does decide that an oral representation is preferable, then a public hearing must be held.

Examiner's Report

- 6.7 The result of the examination will be a report that will have one of the following recommendations:

- The draft Neighbourhood Plan should proceed to a referendum;
 - The draft Neighbourhood Plan should proceed to a referendum, subject to certain amendments;
 - The draft Neighbourhood Plan should be refused.
- 6.8 The report will be issued to both the town/parish council and East Herts Council.
- 6.9 Where the examination shows that the Neighbourhood Plan is not compliant with the strategic policies in the development plan, legal requirements or national policy, then East Herts Council will not be obliged to carry out a referendum or adopt the plan. The Neighbourhood Plan will therefore have no statutory status.

7. Referendum

- 7.1 If the examiner's report recommends that the draft Neighbourhood Plan should proceed to a local referendum, then East Herts Council will arrange and co-ordinate this.
- 7.2 The referendum will normally be open to any individual registered to vote in the parish, but the independent examiner (or East Herts Council) may take the decision that it should be extended, if for example certain policies within the plan have implications for surrounding communities.
- 7.3 A referendum is required to gauge community support for the Neighbourhood Plan. Where the plan receives the support of more than 50% of voters at the referendum, then the plan will be adopted by East Herts Council and brought into effect.

8. Adoption

- 8.1 East Herts Council will adopt the Neighbourhood Plan as soon as reasonably practicable, bearing in mind the normal democratic process.
- 8.2 Once the Neighbourhood Plan has been adopted, it will become part of the statutory development plan against which relevant planning applications will be determined.
- 8.3 If Neighbourhood Plans reach the adoption stage before the enactment of the Localism Bill, then there is no legal mechanism by which to adopt them as statutory planning documents.

9. Implementation and Monitoring

- 9.1 It is recommended that the town/parish council continues to monitor the Neighbourhood Plan and associated implementation plan, to check that progress is being made against the community's objectives.
- 9.2 The Neighbourhood Plan will need to state what time period it covers, and this will need to be a decision for each community to make. However, as each plan will (if suitable) be adopted within the Local Development Framework, it makes sense that the time period is aligned to that of the Core Strategy, namely up until 2031.
- 9.3 This does not mean that the town/parish council cannot refresh its Neighbourhood Plan if the need arises before that time. It should be noted, however, that the process for a refresh will include further consultation, an examination and referendum.

10. Support

- 10.1 There are several sources of advice and support for communities who are interested in neighbourhood planning.
 - The local planning authority will be obliged by law to help people draw up their Neighbourhood Plans

- Developers, town and parish councils, landowners and local businesses may all be interested in sponsoring and taking a leading role in neighbourhood planning
- The Government has committed to providing £50m until March 2015 to support local councils in making neighbourhood planning a success
- The Government has also already provided £3m to four community support organisations. Their details are below:

The Prince's Foundation for the Built Environment

Contact name: Sebastian Knox

Tel: 020 7613 8587

Email: sebastian.knox@princes-foundation.org

Website: <http://www.princes-foundation.org/our-work/supporting-communities-and-neighbourhoods-planning>

Locality

The Building Community Consortium

Contact name: David Chapman

Tel: 0845 458 8336

Email: neighbourhoodplanning@locality.org.uk

Website: www.buildingcommunity.org.uk

CPRE in partnership with NALC

Contact name: Nigel Pedlingham

Tel: 020 7981 2832

Email: Nigelp@cpre.org.uk

Website: <http://www.planninghelp.org.uk/>;
www.cpre.org.uk; www.nalc.gov.uk

RTPI

Planning Aid

Contact name: John Rider-Dobson

Tel: 0203 206 1880

Email: info@planningaid.rtpi.org.uk

Website: <http://www.rtpi.org.uk/planningaid/>

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