

Public Document Pack

EAST HERTFORDSHIRE DISTRICT COUNCIL

NOTICE IS HEREBY GIVEN that a meeting of East Hertfordshire District Council will be held in the Council Chamber, Wallfields, Hertford on Tuesday 3rd September, 2019 at 8.00 pm, for the purpose of transacting the business set out in the Agenda below, and you are hereby summoned to attend.

Dated this 22 August 2019

Alison Stuart
Head of Legal and
Democratic Services

AGENDA

1. Chairman's Announcements

To receive any announcements.

2. Apologies for Absence

To receive any Members' apologies for absence.

3. Declarations of Interest

To receive any Members' declarations of interest.

4. Standon Parish Neighbourhood Development Plan - Adoption (Pages 5 - 74)

DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
 - must not participate in any discussion of the matter at the meeting;
 - must not participate in any vote taken on the matter at the meeting;
 - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
 - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
 - must leave the room while any discussion or voting takes place.
2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.
3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.
4. It is a criminal offence to:

- fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
- fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
- participate in any discussion or vote on a matter in which a Member has a DPI;
- knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

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EAST HERTS COUNCIL

COUNCIL – 3 SEPTEMBER 2019

REPORT BY THE LEADER OF THE COUNCIL AND THE EXECUTIVE MEMBER FOR PLANNING AND GROWTH

STANDON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN, 2017-2033

WARD(S) AFFECTED: STANDON PARISH

Purpose/Summary of Report

- To adopt the Standon Parish Neighbourhood Development Plan following the Referendum of 25th July 2019.

<u>RECOMMENDATIONS FOR COUNCIL:</u>	
(A)	the Standon Parish Neighbourhood Development Plan, as detailed at Essential Reference Paper 'B' to this report, be formally 'made' and used as part of the Development Plan.

1.0 Background

1.1 Neighbourhood Planning was introduced by the Government under the Localism Act in 2011. Standon Parish Council submitted a request for Neighbourhood Area Designation of the Standon Parish in February 2015 which was subsequently agreed on June 8th 2015.

1.2 The Parish Council submitted the draft Neighbourhood Plan to East Herts Council in November 2017. Following this, a six week consultation took place between 11th January and 22nd February

2018. The Neighbourhood Plan was then assessed by an Independent Examiner between August 2018 and May 2019 and was recommended to proceed, subject to recommended modifications, to Referendum.

- 1.3 The Referendum took place on 25th July 2019 with a 24% turnout. There was an overall 'yes' vote of 797 against 34 who voted 'no'. As outlined within Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004, (as amended by the Neighbourhood Planning Act 2017) the Council is able to make the Neighbourhood Plan if more than half of those voting in the referendum have voted in favour of the plan being used to help decide planning applications in the area.

2.0 Report

The Referendum

- 2.1 The residents within the Standon Parish voted on the following question:

"Do you want East Hertfordshire District Council to use the Neighbourhood Plan for Standon Parish to help it decide planning applications in the neighbourhood area?"

- 2.2 With an overall successful 'yes' vote, the Council are now able to formally adopt the Neighbourhood Plan as part of the East Herts Development Plan.

Adoption

- 2.3 If the Neighbourhood Plan for Standon Parish is adopted, it will become part of the Development Plan for East Herts District Council. Consequently, any planning applications within the Neighbourhood Area will be assessed alongside the current East Herts District Plan 2018 policies, the National Planning

Policy Framework (NPPF) and all other material planning considerations.

2.4 It is considered that the Standon Parish Neighbourhood Development Plan for Standon Parish positively contributes to the East Herts Development Management process providing a strong community vision that seeks to contribute to sustainable development. The final version of the Standon Parish Neighbourhood Plan can be found 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'**.

Essential Reference Papers

- 'A' Corporate Issues and Consultation
- 'B' Standon Parish Neighbourhood Plan

Background Papers

[The Neighbourhood Planning \(General\) Regulations 2012](#)

[The Neighbourhood Planning \(Referendum\) Regulations 2012](#)

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IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives <i>(delete as appropriate):</i>	Priority 1 – Improve the health and wellbeing of our communities Priority 2 – Enhance the quality of people's lives Priority 3 – Enable a flourishing local economy
Consultation:	Consultation has been undertaken throughout the plan-making process, including two rounds of public consultation, a formal inspection by an independent examiner and a referendum.
Legal:	Once adopted the Standon Parish Neighbourhood Plan will become part of the Development Plan for East Herts Council. Consequently, any planning applications within the Neighbourhood Area will be assessed alongside the current East Herts District Plan 2018 policies, the National Planning Policy Framework (NPPF) and all other material planning considerations.
Financial:	N/A
Human Resource:	None
Risk Management:	None
Health and wellbeing – issues and impacts:	The link between planning and health has long been established. The built and natural environments are major determinants of health and wellbeing. The Neighbourhood Plan is seeking to ensure the most sustainable outcomes for its residents, thus improving health and wellbeing opportunities.
Equality Impact Assessment required:	No.

Environmental Sustainability:	One of the key objectives of the Neighbourhood Plan is to deliver sustainable development. The Plan also seeks to mitigate, and adapt to, the effects of climate change.
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SP NDP

STANDON PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN



STANDON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

2017 - 2033

BARWICK | STANDON | BROMLEY | LATCHFORD | PUCKERIDGE
COLLIERS END | OLD HALL GREEN | WELLPOND GREEN

IN MEMORY OF NEIL JOHANNESSEN

1963 - 2016

Neil moved to Puckeridge in 2008 and set up his building design company, helping clients with design and planning approval and managing the building process. He quickly developed a reputation for championing local projects that were both sustainable and sympathetic to the local character.

So when the Neighbourhood Plan group was formed Neil was one of the founding committee members. He was passionate about preserving the green spaces in the Parish and minimising the impact of new developments on local infrastructure and character. Working within the Land Allocation sub group, he attended meetings with the local authority, Thames Water and land agents to voice the views of local residents.

Neil passed away suddenly in June 2016 leaving a huge hole amongst us both professionally and personally.

To those who did not know him his robust, forthright and questioning approach to problems could be intimidating. To those who did, it was invaluable. The entire team acknowledges Neil's contribution; he has been much missed as we have brought the plan to its final submission.



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PREFACE

A NEIGHBOURLY PARISH

Standon is a neighbourly Parish, and its Parishioners believe that the obligation on neighbours to behave in a neighbourly manner, in their mutual interests, also extends equally and still mutually, to those who come proposing development.

The physical presence of those individuals and companies, as neighbours may be transitory, but the changes they introduce in and around the neighbourhood area, and the ramification of those changes, can have a lasting effect on the quality of life of many local residents.

The Parish responds positively to developers who share this approach.

I. INTRODUCTION

- I.1 The Standon Parish Neighbourhood Development Plan (The Plan) has been produced under the auspices of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. It has been approved by Standon Parish Council, which is the “qualifying body” for the completion of the document. Essentially the Plan is a community-led framework for guiding the future development and growth of the parish of Standon. It has been compiled on behalf of the Parish Council by the Standon Parish Neighbourhood Development Plan Advisory Committee (The Advisory Committee), which was set up on 20th November 2014 for the purpose of managing the process and preparing the document for the Parish Council’s approval. The Plan has been prepared having regard to the policies of the East Herts District Plan, as well as the “saved” policies of the East Herts Local Plan Second Review April 2007. It consists of a written statement and a policies map, which is depicted on an Ordnance Survey base.
- I.2 The Plan has also been checked against government planning policies in the National Planning Policy Framework 2012 (NPPF) and the on-line Planning Practice Guidance (NPPG). Within the national and local frameworks, the Plan is concerned with the development and use of land in the Parish of Standon in the period to 2033 and beyond. In accordance with national policy, the Plan seeks to promote sustainable development and embraces a range of social, economic, and environmental issues. It sets out a vision for the Parish, coupled to a range of planning objectives, policies, and proposals.
- I.3 A wide range of topics are covered in the Plan, including the environment, local character, housing, employment, transport, and infrastructure. The choice of issues was very much influenced by the community in consultation, and reflects concerns which are important for the Parish and its residents. Specific planning proposals include the allocation of land for various types of development, as well as highlighting those sites and areas of the Parish which should be protected and enhanced. Where appropriate, the policies and proposals are shown on the Policies Map, which is cross-referenced to this Written Statement. It is important to stress, however, that this document is concerned primarily with the development and use of land in the Parish. Wider community aspirations have been considered in the various rounds of public consultation, but not all these can be accommodated within land use policies. For this reason, non-land use matters are not included in the policies set out in chapter 5.
- I.4 The Plan is based on proactive involvement with the local community at all stages of its formulation. It is hoped that, as a result of this process of active engagement, it captures the essence of life in the Parish and its community. It seeks to ensure that the vitality of life in the Parish continues into the future, whilst not inhibiting local enterprise, innovation and technical and social developments.

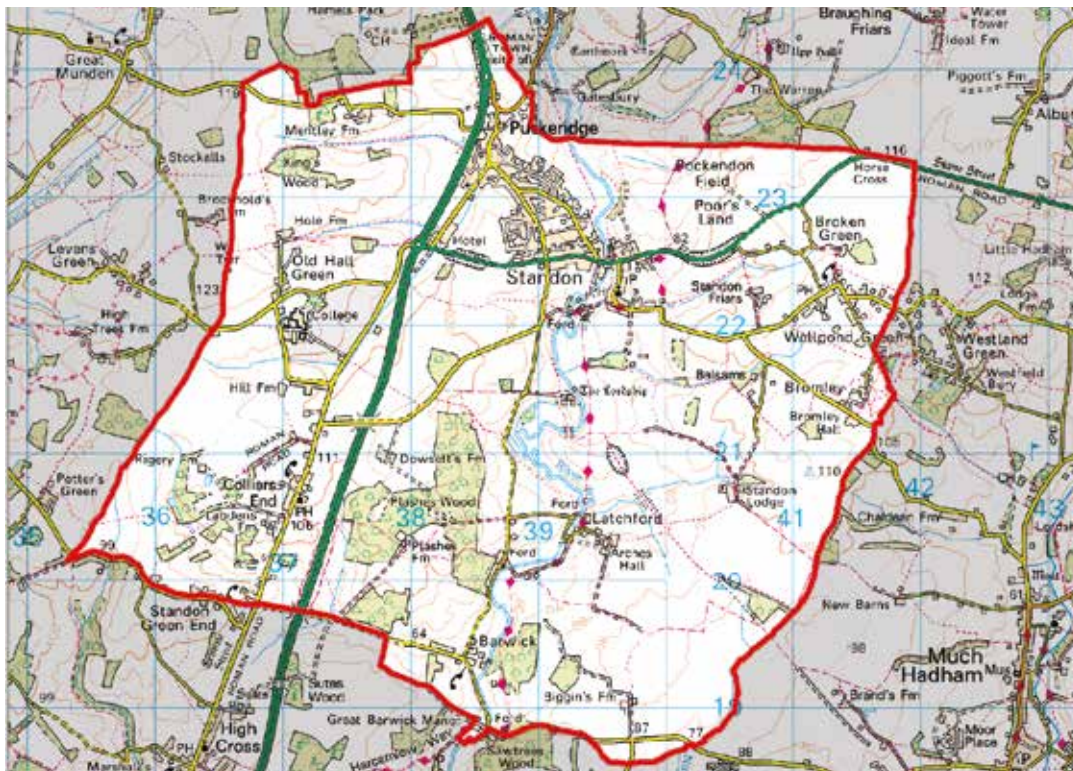


Stand at Standon May Day

- I.5 Once the Plan has been formally “made” by East Herts Council (The District Council), it will form part of the statutory development plan for the area, together with the East Herts District Plan, and any other development plan documents, as well as Hertfordshire County Council Local Plans for Minerals and Waste. The Plan, together with the East Herts District Plan, will be the starting point for the consideration of all planning applications in the Parish and the basis on which the District Council will determine planning applications on behalf of the community.
- I.6 Before formally submitting the Plan to the District Council for examination, The Parish Council was required to publicise the document and invite representations. Under Regulation 14 of the Neighbourhood Planning Regulations, the “qualifying body” must bring the draft Plan to the attention of people who live, work, or carry on business in the neighbourhood plan area. Accordingly, a pre-submission draft of the Plan was published for consultation for a period of 6 weeks, ending on 13th December 2016.
- I.7 Details of all the stages of public consultation and involvement are set out in a formal Consultation Statement (SNP3), which is published in support of the Plan. Copies of that document are posted on the dedicated web-site www.spndp.org and can be obtained on request from the Parish Council. Hard copies will be available for inspection at local libraries and District Council offices in Hertford and Bishop’s Stortford.
- I.8 Following the pre-submission consultation, the Written Statement and the Policies Map have been revised in the light of comments received by the Advisory Committee. The Plan is now formally submitted by the Parish Council to the District Council, who will undertake further public consultation and invite representations. The District Council will also appoint an independent examiner, who will check that the Plan has met the basic conditions enshrined in legislation. Subject to a successful examination, it will then go forward to a referendum. If the majority of the people voting are in favour of the Plan, it will then be “made” by the District Council as part of the statutory development plan for the area.

2. THE PARISH OF STANDON

- 2.1 The Parish of Standon is located in an extensive rural area to the north of Hertford and Ware. It is the largest Parish in the District and covers an area of 2379 hectares. According to the 2011 Census, the resident population of the Parish was 4,335. As can be seen from the map, the Parish incorporates the villages of Standon (population 1,557), Puckeridge (population 1,978) and Colliers End (population 415) as well as the hamlets of Barwick, Old Hall Green, Latchford, Bromley, Broken Green and Wellpond Green. Historically, the economy of the Parish was largely based on agriculture. The vast majority of residents now work elsewhere, and its settlements have assumed a dormitory function for a commuting population.
- 2.2 Standon, Latchford, and Barwick grew up alongside the River Rib, which bisects the Parish and runs southwards to join the River Lee at Hertford. Puckeridge and Colliers End developed alongside Ermine Street, the old Roman road which connected London to Lincoln and York. This road became a busy coaching route in the 18th Century, especially serving London and Cambridge, and formed the basis of the A10 trunk road in modern times. A second Roman highway, Stane Street, connected Colchester with St. Albans – this crossed Ermine Street at a point between Puckeridge and a former Roman town to the north of Puckeridge at Wickham Hill. The town was close to the present northern parish boundary with Braughing Parish, a boundary that is largely defined by the former route of Stane Street.



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Standon & Puckeridge Parish



Standon High Street

STANDON

- 2.3 Standon has Saxon origins and was mentioned in the Domesday Book of 1086. The centre of the village, a Conservation Area, lies immediately to the south of the A120 along the High Street, with a choice of shops and public houses, and a village hall. The street is wide, a reminder that it had been the regular venue for markets from the 13th century onwards. Dating from the 13th and 14th centuries, the church of St. Mary's is listed as Grade I, and contains imposing memorials to Sir Ralph Sadleir (1507 – 1587) and his son Thomas. Sir Ralph was a senior statesman, who served both King Henry VIII and Queen Elizabeth I. The family home was at Standon Lordship, which is situated to the south of the village.
- 2.4 The A120 road crosses the River Rib at the northern end of the village by a concrete bridge, completed in 1992. This structure is on the line of a former iron bridge, dating from 1858. The railways arrived a little later with the opening of the St. Margaret's - Buntingford branch line on 3rd July 1863. Standon station was to the north of the A120, close to Standon Flour Mill. Road traffic descending into the village on the A120 was often halted at a level crossing. The line was closed to passengers on 14th November 1964 and to freight on 17th September 1965, after which the barrier was removed.
- 2.5 The arrival of the railway was said to have struck the death blow to the trade of Standon, which, after the lapse of the local market, depended on road communication with the neighbouring market towns. Some industries developed as a result of the railway. Close by the station there was a large flour mill, built in 1901 - this was connected by electric overhead wires to an old water mill on the east bank of the river, where the water power was supplemented by steam. From early in the 19th century, there was a paper mill to the south of the flour mill, which later became a saw mill. The house and the water wheel still remain, as do the names Paper Mill Lane, Paper Mill Water and Laundry Meadows.



View of Puckeridge High Street

PUCKERIDGE

- 2.6 A map of 1874 shows Puckeridge as a rural settlement completely separated from Standon. Whilst Station Road connecting the two communities existed at that time, the surrounding area was open countryside. In the late 19th century, the village was a thriving community, with a wide range of trades. A later map of 1920 shows that development had commenced with the construction of housing and the Century Hall. By this time allotments had been established between High Street and Station Road. Further housing was built before and after the Second World War, to the extent that Standon and Puckeridge became joined. The Recreation Ground, given to the community as a memorial to the local fallen of the two World Wars, and the Community Centre, to the west of Station Road, are focal points for both communities.
- 2.7 The centre of the village, around the High Street, is a Conservation Area with a number of listed buildings dating mainly from the 16th and 17th centuries, although some are earlier. Since the opening of the A10 bypass in 1972, the overall ambience of the centre has been enhanced, although there are still problems with local traffic and vehicle parking.

COLLIERS END

2.8 Colliers End is a small village which straddles the former London – Cambridge Road. It's name was bestowed by Nicholas le Colyere according to the Assize Rolls of 1278, and by 1526 the place was called Colyere's End. Traditionally, the inhabitants gained their living from agriculture and associated crafts and the road traffic which passed through on what was the old North Road. In the 18th century, Colliers End was on the busy coaching route between London and Cambridge, which generated trade at several village inns. The oldest of these, the Lamb and Flag, is the sole survivor, and is also a Thai restaurant. At the time of writing, however, the business has been closed "until further notice".



View of Colliers End High Street

2.9 Following the opening of the A10 bypass, Colliers End has become a mostly residential community. The site of the former petrol filling station has been redeveloped for housing. To the north of the village, off Dowsett's Lane, there is a former army camp, which has been used for the storage of wood.

BARWICK

2.10 In the 14th century Barwick Manor, today known as Great Barwick Manor, was an estate and part of the larger Standon Manor. Great Barwick predates the present hamlet of Barwick on the west bank of the River Rib. The small cluster of dwellings to the north of Great Barwick was formerly known as the Outpost. In 1888, the site was taken over by the Smokeless Powder Company, an explosives manufacturer and Barwick was formed as a "factory hamlet". The site is now occupied by the A10 Timber Company. To the south is Barwick Ford, which lies on the Parish boundary, adjacent to Great Barwick Manor.



View of Barwick Ford

OLD HALL GREEN

- 2.11 To the north of Colliers End is Old Hall Green, which is the home of St. Edmund's College. The original college for English Catholics was founded in 1568 in Flanders by Cardinal William Allen. When this was closed in 1793 during the French Revolution, the college returned to England and moved in with an existing small boy's school called the Old Hall Green Academy. The name was changed to St. Edmund's College, it consisted of a boys' school and a seminary for the training of priests, making it the oldest Roman Catholic college in the country. The establishment continued until 1975, when the seminary was moved to London. At the same time, the junior boys were transferred to a separate house, now the St. Edmund's Preparatory School. Later girls from the nearby Poles convent were admitted into the sixth form of the College.
- 2.12 The College is by far the largest employer in the Parish of Standon. Both the College and Preparatory School continue to thrive and expand and occupy a magnificent site of around 200 hectares.



St Edmunds College

THE RURAL HINTERLAND

- 2.13 In the eastern part of the Parish, there are four other hamlets – Latchford, Wellpond Green, Broken Green and Bromley. The continuing significance of agriculture in the history of the Parish is clearly defined by the presence of numerous historic farmhouses, farm buildings, mills and cottages in the villages and the surrounding countryside. These buildings form a significant element of the special character and interest of the Parish.
- 2.14 The overall pattern of development reflects very much the origins and history of the Parish over many centuries. It is this essential character that the Neighbourhood Plan seeks to conserve and enhance into the future, whilst still facilitating sustainable growth.



Latchford



Bromley



Wellpond Green & Broken Green

3. HOW THE PLAN WAS PREPARED: AN INCLUSIVE PROCESS

3.1 The Plan has been assembled in full consultation with the local community. The stages in the preparation of the Plan are summarised in the ensuing paragraphs, as follows;

- Stage 1: Setting Up
- Stage 2: Spring and Summer Consultations
- Stage 3: Parish Survey
- Stage 4: Land Allocations
- Stage 5: Public Meetings
- Stage 6: Drafting the Plan
- Stage 7: Pre-submission



Openday 2015

STAGE 1: SETTING UP

3.2 At a meeting in October 2014, the Parish Council resolved to prepare a Neighbourhood Plan. Early in the process, on 20th November 2014, a public meeting was held at the Roger de Clare School in Puckeridge, at which an Advisory Committee was formed to oversee its preparation. At its initial meetings, the Advisory Committee agreed a constitution and formulated a project plan. It also discussed the planning issues which the Plan might need to consider. A number of topic groups were set up to investigate these issues and to develop the evidence base which would be required to underpin the Plan.

3.3 Community engagement and involvement was identified by the Advisory Committee as a key element of plan preparation. A Communications Group was formed, to inform the public and to organise consultation events. A dedicated web-site www.spndp.org and a Facebook page were set up, together with regular newsletters about progress.

STAGE 2: SPRING AND SUMMER CONSULTATIONS 2015

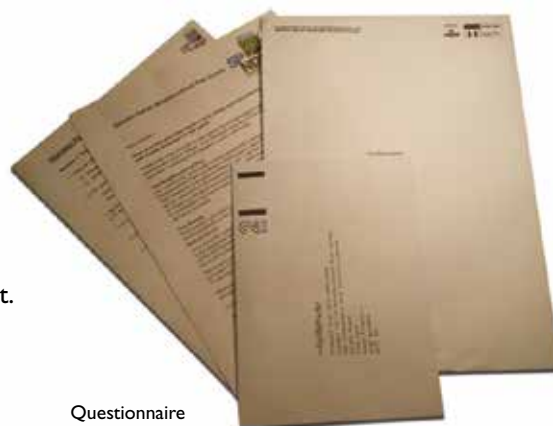
- 3.4 On 4th May 2015, the Advisory Committee had a stall at the annual Standon May Day event, followed by a Public Open Day at the Puckeridge Community Centre on Saturday 16th May. At the latter event, local people were asked to give their opinions on the planning issues which were of most concern to them. In June, two walks around the Parish were organised, in order to view some of the key sites and areas of interest.
- 3.5 All of these events were of value on raising the profile of the Plan and the work of the Advisory Committee. From the Open Day, the Advisory Committee were able to obtain an initial impression about the range of planning issues which were most important and which should be covered by the Plan.
- 3.6 In subsequent discussions in the Advisory Committee, it was concluded that the feedback from the Open Day, although valuable, was not sufficient to provide a firm evidence base to support the Plan. Accordingly, it was resolved to commission a survey.



Stand at Standon May Day

STAGE 3: SURVEY

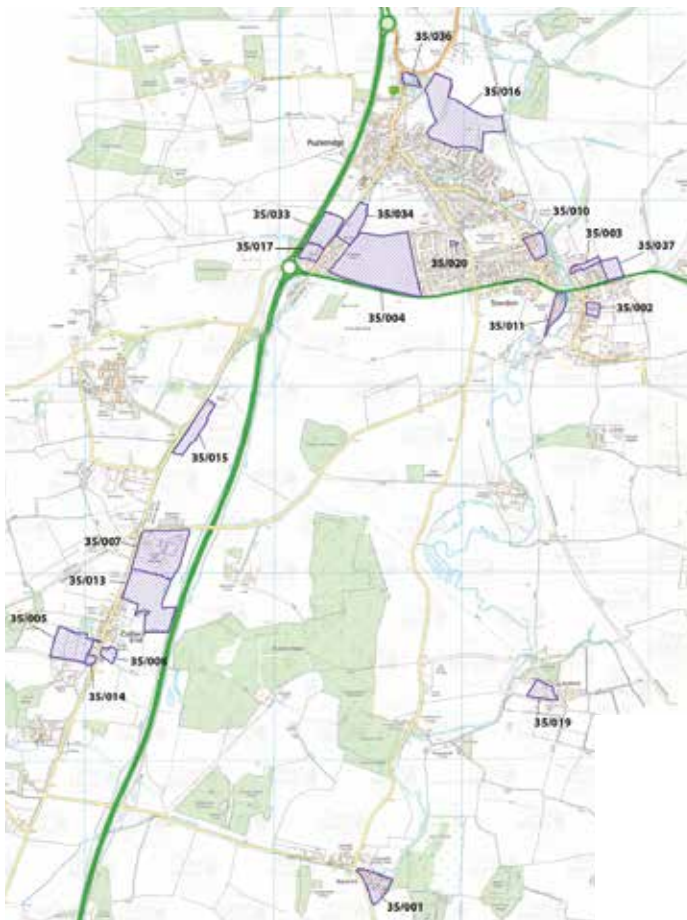
- 3.7 The survey form was distributed to all households in the Parish at the beginning of September 2015. A Summary Report of the survey and its results was posted on the dedicated web-site at spndp.org. By the close of the survey, 754 responses had been received, a return rate of 44% of the forms distributed.
- 3.8 The survey questionnaire was set out as a series of structured questions relating to the main issues which had emerged from the initial consultations in the Parish. These concerned housing, vehicle parking, the local economy and business, the environment (including flooding), amenities, infrastructure (travel and utilities), and health and welfare.
- 3.9 At the end of the questionnaire, respondents were asked to summarise, in their own words, their issues and priorities for the Plan. These provided a clear message to the Advisory Committee about residents' concerns. The issues most-mentioned were as follows:
- general concerns about keeping Standon and Puckeridge as villages, maintaining the village communities quiet, peaceful, rural and conserving the countryside.
 - issues about traffic, including safety and congestion, speeding, problems getting on to main roads, junctions, the A120 and the need for an east-west A120 bypass.
 - problems about illegal and inconsiderate parking, lack of parking enforcement and access to shops.
 - the need for, and the capacity of amenities, particularly the health centre, doctors, shops and schools.
 - specific housing needs, including affordable housing for local young people.
 - the need for, and improvement of public transport.



Questionnaire

STAGE 4: LAND ALLOCATIONS

- 3.10 A key task for the Advisory Committee was the provision of housing sites for at least 150 dwellings in line with the East Herts District Plan. These dwellings would be concentrated in and around Standon and Puckeridge, which were jointly categorised in the District Plan as a Group One Settlement. Accordingly, it was decided to set up a Land Allocations Group, charged with the specific task of finding suitable sites.
- 3.11 A full report of the Land Allocations Group (SNP8) has been produced and is part of the evidence base supporting this Plan. A methodology for the assessment of sites was agreed, derived mainly from a guide published by Herefordshire Council. It was decided that the initial assessment should focus on the list of housing sites produced by the District Council as part of its Strategic Land Availability Assessment (SLAA) for the District Plan. At Stage 1 of the SLAA in 2011, it had considered 35 sites in Standon Parish, the bulk of which were concentrated in Standon and Puckeridge. Most of these sites were outside the defined settlement boundaries, and therefore could not be delivered without a policy change.



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SLAA Sites

- 3.12 At the start of its own assessment, the Land Allocations Group scored each of the 35 SLAA sites against a set of 18 criteria. The scoring for the criteria was not weighted at this early stage, but weighting was applied later to some of the more significant criteria. Some of the sites were discounted, however, because they could be affected by flooding. Sites currently in employment use were also rejected, because of the jobs which they provided within the Parish. For each site, a standard density assumption was made of 29 dwellings per hectare (later reduced to 25 dwellings per hectare – see paragraph 5.46).

- 3.13 Towards the end of this first stage of assessment, an additional criterion was added to the evaluation, with the question “Is this site suitable for houses from a villager’s point of view?” By early October 2015, a preliminary short list of potential housing sites had been produced for the consideration of the Advisory Committee. These were clustered to the south of Puckeridge, along the Cambridge Road and included not only the SLAA sites but also further sites which had emerged from consultation on the Plan.

- 3.14 During the autumn, two external events affected the work of the Land Allocations Group. First, outline planning permission was granted on appeal on land known as the Co-op site (SLAA site 35/034), to the east of Cambridge Road, for the development of 24 houses. Second, an outline planning application was submitted to the District Council for the development of 205 dwellings at the Café Field, Puckeridge (SLAA site 35/004). This proposal was a “hybrid” application, with Phase 1 for full planning permission for 101 units, and Phase 2 in outline for a further 104 units.
- 3.15 The Café Field application was not unexpected, but it aroused considerable discussion in the local community. The granting of planning permission would result in the minimum number of dwellings approved in the parish being well in excess of the minimum requirements set out in the District Plan. Both the Parish Council and the Advisory Committee resolved to object to the proposal. The formal objection by the Advisory Committee was based to a large extent on the work of the Land Allocations Group, which had evaluated the Café Field against other potential sites.
- 3.16 In view of the changing circumstances, and the response by members of the Advisory Committee, the Land Allocations Group re-ran the evaluation of potential housing sites. The fresh evaluation embraced twenty sites. It took account of highways issues, particularly access to the A120, and the potential for flooding associated with the tributaries of the River Rib at Puckeridge. From this process, it was concluded that a further focus of development should be to the east of Standon, to the north of the A120 at Stortford Hill (including SLAA sites 35/003 and 35/037). Two options were accepted by the Advisory Committee as a basis for further consultation with the community. A further site was registered with East Herts District Council as SLAA 35/038 well after the site assessment and public meetings had concluded. The site is west of the A10 Puckeridge bypass in an agricultural environment and is considered not appropriate for either residential or small business development.

STAGE 5: PUBLIC MEETINGS

- 3.17 The development options were presented by the Advisory Committee to parishioners at two public meetings, held on the 11th and 13th February 2016. The meetings also provided an opportunity for the Advisory Committee to report on progress on the Plan, to invite comment on a vision and objectives for the Plan, and to explain the issues concerning the A120 road and options for a future bypass. There was also discussion about the Café Field planning application and the possible impact of the proposed development of housing. Comparisons were made about the relative merits of the clusters of sites to the southwest of Puckeridge and to the east of Standon.



Presentation at Open Evening

- 3.18 During the public meetings, many questions were posed about the planning process and the need for a Neighbourhood Plan, but there was clear support for its completion. At the meeting and in subsequent responses, there was some support for the development option to the east of Standon, but excluding Burr’s Meadow in Standon village. Concern about sewage and the threat of surface water flooding was expressed. Traffic congestion and vehicle parking issues were also discussed - linked to concerns about the present and future effects of the A120 road through the Parish.



Collecting Feedback

- 3.19 A full report on the public meetings is included in the Statement of Consultation (SNP3) accompanying the Plan. The results of the discussions, supplemented by further representations confirmed to the Advisory Committee the list of issues which were of most concern to local residents. In terms of the options for housing development, the Advisory Committee favoured the sites to the east of Standon, and land to the southwest of Puckeridge. The evaluation of the options was carried out by the Land Allocations Group – this process is described in SNP8. After due consideration, the Advisory Committee decided that the latter option, centred on Cambridge Road, Puckeridge, would form the focus of the development strategy for the Plan to be submitted to the District Council. A key factor in the decision was that Hertfordshire Highways had stated at a meeting that no additional access road to the A120 would be permitted between the Little Hadham bypass and the A10 Puckeridge roundabout. A further site was registered with the District Council as SLAA 35/038 well after the sites assessments and the public meetings had concluded. The site is west of the A10 Puckeridge Bypass in an agricultural environment and is considered by the Advisory Committee to be not appropriate for either residential or small business development.

STAGE 6: DRAFTING OF THE PLAN

- 3.20 Drafting of the Plan has been an iterative process, undertaken by the planning consultant to the Advisory Committee. Chapters 1 – 4 were drafted and approved by the Advisory Committee in the early part of 2016, and the vision and objectives were put to the public meetings in February. The policy section (Chapter 5) was built up in the subsequent months, and could only be completed following the work of the Land Allocations Group on the housing sites.

STAGE 7: PRE-SUBMISSION

- 3.21 Details of the pre-submission stage are set out above in paragraph 1.6. The final draft of the written statement was put to the Parish Council and the Advisory Committee on 11th October 2016 prior to publication and pre-submission consultation.
- 3.22 Throughout the preparation of the Plan the discussions at the Advisory Committee and in public consultation have been wide-ranging. Inevitably, some of the suggestions made by local residents have been excluded because they are not appropriate for consideration in a planning document. A number, however, have been passed to the Parish Council for further consideration and future action.

4. VISION AND OBJECTIVES

4.1 This chapter contains the vision for the Parish which has emerged from views expressed by the public during the consultation process. The vision is the bedrock of the objectives and policies in this and the next chapter.

4.2 VISION:

“Standon will remain an attractive Parish within a beautiful Hertfordshire setting and our distinctive rural character, scale and atmosphere will be preserved. Each of the settlement areas that make up the Parish will have retained their own distinctive character and remain separate with the quality of the landscape spaces between them continuing to define their shared identity.

Our Parish is enriched by its open aspect to the countryside, marked by buildings of character and offers a diverse range of independent shops and services.

By the year 2033 and beyond.....

....there will be growth in housing numbers, through the provision of new homes, purpose-built to meet local needs. These new homes will be provided in small clusters on sites that do not detract from the character of the Parish.

The green, leafy, open parts of the developed Parish will be reflected in any new housing development, with gardens in green surroundings. Development in historic areas will be made to suit its setting, but in new sites the appliance of good design principles will allow the Parish to benefit from the advantages of modern architecture and sustainable building practices.

Our Parish will continue to support local employment, businesses and facilitate new employment opportunities within the Parish for local people.

Our Parish will aim to manage our growth, with infrastructure and services to meet the needs of the local community.

**A community where people will ‘want to live’ rather than ‘have to live’.
A community where it is a joy to live for everyone.”**



4.3 In order to achieve this vision, the key objectives for the Plan are set out below:

ENVIRONMENT

- To deliver sustainable development
- To mitigate, and adapt to, the effects of climate change
- To protect and enhance the character and qualities of the rural landscape setting
- To offer greater protection to the retention of features important to the visual appearance and character of the Parish, including its built heritage, Conservation Areas, Listed Buildings, cherished views, green spaces, woodlands, natural habitats, and watercourses
- To protect and manage land that is important for biodiversity and nature conservation
- To protect and manage natural ground water sources and their habitats in order to maintain supporting ecosystems, to prevent water and soil pollution, and to sustain the role of water courses in flood prevention

HOUSING AND DEVELOPMENT

- To provide sufficient housing in accordance with local-defined needs, with a high proportion of affordable housing for local residents
- To provide a mix of housing types, including smaller units for the elderly, and starter homes for young people
- To ensure that any new development is built to a high quality of design, a high sustainability standard in a way which reinforces local distinctiveness
- To ensure that the location of new development is resilient to the effects of climate change and flood risk

EMPLOYMENT AND BUSINESS

- To support the local economy through existing businesses and to encourage the expansion of local employment opportunities
- To ensure the continued provision of local shops and businesses
- To foster home working



View from Standon Church

TRANSPORT

- To develop local transport links to provide the community with better access to employment and leisure opportunities
- To ensure safe vehicular and pedestrian access and promote pedestrian safety
- To provide adequate vehicular parking for the needs of residents and businesses and to ensure that visitor parking is provided on-site
- To locate new developments so that current problems with traffic congestion, car parking, and road safety are not exacerbated, and (if possible) are reduced
- To manage the effects of the A120 Little Hadham bypass on Standon and Puckeridge
- To protect the “bands of interest” associated with possible routes of an A120 bypass of Standon and Puckeridge

FACILITIES AND SERVICES

- To protect and improve existing community facilities
- To ensure the continued provision of exceptional health and well-being facilities (Doctors’ surgery and District Nurses)
- To protect and enhance green open spaces used for sport and recreation
- To protect, maintain, improve and, where possible, create public rights of way to link local communities

4.4 These objectives were “mapped” against the strategic objectives and policies of the East Herts District Plan. The linkages showed a high degree of conformity between the above objectives and the District Plan. These relationships will be monitored and reviewed throughout the plan period and the policies of the Plan will be adjusted and amended as and when appropriate.

5. THE POLICIES

INTRODUCTION

- 5.1 Before a Neighbourhood Plan can come in to force it must demonstrate compliance with the relevant statutory, regulatory and policy requirements. In addition to legal requirements, the Neighbourhood Plan Regulations 2012 (as amended) broadly require that it should be in general conformity with the strategic policies in the Development Plan for the local area, that it should have appropriate regard to National Planning Policy. It should contribute to the achievement of sustainable development; it should be compatible with, and not breach, European Regulations, including Human Rights requirements, and it should be unlikely to have a significant effect on a European site.
- 5.2 At the time of preparing the Plan, the current development plan for the area consisted of the “saved” policies of the East Herts Local Plan Second Review April 2007, and Minerals and Waste Plans produced by Hertfordshire County Council. The East Herts policies of 2007 will be replaced by the District Plan which was formally “adopted” by the District Council in October 2018. When the Neighbourhood Plan is formally “made” by the District Council it will also form part of the statutory development plan for the area.
- 5.3 As explained below, during the formulation of the Plan, regard has been paid both to the “saved” policies of the 2007 Local Plan, and the policies of the District Plan. The District Council is required to review its planning policies whenever the need is demonstrated. Correspondingly, the Parish Council will monitor and review the Plan, so as to ensure that the policies remain in general conformity with the adopted District Plan.
- 5.4 Together with the results of public consultation and involvement, the Parish Council considers that this Plan fulfils the requirements of the Regulations and satisfies the “basic conditions”. The planning policies, together with the reasoned justification for them, are set out below. These policies reflect the main issues which were raised in consultation, and are arranged in the same topic order as the key objectives which are set out in Chapter 4 above.

SUSTAINABLE DEVELOPMENT

- 5.5 The overall policy context for the Neighbourhood Plan is provided by the National Planning Policy Framework (NPPF), and the East Herts policies referred to in paragraph 5.3 above. Regard has also been taken of National Planning Practice Guidance (NPPG), introduced on-line by the Government from March 2014.



Colliers End

- 5.6 In these documents, particularly in paragraph 14 of the NPPF, there is a commitment to the principles of sustainable development. These were originally included in the UK Sustainable Development Strategy Securing the Future (2005), as follows:
1. living within the planet's environmental limits;
 2. ensuring a strong, healthy, and just society;
 3. achieving a sustainable economy;
 4. promoting good governance;
 5. using sound science reasonably.
- 5.7 At the heart of the NPPF, there is a presumption in favour of sustainable development, which should be a common theme, running through plan-making (including Neighbourhood Plans) and decisions made on planning applications for development. The principles of sustainable development are reflected both in the East Herts Local Plan Second Review 2007 and in the District Plan (policy INT1). The Parish Council and the Plan are strongly committed to those principles and to the delivery of sustainable development. In accordance with the objectives of Chapter 2 of the District Plan, the Plan seeks to protect and maintain the strong sense of community in the Parish, whilst protecting and enhancing the environment for future generations. It is also intended to support the local economy and the local network of facilities and services in ways that help to sustain local character.

POLICY SPI - Sustainable Development

Support will be given to development proposals which accord with the principles of sustainable development, as set out in the National Planning Policy Framework (NPPF) and the East Herts District Plan.

CLIMATE CHANGE

- 5.8 The NPPF recognises the key role of planning in helping to adapt to, and mitigate against, the effects of climate change, in accordance with the objectives and policies of the Climate Change Act 2008. The District Plan (Chapter 22) is also committed to these important aims. Within this overall context, the Plan seeks to encourage a low-carbon economy in the Parish, based on advice from the Centre for Sustainable Energy publication Low Carbon Neighbourhood Planning.

POLICY SP2 - Climate Change

Subject to the development being found to be acceptable when judged against other policies in the development plan:

(1) new buildings are encouraged to apply the highest standards of energy efficiency

(2) support is given for on-site power generation and/or low energy systems

See SNP4 Environment Report [[Link](#)]

ENVIRONMENT LANDSCAPE

- 5.9 The responses to public consultation made it clear that the countryside and landscape of Standon Parish is highly valued by the local community and by visitors to the area. The importance of the landscape is set out in Chapter 17 of the District Plan (policy DES2). The rural landscape of the Parish is described in the East Herts Landscape Character Assessment, adopted by the District Council as a Supplementary Planning Document (SPD) in 2007. Its characteristics are also examined in detail in the Environment Report which has been produced as a background document to this Plan.
- 5.10 According to the SPD, the Parish is located in three Landscape Character Areas. Much of the southern part of the Parish lies within the High Cross Plateau (Area No.73). The central part is substantially the Upper Rib Valley (Area No.91). The remainder lies within the Puckeridge Parklands (Area No.92).



Footpath



View across Cafe Field

- 5.11 The **High Cross Plateau** is the area between High Cross and Colliers End. It is described as a “two speed” landscape, an open undulating clay plateau, bisected by the A10 dual-carriageway. It is largely arable, with a number of ancient woodlands. The area to the east of the A10 has larger fields, with no settlements, whereas to the west the landscape is a more intimate, including Colliers End and some isolated farmhouses.
- 5.12 The **Upper Rib Valley** is the essential core of the Parish, and includes the main settlements of Standon and Puckeridge. Its main characteristics are of an undulating valley form, generally quite open, but narrowing around Standon village. The area is generally in arable cultivation, with some ancient woodlands (particularly Plashes Wood), hamlets and isolated farmhouses. The areas around Standon Lordship, Latchford, and Barwick Ford are especially attractive.
- 5.13 The **Puckeridge Parklands** are a linear area on the western edge of the Parish, to the north and south of Puckeridge village. The area is characterised as disturbed parkland along the A10, on the upper slopes of the Rib Valley. Generally the area is well-wooded, with estate arable farmland, isolated farms and mature parkland trees. There are no settlements, but its most distinctive feature is St. Edmund’s College, which is enclosed by extensive landscaped grounds.
- 5.14 The detailed character assessments of the SPD confirm the perceptions of local people about the landscape, particularly the Upper Rib Valley, which has a strong strength of character. It is recommended that the landscape should be conserved and restored. The landscape in the other two areas is described as moderate. For the High Cross Plateau, it should be improved and conserved. On the Puckeridge Parklands, the landscape is described as “good”, which reflects the contribution made by the estates and St. Edmund’s College. The SPD recommends that it should be conserved and strengthened.
- 5.15 The Parish Council supports this approach to the conservation and improvement of the landscape, based on thorough analysis. It also endorses the policies in the East Herts District Plan, which seek to conserve the rural landscape, in particular policy DES2. For individual landscape proposals, policy DES3 Landscaping seeks to retain, protect, and enhance existing landscape features which are of amenity and/or diversity value.
- 5.16 Within the Parish, the relationship between the main settlements and the surrounding countryside is particularly important and is valued by local residents. The village of Standon has a linear form, set in the valley of the River Rib. In both Standon and Puckeridge, there is a strong visual perception of the twin settlements being surrounded by open countryside. This relationship is also important to Colliers End, Barwick, and the various hamlets.

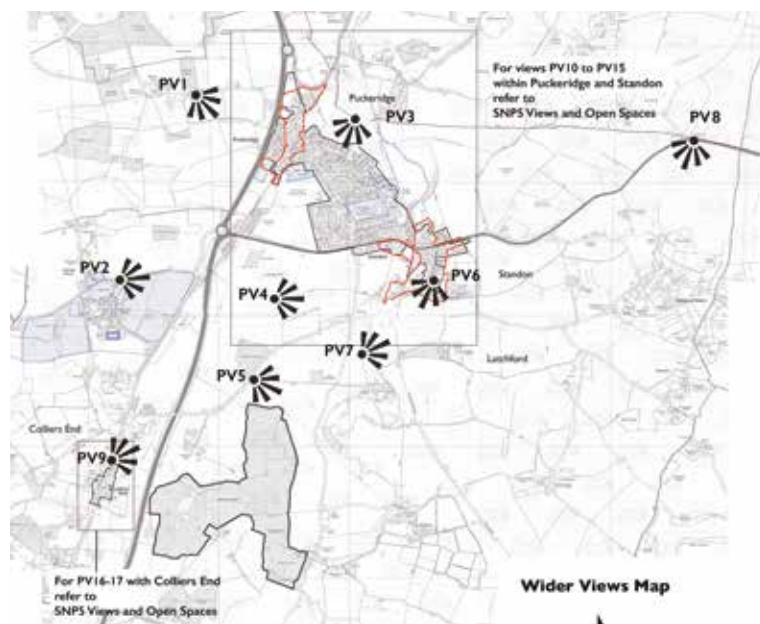
5.17 It is essential that any new development in the Parish respects its distinctive landscape character. From the results of public consultation and a more detailed analysis of the characteristics, of the Parish, the Plan has identified a number of key views and vistas. These are depicted on the Policies Map. An explanation of how these elements were selected is set out in the Views and Open Spaces Report SNP5. Protection of these features is essential in order to maintain the overall countryside setting and character of the main settlements.

POLICY SP3 - Views & Vistas

New development within the identified views and vistas listed below and indicated on the Policies Map and in SNP5 Views and Open Spaces Report, must ensure that key features of the view can continue to be enjoyed, including distant buildings, areas of landscape and the juxtaposition of village edges and countryside.

- PV1 Wider View Mentley Lane West to Puckeridge**
- PV2 Wider View Old Hall Green to Puckeridge**
- PV3 Wider View Wickham Hill south over Puckeridge**
- PV4 Wider View Footpath 17 towards Standon**
- PV5 Wider View Kitchencroft Wood to Latchford**
- PV6 Wider View Church Tower Standon to Laundry Meadow**
- PV7 Standon Lordship to Standon**
- PV8 Wider View Horse Cross to Wellpond and Broken Greens**
- PV9 Colliers End Wider View Ermine Street to Dowsetts farm**
- PV10-11 Local View Conservation Area Puckeridge**
- PV12-13 Local View Cambridge Road length**
- PV14-15 Local View Conservation Area Standon**
- PV16-17 Local View High Street Colliers End**

See SNP5 Views and Open Spaces Report (Includes inset maps indicated on map below)



© Crown copyright and database rights 2017 OS100050710 Main parish wider preserved views map

CONSERVATION AND HERITAGE

- 5.18 From the consultation response, it is clear that the public places a great deal of value on the historic environment and built heritage of the Parish. The essential features of these heritage assets are described in the Environment Report SNP4. Central to local concerns are the two Conservation Areas in Standon and Puckeridge. For both villages, Conservation Area Appraisals were completed by East Herts Council and approved in October 2014. The centre of the Standon Conservation Area runs along the High Street, which was the venue for mediaeval markets, with many listed buildings.
- 5.19 In Puckeridge, the Conservation Area lies at the historic heart of the village, which also held a fair, dating from the 14th century. Later the village developed as a servicing point for carriage traffic on the main London to Cambridge road – there are a number of listed buildings dating from that period. Since the opening of the A10 bypass, there has been a marked improvement in the overall character and appearance of the Conservation Area.
- 5.20 To the south of the Parish, Colliers End was also associated with the servicing of traffic on the turnpike, and contains a number of listed buildings from that period. As in Puckeridge, the village has also benefited from the opening of the A10 bypass.
- 5.21 In the rural parts of the Parish, the hamlets also contain many features of historic interest. In the Rib Valley, there lies Standon Lordship, the former home of the Sadleir family, which is surrounded by its attractive water meadows. The importance of the meadows as a flood plain is fully recognised by the community. Further to the south lies the ancient hamlet of Latchford, with a cluster of listed buildings. On the southern boundary of the Parish is Barwick Ford an attractive local beauty spot, which is near the Manor House. Other prominent heritage assets include the St. Edmund's College at Old Hall Green, and the hamlets of Wellpond Green, Bromley and Broken Green.
- 5.22 The Parish Council supports the aims of the East Herts District Plan, which seeks (policy HA1) to protect the heritage assets of the District. The District Plan also contains a pledge (policy HA2) by the District Council to engage with local communities on the protection of non-designated heritage assets. Consequently, the Neighbourhood Plan has identified certain non-designated heritage assets in the Parish - a schedule of these assets is contained in the Environment Report SNP4. They have been selected in accordance with the criteria listed in paragraph 21.2.5 of the District Plan. With regard to Conservation Areas, the District Plan, in policy HA4, states that any new development, alteration or extensions to existing buildings will be permitted where they preserve or enhance the established character of the area. Proposals outside a Conservation Area which affect its setting will be treated likewise.
- 5.23 The Plan supports policies HA4 and HA5 (controlling the design of shop fronts), policy HA6 (regulation of advertisements in Conservation Areas), and HA7 (development affecting listed buildings). The last-mentioned is strongly supported by the Parish Council, given the numbers of listed structures in the Parish.
- 5.24 Within the Standon and Puckeridge Conservation Areas, there are certain open spaces which contribute much to the overall character of the villages. The most important of these spaces, which have been identified in public consultation, are shown on the policies map. These areas, listed in policy SP5 below, are designated as Local Green Spaces, in accordance with paragraphs 76 - 78 of the National Planning Policy Framework.

POLICY SP4 - Heritage Assets

Designated heritage assets and their settings will be conserved in a manner appropriate to their significance.

Proposals affecting the significance of non-designated heritage assets will be permitted if the scale of any harm or loss is appropriate to the significance of the asset or if they enhance the asset or its setting.

See [SNP4 Environment Report \[Link\]](#)

POLICY SP5 - Local Green Spaces

The following open spaces (as shown on the Policies Map) are designated as Local Green Spaces:

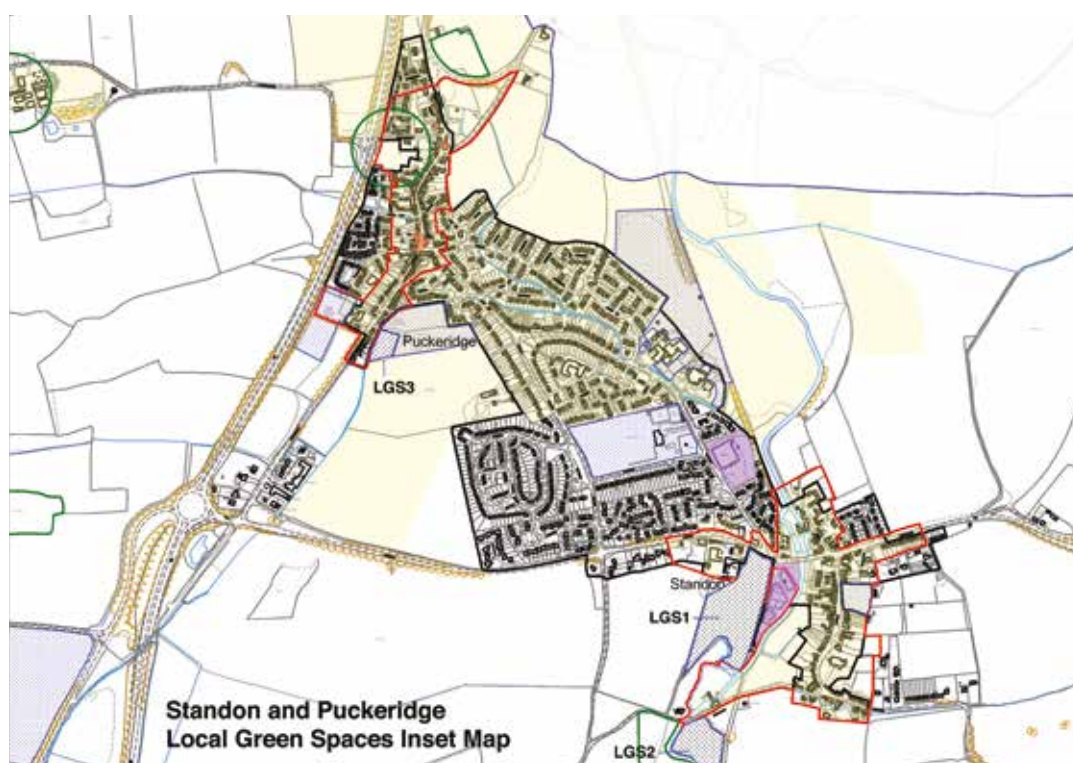
LGS1 - The Croft

LGS2 - Laundry Meadow

LGS3 - Puckeridge Allotments

Development that is inconsistent with the character of these Local Green Spaces will not be permitted except in very special circumstances.

See [SNP5 Views and Open Spaces Report \[Link\]](#)



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Local Green Spaces

GREEN INFRASTRUCTURE

- 5.25 The East Herts District Plan seeks (in policy NE4) to establish a network of green infrastructure across the local authority area. Green infrastructure is defined in the NPPF as:
“A network of multi-functional green spaces, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”
- Green infrastructure policies and practices are well-established in Hertfordshire following the publication of the Hertfordshire Strategic Green Infrastructure Plan in 2010. East Hertfordshire was one of seven District Councils in the county which produced more detailed Green Infrastructure Plans. In the East Herts document (2011), the River Rib was considered to be a key component of green infrastructure in the district.
- 5.26 The Parish Council supports the concept of green infrastructure and the positive approach adopted by the District Council, in particular the recognition of the River Rib and its valley as a key asset. In accordance with District Plan policy NE3, developers will be encouraged to consider opportunities for the further enhancement and creation of green infrastructure in the Parish.



River Rib

BIODIVERSITY

- 5.27 The Parish, with its attractive rural landscape has a wide range of flora and fauna, details of which are appended to the Environment Report (SNP4). Although there are no sites of international significance, there is one Site of Special Scientific Interest (SSSI) at Plashes Wood. There is also a general need to protect wildlife habitats and species, in line with the NPPF (paragraph 117) and the East Herts District Plan (policies NE1, NE2, and NE3). In particular, there are areas in the Parish containing ancient hedgerows, deciduous woodlands, traditional orchards, and herb-rich meadows which are recognised as habitats and species of principal importance in England.
- 5.28 Within the Parish, the Hertfordshire Environmental Records Centre has listed 78 sites of ecological interest. Many of these have been designated as Local Wildlife Sites by the Hertfordshire Wildlife Sites Partnership, which is led and co-ordinated by the Herts and Middlesex Wildlife Trust. The Hertfordshire Biodiversity Action Plan identifies wildlife species and habitats which are a priority for conservation. Standon Parish is particularly rich in its biodiversity: the sites and habitats which have been highlighted are set out in the Environment Report (SNP4). The designated wildlife sites are listed in the Environment Report SNP4. In addition, there are a number of non-designated sites of nature conservation interest, which merit protection (see District Plan policy NE2).

The District Plan designates the water meadows on the west bank of the River Rib as a wildlife site. The whole of the water meadows, are valued by the local community, and are included in Policy SP6 below.

In the District Plan, policy NE3 states that development which would result in the loss or significant change to trees, hedgerows or ancient woodlands will not be permitted. Public consultation on the Neighbourhood Plan has revealed a widespread concern about the loss of hedgerows in the Parish. In a predominately rural area, the patchwork of hedgerows forms an important component of its landscape character. Hedges provide habitats for a wide range of species of flora and fauna, and act as wildlife corridors. The Hedgerow Regulations aim to protect important hedgerows in the countryside by controlling their removal through a system of modification, where there is presumption in favour of protecting and retaining important hedgerows. Whilst the Neighbourhood Plan does not seek to identify important hedgerows under the Hedgerow Regulations, it does identify a number of hedgerows of local significance which should be retained and managed for future generations. These are set out below in Policy SP6.

POLICY SP6 - Biodiversity

Within Standon Parish, habitats and species of principal importance in England will be protected, particularly ancient hedgerows, deciduous woodlands, herb-rich meadows, and traditional orchards.

In accordance with the Hertfordshire Biodiversity Action Plan, the following sites shown on the Policies Map will be protected from development:

- **Plashes Wood (SSSI)**
- **Designated wildlife sites, as listed in [SNP4 Environment. Report](#)**

Protection will also be afforded to other non-designated sites of nature conservation interest and the water meadows to the south of Standon on the banks of the River Rib commensurate with their status and giving appropriate weight to their importance and contribution they make to wider ecological networks.

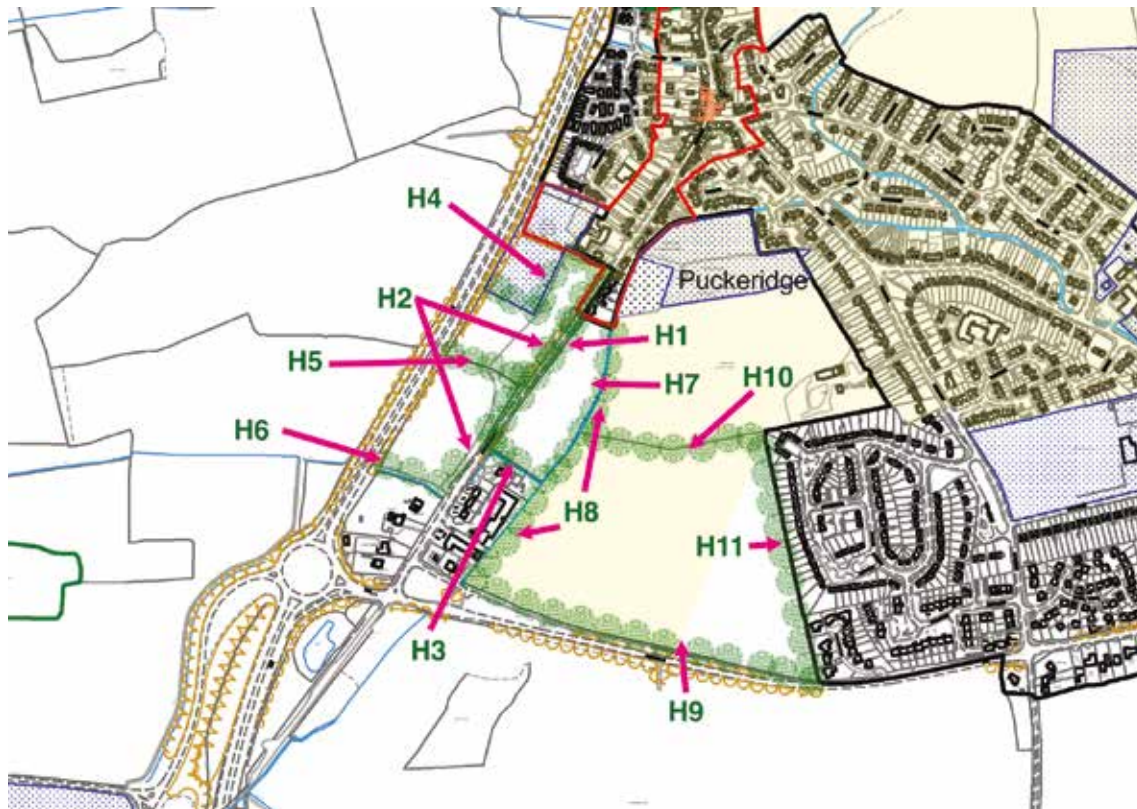
The following hedgerows, as shown on the Policies Map, will be protected from development:

- **H1 East Cambridge Rd**
- **H2 West Cambridge Rd**
- **H3 Southern edge of SLAA site 35/034**
- **H4 Hedge on fence to boundary of St Thomas's School and adjacent to Star Kapela (old Chapel)**
- **H5 Hedge dividing SLAA site 35/033 and non-SLAA site to north**
- **H6 Southern boundary hedge of SLAA site 35/033**
- **H7 Hedge bounding the tributary and SLAA site 35/034**
- **H8, H9, H10, H11 Hedges bounding all edges of SLAA site 35/004 and the hedge bounding the trib along the western edge of SLAA site**

Development will only be supported where the hedgerows listed above are to be retained. There will be a general presumption against development which proposes the removal of hedgerows and trees adjacent to Public Rights of Way in the Parish of Standon.

[See SNP4 Environment Report \[Link\]](#)

[See SNP6 Trees & Hedgerows Report \[Link\]](#)



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Hedgerows

5.29 The NPPF (paragraph 122) states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Most of Standon Parish consists of agricultural land and there are a number of large working farm holdings. Farming is a key element of the local economy and its role is supported by the District Plan which seeks to achieve the most effective use of land as a resource. In Standon Parish, the bulk of the agricultural land is designated under the national agricultural land classification (ALC) as Grade 2 or 3a. Wherever possible this higher grade land should be protected from development in the interests of local farming infrastructure and its future viability.



Hedgerow (H1) on Cambridge Road East Side

PROTECTION FROM POLLUTION

5.30 A number of concerns were raised during public consultation about the effects of development on the levels of pollution. This is covered by the NPPF (paragraphs 123 - 125) and the District Plan (Chapter 24). Reference was made by respondents to the possible effects of light pollution, particularly in the area of Standon and Puckeridge and the A10 and A120 principal roads. This issue is addressed in policy EQ3 of the District Plan.

HOUSING AND DEVELOPMENT HOUSING LAND SUPPLY

[See SNP7 Housing Report \[Link\]](#)

- 5.31 During successive stages of public consultation, the primary focus of the debate was on housing. This is a major planning issue, both locally and nationally. The East Herts District Plan will contain a figure for the supply of dwellings over the period 2011 - 2033. In the latest (July 2017) West Essex and East Herts Strategic Housing Market Assessment (SHMA), the forecast dwelling need for the period 2011 - 2033 was 17,785 units, equivalent to 836 dwellings per annum. This figure has been incorporated in policy DPS1 of the District Plan.
- 5.32 In recent years, in the absence of an up-to-date District Plan, planning applications for housing have been determined against the NPPF and the “saved” policies of the East Herts Local Plan Second Review 2007. The NPPF presumption in favour of sustainable development, and the lack of a five-year housing land supply, has resulted in an upsurge of planning permissions granted on appeal in the rural area beyond the Green Belt. In Standon Parish to date, however, the appeal process has only affected the former Co-op site on Cambridge Road, Puckeridge, where outline permission was granted for 24 dwellings. Other sites too have been given planning permission (See Policy SP7).
- 5.33 During the early stages of preparation for the District Plan, a number of sites were assessed by the District Council in Standon Parish as part of the Strategic Land Availability Assessment (SLAA). Most of these sites were rejected, however, because they were located outside the designated village boundaries of Standon, Puckeridge, and Colliers End.
- 5.34 Both the NPPF and the East Herts Local Plan Second Review 2007 contain a presumption against development in the open countryside. This policy was repeated in the Draft East Herts District Plan Consultation, published in early 2014, and is ratified in the District Plan (policy GBR2). A development strategy for the District is set out in policy DPS2, which aims to prioritise future development on brownfield sites in the towns and selected villages. For the long term, the bulk of housing will be located on green field sites, involving releases of Green Belt land.



Clements Close, Puckeridge



Housing in Puckeridge

- 5.35 A village hierarchy, which has been a key element of rural settlement policy for over 30 years, has been retained (with some detailed modifications) in the District Plan. Thus, development in the rural areas will be directed to Group 1 villages, as set out in policy VILL1. Standon and Puckeridge are paired together as a Group 1 village, and will be the focus for future housing development in Standon Parish. In policies VILL1 and VILL4, Town and Parish Councils are “encouraged” to prepare Neighbourhood Plans to allocate land for development, an invitation which was accepted by the Parish Council. In terms of distribution, the District Council in 2014 advised that Group 1 villages should provide sites for at least a 10% increase in dwellings for the period 2011 - 2033. For Standon and Puckeridge, the total dwelling increase would be at least 150 units - in terms of housing numbers, therefore, this was the starting point for the preparation of this Neighbourhood Plan.
- 5.36 In the District Plan, Colliers End is listed in policy VILL2 as a Group 2 village, where limited infill development will be acceptable within the defined boundary of the built-up area. This boundary, which is shown on the Policies Map, has been extended to include a development site to the north of the church (see policy SP8 below). Those villages not listed as Group 1 or Group 2 settlements will be considered as Group 3 villages, where limited infill development will be acceptable, provided it is identified in an adopted Neighbourhood Plan. For the purposes of this plan, the hamlets of Barwick, Latchford, Wellpond Green, Broken Green, Bromley and Old Hall Green will be considered as Group 3 settlements. Elsewhere there will be a presumption against development in the Rural Area beyond the Green Belt, with certain exceptions (see Policy SP9 below).
- 5.37 Since the start of work on the Plan, the indicative dwelling requirement has been gradually reduced as a result of planning decisions. A Land Allocations Group was set up in July 2015 by the Advisory Committee to assess potential sites for future housing development and to examine the boundaries of the Group 1 and Group 2 villages.
- 5.38 A full account of the work undertaken by the Land Allocations Group is set out in the Land Allocations Report SNP8. Pressures for housing development have resulted in the granting of planning permission for most of the sites which had been considered by the group. At the time of writing, most now have planning permission. Thus, the only site now allocated for development is at Shenley (Puckeridge). The full list of sites that were considered are listed in the Land Allocations Report (SNP8).

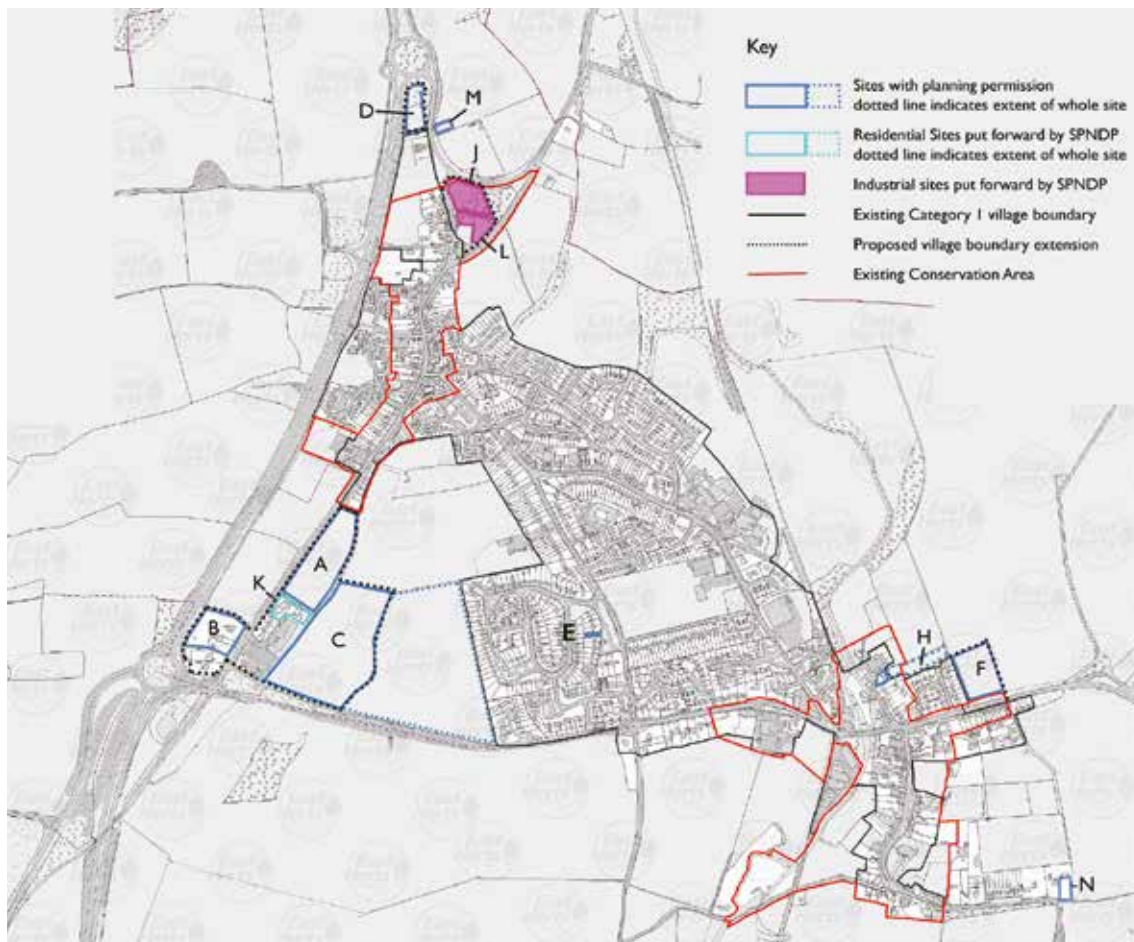
POLICY SP7 - Housing Land Allocations

For the plan period 2017 – 2033, development will be concentrated on the Group I settlement of Standon and Puckeridge, within the defined village boundaries as shown on the Policies Map.

The following site is allocated for development in the first five-year period of this Plan:

- Shenley, Cambridge Road Puckeridge (8 dwellings)

See [SNP7 Housing Report \[Link\]](#) and See [SNP8 Land Allocation Report \[Link\]](#)



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Recommended sites



Colliers End Site 35/014 and 35/005

POLICY SP8 - Colliers End

In the Group 2 settlement of Colliers End, there will be limited infill provision for housing, in accordance with Policy VILL2 of the East Herts District Plan. Development will be permitted within the defined village boundaries as shown on the Policies Map.

See [SNP7 Housing Report \[Link\]](#)

POLICY SP9 - The Rural Area

In all other parts of Standon Parish, limited infill provision for housing will be made in the hamlets of Barwick, Latchford, Wellpond Green, Broken Green, Bromley and Old Hall Green. Elsewhere, there will be a presumption against development unless it accords with the National Planning Policy Framework and East Herts District Plan Policy GBR2 and VILL3. Exceptions to this presumption, for specified rural needs, will be determined against policies GBR2 and HOU4 of the District Plan and policy SPI2 of this Plan.

See [SNP7 Housing Report \[Link\]](#)

NB: For the purposes of policies SP8 and SP9, the definition of “infill” requires that any new property contributes to the character of the street scene.



Puckeridge High Street

HOUSING NEEDS

- 5.39 The Parish Council has given careful consideration to the issue of housing needs, and to the views expressed by local residents at consultation events and in the Parish Survey. The District Plan seeks to ensure that new housing is accessible to, and meets the needs and aspirations of, the District's communities. This aligns with the objectives of this Plan.
- 5.40 The District Plan sets out the Council's aspirations for the supply of housing of different types. It includes policies relating to the type, mix, and density of new housing and the provision of affordable housing. Requirements are informed mainly by the 2015 Strategic Housing Market Assessment (SHMA), which sets out criteria for tenure and size mix. This is elaborated in policy HOU1 which requires "an appropriate mix of housing tenures, types and sizes" in proposed developments of five or more gross additional dwellings.
- 5.41 The Parish Council supports policy HOU1. In the Parish of Standon the public consultations and survey results revealed a wide range of views, with a preference for smaller dwellings, of 1, 2, 3 and/or 4 bedrooms. Most survey respondents favoured semi-detached houses, although the over-60 age group expressed a clear preference for bungalows. The inference is that developers should consider a range of dwelling types, according to local needs and preferences.



Typical terrace in Puckeridge

POLICY SPI0 - Housing Mix

In the Parish of Standon, there will be a mix of housing tenures, types and sizes in accordance with current and future local housing needs and housing market assessments. Priority will be given to the following types of housing;

- (i) Starter and smaller dwellings for private purchase.**
- (ii) Affordable housing for rent or shared ownership.**
- (iii) Smaller units, including bungalows, for residents to downsize.**

See SNP7 Housing Report [\[Link\]](#)

AFFORDABLE HOUSING

- 5.42 With regard to housing needs, it is clear, from the District Plan, the 2017 Strategic Housing Market Assessment (SHMA) and from the results of public consultation, that there is a need for housing which is affordable. The NPPF has defined affordable housing as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.”
- 5.43 For East Hertfordshire, the SHMA identified a total affordable housing requirement of 32% of total housing provision. In order to deliver this identified need, policy HOU3 of the District Plan requires the following:
- (a) up to 35% affordable housing on sites proposing 11 to 14 gross additional dwellings;
 - (b) up to 40% affordable housing on sites proposing 15 or more gross additional dwellings.
- In the reasoned justification for policy HOU3, the District Council stresses that the required proportion of affordable housing must be considered against issues of viability and the need to provide socially balanced and mixed communities. The District Council also acknowledges that the Housing and Planning Act 2016 has introduced a requirement for local authorities to promote the supply of starter homes. At the time of writing, secondary legislation was awaited, but the District Plan, in policy HOU3, will deal with the starter homes requirement on a site-by-site basis.
- 5.44 From the Neighbourhood Plan Survey, there was clear support for more units of affordable housing. The results showed that about 30% of new dwellings should be “affordable”, of which 60% should be for sale in shared ownership, and 40% for rent. There was also a response in favour of 17% of new housing for private sector renting, which indicated a high demand. In the past two years, there has been an upsurge in the private rental sector in the District which has changed the nature of the local housing market. Nevertheless, there is clear support for affordable housing in the Parish, supported both by the survey results and by anecdotal evidence. Standon Parish Neighbourhood Development Plan relies on East Herts District Plan Policy HOU3 to require developments to deliver the maximum levels of affordable dwellings.
- 5.45 For the areas in the wider countryside, the Neighbourhood Plan survey and the SHMA indicate a range of housing needs. The District Plan also makes provision in policy HOU4 for rural exception sites, outside the village development boundaries, where planning permission would not normally be secured. Development would be 100% needs-based, subject to a set of criteria in policy HOU4. For Standon Parish, it is considered that policy HOU4 should be applied strictly for local needs, as set out in the policy below.

POLICY SPII - Rural Exception Sites

For the purposes of the Standon Parish Neighbourhood Development Plan, the eligibility criteria for Local Needs Affordable Housing on rural exception sites are as follows:

- In the first instance, the Affordable Housing Units shall be allocated to persons who:
 - (1) have been ordinarily resident in the Parish of Standon for the 12 months immediately preceding the date of application for the affordable housing unit or who have at any time previously resided in the Parish for at least five years, or;
 - (2) have a strong local connection with the Parish of Standon through
 - (a) a close family connection or
 - (b) being employed within the Parish.
- In the second instance, if no applicant qualifies under the first set of criteria, those who are resident in, or have a strong local connection with neighbouring parishes.

See [SNP7 Housing Report \[Link\]](#)

NB: Strong Local Connection means, in relation to eligible persons, a close family association, or employment in the relevant area.

Close family association means a close family relationship of a person (i.e. brother/sister/son/daughter/ mother/father) who is resident in the Parish and have been resident there for a period of five continuous years.

Employment means a person who is self-employed, permanently employed, or has accepted in writing a firm offer of employment within the Parish.

DENSITY OF HOUSING

- 5.46 The District Plan considers the question of housing density, which varies across East Hertfordshire. Generally, densities are increasing, especially in the towns, but there is clearly a need to recognise the possible effects upon the character of an area. Policy HOU2 of the District Plan acknowledges that “in villages...lower net densities may be appropriate to respond to local character and context.” The issue of density was raised locally in public consultation, and was investigated by the Land Allocations Group. It was concluded that the most appropriate density for new housing development in the villages would be 25 dwellings per hectare (25dph). This figure is close to the average density of existing housing areas in Standon and Puckeridge (see Land Allocations Group Report SNP8) and allows for provision of adequate off-street car parking for both residents and visitors.

POLICY SPI2 - Housing Density

For all major new housing developments of (10 or more dwellings), the on-site density should not exceed 25 dwellings per hectare (25dph). It is recognised that some sites may be able to accommodate a higher density where it can be clearly demonstrated this would respect, and be sensitive to, the character and particular context of the locality in which it is located.

See [SNP7 Housing Report \[Link\]](#) and [SNP8 Land Allocation Report \[Link\]](#)



Standon House Style

DESIGN OF DEVELOPMENT

- 5.47 The District Plan recognises the importance of design quality which helps to protect and enhance local character. Detailed criteria are set out in Chapter 17 and policy DES2 of the District Plan. From the results of the Parish survey, it is clear that local people feel strongly that new housing should be built in sympathy with the historic environment. There was little support for modern styles of development and uniformity of design.
- 5.48 The District Plan also supports the principles of sustainable design in new development. The District Council collaborated with Hertfordshire County Council and the other District Councils in the publication of **Building Futures** - promoting sustainability, innovation and design in Hertfordshire. It includes an interactive Sustainable Design Toolkit, containing design guidance for most types of development. At the national level, the **Building Research Establishment Home Quality Mark** is now the recognised procedure for appraising the overall quality of development. Both initiatives are supported through the District Plan, which also sets out the Council's approach to planning applications, Design Codes, Design Reviews, and its aims in protecting local character and amenity (see policies DES2 & DES4). This positive attitude to good design is fully supported by the Parish Council.

POLICY SPI3 - Design Criteria

The scale and design of new development will reflect the overall character of the built environment in the Parish of Standon. In particular, the following guidelines will apply:

- All new development should be responsive to the design context of the Parish and its local setting (see also policy SP3)
- Building materials should be in harmony with existing properties
- New buildings should respect neighbouring roof profiles and pitches, the characteristic spacing between buildings, the historic building lines, and the overall density of development in the villages
- Detailing should be in line with traditional design features
- Infilling should not unacceptably block key public views of the surrounding countryside, nor should it reduce significantly the garden areas which are essential to the setting of existing residential properties
- Redevelopment, alteration and extensions to historic farmsteads and agricultural buildings in Standon Parish should be sensitive to their distinctive character, materials and form

See SNP4 Environment Report [\[Link\]](#)

5.49 At the national level, there is government support for sustainable design, which can help to enhance energy efficiency and mitigate the effects of climate change. Government policy, derived from the Climate Change Act 2008, seeks to achieve higher standards of construction through the application of changes to the Building Regulations. Nevertheless, there is much that can be achieved via the planning process. Locally, the commitment to the principles of sustainable design is set out in the District Plan (Section 17.3 and Policy DES4). From this it is intended that high standards of sustainable design should be applied to the Parish of Standon. At the same time, renewable energy installations should respect the character of the built environment and the landscape, and must not disrupt key public views and vistas, as depicted on the Policies Map.

The Flood and Water Management Act 2010 requires the adoption and management of sustainable drainage systems (SUDS) for all developments of more than one property. Hertfordshire County Council, as the Lead Local Flood Authority (LLFA), will be responsible for the approval of all new drainage plans and the adoption of new standards. Although the Government has exempted Neighbourhood Plans from this process, this Plan follows the approach as set out in policy SPI4.



Energy Efficient Construction

POLICY SPI 4 - Sustainable Design

New dwellings are encouraged to be constructed to high standards of sustainability. All new buildings are encouraged to be constructed to the highest standards of energy efficiency. New buildings are encouraged to incorporate the use of renewable energy technologies and other low energy systems, such as ground source heat pumps, with the aim of achieving zero carbon emissions.

New developments of 10 or more dwellings will be expected to provide and incorporate sustainable drainage systems unless it is demonstrated that this would be inappropriate.

See SNP4 Environment Report [\[Link\]](#)



Local House with solar panels

ECONOMY AND EMPLOYMENT

- 5.50 The NPPF seeks to build a strong, competitive economy, and seeks to promote economic development in rural areas (NPPF, paragraph 28). This is also one of the key aims of the District Plan. In policy ED1 of the District Plan, provision of new employment uses is supported in principle, coupled with the protection of existing businesses. There are several employment sites in Standon and Puckeridge which provide a valuable source of local jobs and business activity. From the results of public consultation, reinforced by the Parish Survey, there is clear support for these local businesses. There was also encouragement for the creation of additional businesses.
- 5.51 Despite a decline in the numbers of outlets in the Parish, retailing remains a significant part of the local economy, concentrated on the village centres at Standon and Puckeridge. Details of shops and other retail outlets are listed in the Local Economy Report SNP9. The East Herts District Plan (Chapter 16) recognises the importance of village shops, not only as businesses, but as community assets. In the District Plan, Puckeridge high street is classed in the retail hierarchy as a Local Parade (Villages). Policy RTC5 of the District Plan seeks to resist proposals that result in the loss of individual shops. The Parish Council endorses the policy and will continue to support the retention and development of local shops and retail outlets.

5.52 Although employment in farming has declined markedly in the past 50 years, it is still a vital part of the local economy. The NPPF (paragraph 28) supports the principle of a strong and prosperous rural economy, which is reinforced by policy ED1 of the East Herts District Plan. There is a clear link between the prosperity of the local economy, the quality of the landscape, and the maintenance of the countryside setting for the villages and hamlets. The Parish Council recognises that there should be a presumption in favour of rural economic development and encourages local businesses to develop and create employment opportunities locally. At the same time, business should be appropriate to the rural character and the built heritage of the area. The Parish Council will engage in multi-agency working to develop opportunities for economic development, job creation, and the enhancement of skills.

POLICY SPI 5 - Employment

(1) Proposals for the redevelopment or change of use of land or buildings from employment use to non-employment use at the following areas, as shown on the Policies Map:

- **Enfield Safety Supplies Site, Station Road, Puckeridge**
- **Standon Business Park**
- **Land South of Dowsett's Lane, Colliers End**
- **A10 Timber Company site, Barwick**

will only be permitted when:

- (i) Marketing the site over a period of at least twelve months demonstrates that there is no realistic prospect of its use for employment purposes, or:**
 - (ii) the strategic need for the proposed use clearly exceeds the need for continued use for employment purposes.**
- (2) Development proposals to change the use of existing shops, post offices, public houses, and other commercial enterprises will be resisted, unless it can be demonstrated that their continued use is unviable.**

See [SNP9 Local Economy Report \[Link\]](#)

POLICY SPI 6 - New Business

New business, retail and employment uses will be permitted, provided that new or expanded businesses are appropriate in scale and type to the rural character of Standon Parish and the settings of its villages and Conservation Areas. The following criteria will be applied:

- **The proposed development would not have a significant adverse impact on the amenity of the occupants of neighbouring properties, and**
- **The site is capable of accommodating the proposed development, together with its necessary vehicle parking and servicing arrangements.**

See [SNP9 Local Economy Report \[Link\]](#)



Traffic at Cambridge Road Junction with A120

TRANSPORT HIGHWAYS AND ROAD TRAFFIC

- 5.53 Puckeridge is located at a key point in the regional highways network, where the A120 east-west route meets the A10 London – Cambridge road. For many years after the end of the Second World War, the A120 was part of a planned east-west trunk road, linking the Haven Ports of Essex to Thame in Oxfordshire and beyond. The history of these planned improvements and the decline in the status of the A120 is described in detail in the Highways & Transport Report SNPI0. Nevertheless, the A120 remains an important element in Hertfordshire's principle road network and will be increasingly so with Stansted Airport and large scale residential development at Bishops Stortford immediately to the east. Hertfordshire County Council declined the Central Government offer in 1989 to fund an A120 bypass to Standon and Puckeridge and now have no plans to consider such a bypass before 2050.
- 5.54 By contrast, the A10 as a trunk road, has been progressively improved to dual carriageway standard and was then detrunked to a principle road and is the responsibility of Hertfordshire County Council. The Puckeridge bypass was completed in 1972 and provided considerable relief to the centre of the village from the burden of heavy volumes of through traffic. In 2004, the dual carriageway was opened from Puckeridge to the Ware bypass, bypassing Colliers End.
- 5.55 Both these principal routes continue to carry heavy volumes of long-distance traffic, with increasing flows of traffic from local towns and villages. Car ownership in Standon Parish is growing, and at the time of writing averages 2.0 cars per household. There is a high level of out-commuting from the Parish, almost entirely by car. Local employment sources are in Hertford, Ware, Bishop's Stortford and the Lee Valley. Local railway stations are more than 5 miles from Standon and Puckeridge. Consequently, many commuters must travel by car to local stations, en route to Greater London and other workplaces.

- 5.56 Traffic flow information and local analysis show that the main traffic problems are associated with the A120 and the competition between through traffic and local movements. Conflicts are particularly severe at the junctions between the A120 and Standon High Street, South Road, Station Road, and Cambridge Road, Puckeridge. These issues are expected to increase during the plan period, especially after the expected completion of the Little Hadham bypass in 2019. At the time of writing, the Hertfordshire County Council, as the Highways Authority, is considering short and medium term minor measures through Standon to the A10 to address the effects of changing traffic flows arising from the construction of the Little Hadham bypass.
- 5.57 A detailed survey of traffic movements at the Cambridge Road junction, and two other junctions with the A120 in Standon, was undertaken in March 2017. The results, appended to background report SNPI0, cast considerable doubts about the capacity of the Cambridge Road junction to accommodate additional flows of traffic likely to be created by the proposed housing developments referred to in the plan in SP7. Therefore, as these developments progress, the traffic performance and safety record at A120/Cambridge Road junction will be monitored by the Parish Council. The effects on Puckeridge High Street will also be monitored. The results will be advised to HCC and EHDC for consideration of further action.



Vehicle Parking, Standon High Street

VEHICLE PARKING

- 5.58 In the village survey returns, concerns were raised about vehicle parking, particularly in Standon and Puckeridge. Problems were reported in many locations but the most frequently mentioned were Standon High Street, Puckeridge High Street, and Station Road. Comments were also made about inconsiderate and illegal parking - at junctions, on pavements, and in restricted areas. As with traffic and highways, the overall solutions to these problems may be beyond the scope of the plan, although the District Plan (policy TRA3) does seek to integrate car parking as a key element in the design of new housing layouts.

- 5.59 Current car parking standards are contained in the East Herts Council Supplementary Planning Document Vehicle Parking: Provision in New Development, which was adopted by the Council in July 2015 (see also policy TRA3 of the District Plan). Local evidence has shown that these standards are inadequate for rural areas such as the Parish of Standon.
- 5.60 A detailed survey of vehicle parking was undertaken by the Neighbourhood Plan Sub-Committee, which has resulted in the revised standards set out below in the Highways & Transport Report SNP10. It is the view of the Parish Council that these standards, although higher than East Herts Council's, are realistic in terms of the characteristics of the Parish and its settlements. As stated above in paragraph 5.55, the Parish Survey showed that car ownership was high, at 2.0 cars per household. Car ownership continues to rise nationally, and the Parish is an affluent rural area. It is essentially a dormitory community, and cars are necessary for travel from the Parish to places of work. More locally, the spread-out geography of Standon and Puckeridge means that cars are required to access the schools, the health centre, and local shops. The survey found that most domestic garages were used for storage, and some had been converted into living space. Many of the older properties have no off-street parking, and many parts of Standon and Puckeridge have growing problems of excessive street parking. The Neighbourhood Plan therefore contains standards which are both realistic and will avoid adding to problems in new developments.

POLICY SPI7 - Car Parking Standards

In all proposals for residential development, adequate off-street car parking should be provided. The following local standards will be applied:

- **For developments of one, two, or three bedrooms, two parking spaces per dwelling will be required within the dwelling site or on land tied to the site.**
- **For developments of four bedrooms, three parking spaces per dwelling will be required within the dwelling site or on land tied to the site.**
- **For sheltered housing units, including housing for older people, a minimum of one off-street car parking space per unit will be required, together with one space per warden, and a ratio of one visitor parking space per four units.**

See SNP7 Housing Report [\[Link\]](#)

PUBLIC TRANSPORT

- 5.61 Both the District Plan (in policy TRA1) and the Hertfordshire Local Transport Plan 2011 advocate sustainable forms of transport, including cycling and walking, as well as public transport. As far as bus services are concerned, they have been particularly affected by cuts to local government. Accordingly, Hertfordshire County Council has reduced its level of subsidy to rural bus services, and there is little prospect of improvement in the foreseeable future. The Parish Council will continue to monitor the concerns and will support the adoption of "smarter choice" travel measures, such as workplace travel plans, car clubs, car sharing schemes, and the development of Intelligent Transport Systems.

CYCLING AND WALKING

- 5.62 Cycling has increased in popularity in recent years, and the extensive network of footpaths in the Parish favours walking as a recreational pursuit (see policy SPI9 below). There are various impediments to the development of these modes of movement, not least the sheer volume of vehicular traffic. The Parish Council will support any initiative which improves facilities for cyclists and pedestrians. In particular, new housing areas proposed in this plan should be linked by cycle paths to shops in Standon and Puckeridge. Cycling links along the former A10 to Colliers End should also be improved.



Local footpath

THE A120 BYPASS

- 5.63 The A120 bypass was originally planned as part of a strategic east-west trunk route from the Haven Ports to the West Midlands and the North. The history of the planning process is described in the Highways & Transport Report SNPI0, explaining how the status of the A120 has declined in the past 30 years. The County Council is responsible for the maintenance of the A120 and its future improvement. In early 2016 the County Council published a consultation leaflet. The leaflet explained the potential need for the bypass and sought views on two alternative route corridors - one to the north, and one to the south, of Standon and Puckeridge. It was clear from the leaflet that completion of any project would be unlikely to take place until 2030 at the earliest.
- 5.64 From the Parish Survey results and other consultation events, there was clearly considerable support in principle for a bypass. At this stage, however, all the Plan can do is to show its support for the eventual construction of a bypass and to protect areas from development which may affect the planning and construction of a bypass route. In the meantime, the County Council is exploring whether a series of on-line improvements could be made to the A120 through Standon and Puckeridge. These interim measures would need to off-set the effects of the Little Hadham bypass which will change the volume and patterns of traffic flow through Standon Parish, both on the A120 and on connecting roads. The Parish survey also showed high levels of concern about safety for vehicles entering the A120, and for vehicles and pedestrians crossing it. The Parish Council will work closely with the County Council in the development of these measures and will seek to ensure that there is full public consultation and involvement. Since the 2016 County Council Consultation, the National Council for Clinical Excellence (NICE) has expressed considerable concerns about air pollution, particularly from road traffic.

FACILITIES AND SERVICES

PUBLIC OPEN SPACES

5.65 Within the villages of Standon and Puckeridge there are a number of public open spaces which are much valued for recreation. The Parish Council has secured the use of land north of Colliers End Church for public use as part of a residential development. The Parish Council aims to ensure that existing areas of green space are protected and that their quality is improved for the benefit of the local communities. In areas of new development, opportunities should be taken to create green infrastructure linkages between sites. New areas of green space should meet or exceed District Council standards for open space, play areas, and allotments (see District Plan policy CFLR1). Existing areas of local open spaces are designed in Policy SP5 as Local Green Space in accordance with District Plan Policy CFLR2.



Playground

POLICY SPI 8 - Open Spaces

- **Taking every available opportunity new housing and commercial development proposals will establish publicly - accessible links to the wider networks of rights of way and green spaces.**
- **All housing proposals for ten or more dwellings shall provide appropriate areas of public open space within the site boundary. Spaces must be designed so that they are fully accessible to residents and visitors, and maintained by management agreements.**

See SNPI 2 Amenities Report [\[Link\]](#)

PUBLIC RIGHTS OF WAY

5.66 The Parish is fortunate to possess an extensive network of public rights of way, including footpaths, bridleways, and RUPPs. Many of these thoroughfares are of some antiquity, in particular the green lanes which are characteristic of rural Hertfordshire. The network, which has evolved over centuries, is an intrinsic part of the Parish's historic character. As indicated by public consultation it is much valued, both by the local community and by visitors to the area. District Plan policy CFLR3 seeks to protect and enhance public rights of way. The Parish Council will work with the County Council and the District Council to ensure that the local rights of way network is fully accessible, maintained and improved.

POLICY SPI9 - Rights of Way

- Existing rights of way and means of public access will be protected and enhanced. Where new developments are proposed, developers will be required to take every available opportunity to improve the network.

See [SNP4 Environment Report \[Link\]](#)



Public Right of Way

ALLOTMENTS

- 5.67 The District Plan supports initiatives which increase food production provided they are in line with other District Plan policies. Consultation on the Neighbourhood Plan has shown that there is considerable local support for allotments. Natural England's Green Space Guidance also stresses the value of allotments. There are a number of allotments in the Parish, which are fully subscribed and much valued by local residents. Of particular importance are the Charity Field allotments on the southern edge of Puckeridge, owned by the Standon Charities, and run by the Parish Council.



Allotments

POLICY SP20 - Allotments

Development proposals which may result in harm to, or loss of, allotments will not be permitted. The creation of new allotments will be encouraged.

See [SNP12 Amenities Report \[Link\]](#)

See [SNP5 Views and Open Spaces Report \[Link\]](#)

FLOOD RISK AND DRAINAGE

5.68 In recent years, there has been increasing concern about flooding and sewerage in Standon and Puckeridge. These issues were strongly reflected in public consultation and the response to the Parish Survey of September 2015. The problems are concentrated particularly in Puckeridge, which has a combined drainage system for both surface water and sewage. Surface water flows into the network by the tributaries of the River Rib. In incidents of heavy rainfall, the tributaries become overloaded with surface water, which results in flooding in the centre of the village. In February 2014, a number of residential properties were affected. Since the 2014 floods, there have been a number of occasions when raw sewage has been discharged from street drains and from toilets in the doctors' surgery and the schools in Station Road. It is clear that the sewerage system in the village has very limited capacity.



Local Flooding

5.69 Acutely aware of the problems, the Advisory Committee held meetings with Hertfordshire County Council, as Local Lead Flood Authority (LLFA), and Thames Water as the drainage authority. The Advisory Committee was also informed by a report Puckeridge Tributaries: Mapping and Modelling, prepared for the Environment Agency by JBA Consulting (April 2015).

The report listed the main areas at flood risk as follows:

- North Tributary floodplain in the vicinity of The Moat
- Cambridge Road properties at the confluence of the South and West Tributaries
- Fishers Mead and Fishers Close
- Roundhay and Station Road, Puckeridge
- Park Lane and Roman Way
- Station Road, Standon

- 5.70 In September 2016, the Parish Council received a presentation by officers from the Environment Agency, who indicated that, since the JBA report, more recent modelling had reduced the numbers of properties potentially at risk from flooding. Environment Agency officers explained that the options originally explored by the Agency to tackle flooding did not meet the Government's cost benefit assessment for major schemes. Accordingly, steps would be taken to improve the maintenance of the Puckeridge tributaries and remove blockages from the water channels. Work would be undertaken on a monthly basis.
- 5.71 The proposals were conveyed by the Environment Agency in a newsletter to those households who were at risk from flooding. The Agency will work with the Parish Council to produce a Local Community Flood Plan. This will help the community to identify practical actions both to prevent flooding and how to deal with the effects.
- 5.72 As a result of the JBA report, the meetings described above, and discussions with the District Council planning policy officers, a strategy has been devised which aims to address the acute local problems of flooding and drainage capacity (See policy SP21).



Local Flooded House

- 5.73 The operation of the water cycle is covered in Chapter 23 of the District Plan. Building Futures, the on-line Hertfordshire guide to promoting sustainability, includes a module on water. The District Plan sets out an overall approach to the management of the water cycle by a system of integrated water management (IWM). There are a number of management processes in IWM, which aims to minimise water consumption, manage surface water drainage, and improve water quality. Hertfordshire County Council, as LLFA, is to prepare a strategy on surface water drainage, which will address the problems associated with excess run-off and flooding.
- 5.74 As part of its District Plan evidence base, the District Council has prepared a Strategic Flood Risk Assessment (SFRA). This contains generalised maps of river and surface water flood risk areas, which are mostly derived from maps produced by the Environment Agency. Policy WAT1 of the District Plan concerns Flood Risk Management and the protection of people and property from flooding. This is a strategic policy, however, and does not fully address the specific problems in Puckeridge. A specific local policy is set out below.

- 5.75 Other policies in the District Plan address the wider issues affecting the water cycle. Policy WAT2 aims to protect and enhance water quality and the water environment. This is important in the Parish, as the River Rib is significant as a chalk stream. East Hertfordshire, and Standon Parish in particular lie within an area of water stress - policy WAT3 therefore seeks the efficient use of water resources. One way that this policy can partly be achieved would be the adoption of sustainable drainage systems (SUDs) for all new developments. This is covered in policy WAT4 of the District Plan, although the responsibility for implementation of this policy is largely with Hertfordshire County Council as LLFA. The Parish Council supports these policies which aim to manage and protect the water cycle.
- 5.76 Waste water treatment in the Parish is focused on the sewage treatment works (STW) to the south of Standon village. This deals with waste water from most of the Parish, including Standon, Puckeridge, and Colliers End. The works itself does have spare capacity - the problems in Puckeridge are caused by the lack of capacity in the sewers. Policy WAT6 of the District Plan seeks to ensure that adequate waste water capacity within sewers can be provided with new developments. A more specific policy for Standon and Puckeridge is set out below.

POLICY SP2 I - Flood Risk

In Standon, Puckeridge, and Colliers End, any proposal which would result in an increase in surface water run-off or flood risk will not be permitted. For major development proposals, applicants should minimise any surface water flows to the sewerage network and consult with the water and sewerage undertakers to establish if capacity exists to serve the development. Where necessary, phasing conditions may be used to ensure that occupation of the development is aligned with any off-site infrastructure upgrade requirements.

New developments in Puckeridge must be designed so as to prevent overloading of the tributaries of the River Rib and the main drainage system through the village.

See SNPI I Water & Drainage Report [[Link](#)]



2014 Flooding, Puckeridge

EDUCATION

5.77 Standon Parish is served directly by four educational establishments, as follows:

- Roger de Clare First Church of England School
- Ralph Sadleir Middle School
- St.Thomas of Canterbury Roman Catholic Primary School
- St. Edmund's College and Prep School

5.78 Of the above-mentioned schools, Roger de Clare is maintained by Hertfordshire County Council, whilst Ralph Sadleir is a recently converted academy. Both have capacity at the time of writing. For secondary school education beyond the age of fourteen, there is a choice of the Buntingford Upper Schools (Freman College) or schools in Bishop's Stortford. There is a serious problem of capacity in Buntingford, but the County Council plans to expand schools to address the shortfall. The County Council is also progressing plans to open a new secondary school at Bishop's Stortford.



Roger de Clare School, Puckeridge

5.79 The East Herts District Plan (in policy CFLR10) seeks to ensure that educational provision is made in association with future developments. More locally, the Parish Council will continue to support the provision of nursery, primary, and middle school education in the Parish. The schools in Puckeridge act as a focus for the local community and accommodate the staging of meetings and events, and will be protected from external development pressures.

HEALTH

5.80 The focus of health care in the area is the Standon and Puckeridge Surgery, located in Station Road, Puckeridge. This is run by the Buntingford and Puckeridge Medical Practice with a joint GP partnership operating from both sites, serving around 14,000 patients. The premises at Puckeridge are owned by the practice, with purpose-built health centre facilities and a private car park, with plans to expand to accommodate more doctors.

The Ridge House Pharmacy in Puckeridge also provides a full prescription and dispensary service for the whole parish.

There are also three paramedics attached to Standon and Puckeridge – this service provides additional emergency cover to the local community.



Standon & Puckeridge Surgery

5.81 There is a wide range of choice in hospital facilities, as follows:

- The Lister, Stevenage
- QEII Urgent Care Centre, Welwyn Garden City
- Hertford County Hospital
- Princess Alexandra Hospital, Harlow
- Herts & Essex County Hospital, Bishop's Stortford
- The Rivers Hospital, Sawbridgeworth (private)
- Addenbrooke's, Cambridge

5.82 Health administration and service delivery is the responsibility of the NHS East and North Hertfordshire Clinical Commissioning Group (CCG). Full details are set out in the Amenities Report SNPI2. The Parish Council fully supports the range of local health facilities and any future expansion so as to provide for a growing and more diverse population. In November 2016, NHS England announced that funding would be made available to expand the capacity of the surgery at Puckeridge and Standon Health Centre. The District Plan has a more proactive approach to health and well-being, set out in policy CLFR9 - this is also supported by the Parish Council.

ENERGY

5.83 Domestic and commercial sources of energy supply in the Parish have been diversifying in line with the expanding choice in the energy market. There has been increasing interest in renewable forms of energy. Many farms in East Hertfordshire have installed wind pumps, and solar panels have been installed on both domestic and commercial premises. The District Plan (Chapter 22) supports the development of renewable energy and is committed to energy coming from decentralised, renewable or low carbon technologies in major new developments. Reference is made to Planning Practice Guidance for Renewable and Low Carbon Energy (DCLG, 2013), which provided guidance on the provision of resources.



5.84 District Plan Policy CC3 has a balanced approach to renewable energy, and attaches particular importance to maintaining the character of rural areas, including the preservation of long-distance views from public rights of way.

This policy is especially significant in the Parish of Standon which has extensive tracts of rural landscape with long distance views. The Parish Council supports the District Plan policy stance. If applications for solar farms are made, it will also be important to maximise opportunities for biodiversity and wildlife wherever possible.



Standon

6. IMPLEMENTATION AND MONITORING

INTRODUCTION

- 6.1 In terms of specific proposals for development, the Neighbourhood Plan will be implemented predominantly by a combination of the District Council's consideration and determination of planning applications. Delivery of housing allocations and associated infrastructure will be achieved principally by agreements between the local planning authority, developers, and infrastructure providers.
- 6.2 There are a number of non-statutory (non-land use proposals) which have emerged during the preparation of this document. They are included in this chapter to provide a comprehensive view of community aspirations in the Parish of Standon. It is expected that these aspirations will be achieved by guiding public and private sector investments and actions towards the non-statutory proposals listed in the Plan.

DEVELOPMENT MANAGEMENT

- 6.3 Development proposals contained in this plan will be delivered by landowners and developers through the submission of planning applications to the District Council. and the carrying out of development if permitted. Most planning permissions will contain planning conditions or be subject to Section 106 Planning Obligations which should ensure that the appropriate types and designs are achieved. In preparing the Plan, great care has been taken to ensure that the policies and proposals are realistic and achievable.
- 6.4 Whilst East Herts Council will be responsible for the process of development management, the Parish Council will also use the Neighbourhood Plan to frame their responses on planning applications. The Parish Council will work closely with the local planning authority to monitor the progress of sites coming forward for development. Where appropriate, and with specific regard to maintenance of open spaces, play areas, SUDs and associated facilities, the Parish Council will ensure legally binding agreements are in place to define responsibilities of all parties involved. In addition, the Parish Council will work with the Highways Authority and EHDC to ensure the highways associated needs of each development are properly integrated into the road network including lighting requirements and the needs of adjacent junctions.

INFRASTRUCTURE PROJECTS

- 6.5 Should East Herts District Council introduce a Community Infrastructure Levy in the future, a proportion of the receipts from developments carried out in the Parish of Standon will go to the Parish Council. If the scheme comes into force, the Parish Council will use the funds to support infrastructure projects for the benefit of the local community.
- 6.6 An initial list of potential infrastructure projects has been compiled, as follows:
 - A10 / Cambridge Road Link Road
 - Improved access to bus stop on A120 opposite Cambridge Road entrance.
 - Improved footpaths paths and cycle routes.
 - Improved Public Transport.

MONITORING & REVIEW

- 6.7 The main source for monitoring the progress of the Neighbourhood Plan will be the East Herts District Council Authority Monitoring Report. Once the Neighbourhood Plan has been formally submitted to the District Council, the Parish Council will set up a “shadow” Advisory Group, who will also monitor the Neighbourhood Plan and report on any significant changes which may affect its delivery.
- 6.8 East Herts Council is committed to a review of the District Plan after five years. To ensure consistency, the Parish Council intends to instigate a parallel review of this Plan, in full consultation with the local community. This will ensure that the Neighbourhood Plan is a “living” document and remains relevant to the aspirations of local residents and businesses in the future.

7. ACKNOWLEDGEMENTS

From Autumn 2014, a large group of local residents volunteered their time to bring the plan to completion. They researched a wide range of topics impacting the Parish; they ran events; they and interviewed fellow residents, local authorities and other local and national bodies in order to compile the huge amount of information they used to write this plan.

- Michael Baker CBE QC
- Claudia Chalkley
- Graham Cowell (Parish Councillor)
- Jan Cunningham
- Mike Gill (Chairman)
- Jenny Heaven
- Brenda Howard
- Colin Jenkins
- Neil Johannessen
- Jonathan Law
- Nick Lorraine
- Warren Pickering
- Dick Rainbird MBE (Parish Councillor)
- John Riris
- Maureen Wren

They were guided and supported by:

- Belinda Irons (Parish and Plan Clerk)
- Jed Griffiths, Griffiths Environmental Planning (Consultant)

The Plan could not have come together without help from many other volunteers who delivered leaflets, undertook local research and data collection, lent equipment for events and helped at them amongst other tasks.

Local schools, shops and other businesses were also generous with help in allowing information about the evolving plan to be shared through their facilities.



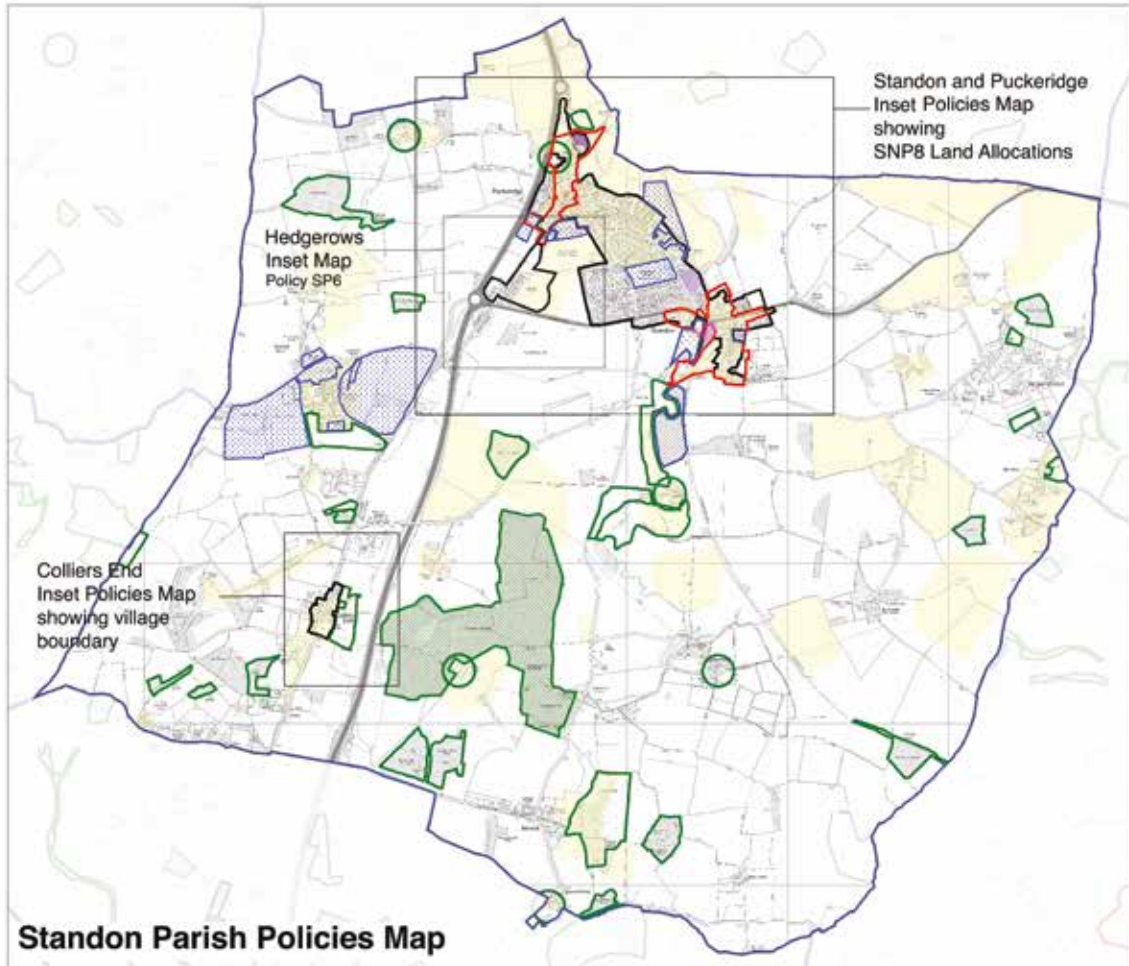
Open Day









Committee & Neil's family

8. MAPS

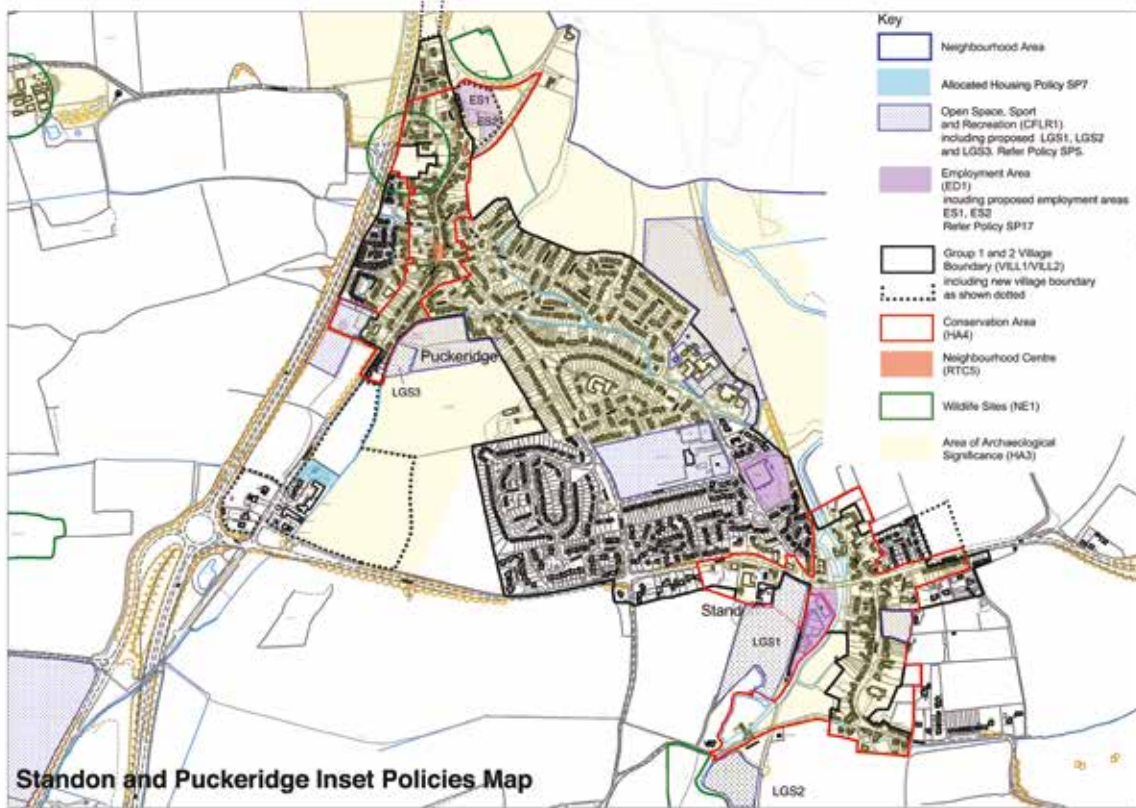
PARISH POLICY MAPS



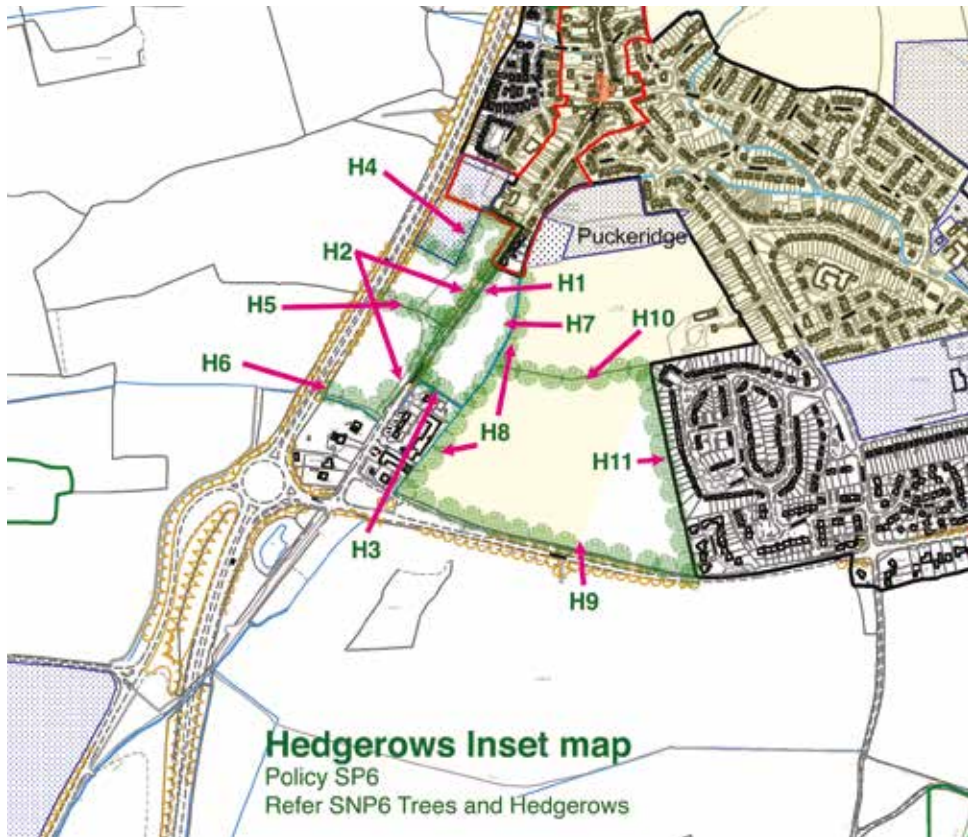
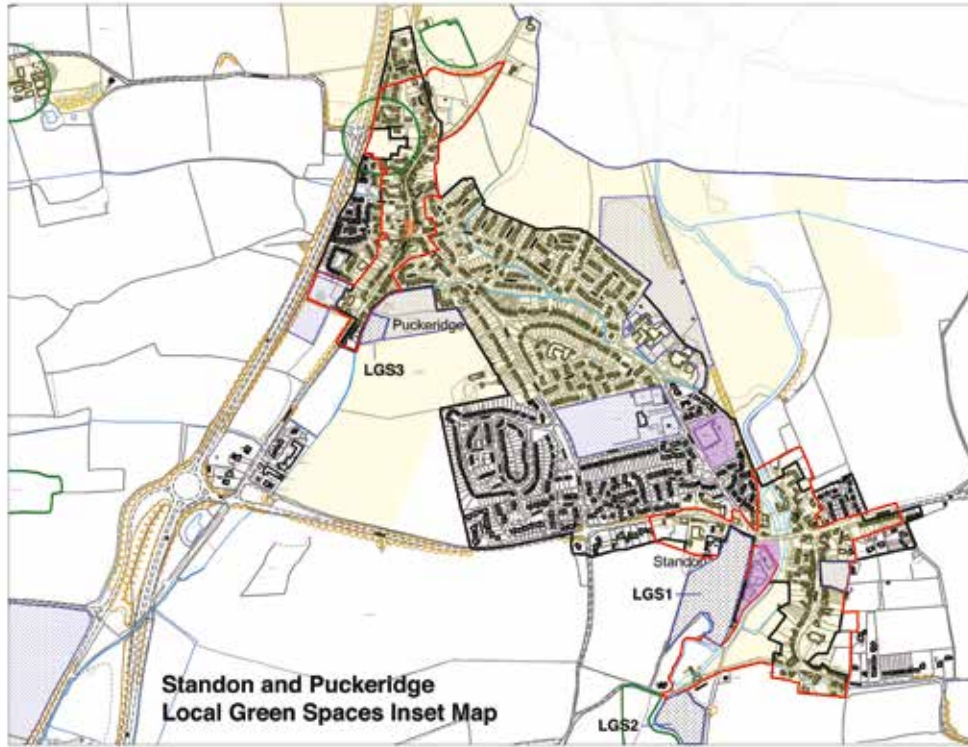
Key

 Neighbourhood Area	 Group 1 and 2 Village Boundary (VILL1/VILL2)	 Area of Archaeological Significance (HA3)
 SSSI (NE1)	 Conservation Area (HA4)	
 Open Space, Sport and Recreation (CFLR1)	 Neighbourhood Centre (RTC5)	
 Employment Area (ED1)	 Wildlife Sites (NE1)	

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35/038 registered too late for assessment. Rejected for development as separated from the Puckeridge development boundary by the A10 bypass.



FOR FURTHER INFORMATION, PLEASE VISIT THE WEBSITE:
WWW.SPNDP.ORG

OR THE FACEBOOK PAGE:
WWW.FACEBOOK.COM/STANDONPARISHNEIGHBOURHOODPLAN

OR EMAIL:
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