

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 Wednesday 16th November, 2022 at 7.00 pm, for the purpose of transacting the business set out in the Agenda below, and you are hereby summoned to attend.

Date this 9 day of November 2022

James Ellis
Head of Legal and
Democratic Services

Note: Prayers will be said before the meeting commences. Those Members who do not wish to participate will be invited to enter the Chamber at their conclusion

This meeting will be live streamed on the Council's Youtube page:
<https://www.youtube.com/user/EastHertsDistrict>

AGENDA

1. Chairman's Announcements

To receive any announcements from the Chairman.

2. Leader's Announcements

To receive any announcements from the Leader of the Council.

3. Apologies for Absence

To receive any Members' apologies for absence.

4. Minutes - 27 July 2022 (Pages 5 - 27)

To approve as a correct record and authorise the Chairman to sign the Minutes of the Council meeting held on 27 July 2022.

5. Declarations of Interest

To receive any Members' declarations of interest.

6. Petitions

To receive any petitions.

(A) Save Bengoe Field Landscape_(Pages 28 - 29)

7. Public Questions (Page 30)

To receive any public questions.

8. Members' Questions (Page 31)

To receive any Members' questions.

9. Executive Report - 6 September and 25 October 2022 (Pages 32 - 60)

To receive a report from the Leader of the Council and to consider recommendations on the matters below:

(A) Much Hadham Neighbourhood Plan - Adoption_(Pages 61 - 187)

(B) Hunsdon Neighbourhood Plan Adoption_(Pages 188 - 278)

(C) Old River Lane Supplementary Planning Document_(Pages 279 - 853)

(D) Waste Service Contract Design_(Page 854)

10. Electoral Review of East Herts - Outcome and implementation (Pages 855 - 874)

11. Private Bill - Bishop's Stortford Town Council Cemetery (Pages 875 - 898)

12. Report of urgent non-key decision taken on 12 August 2022 (Pages 899 - 911)

13. Motions on Notice

To receive Motions on Notice.

(A) Green Belt Land_(Pages 912 - 913)

(B) Cost of Living Crisis_(Pages 914 - 915)

Disclosable Pecuniary Interests

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.

Public Attendance

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable, which may include social media of any kind, such as tweeting, blogging or Facebook. However, oral reporting or commentary is prohibited. If you have any questions about this please contact Democratic Services (members of the press should contact the Press Office). Please note that the Chairman of the meeting has the discretion to halt any recording for a number of reasons, including disruption caused by the filming or the nature of the business being conducted. Anyone filming a meeting should focus only on those actively participating and be sensitive to the rights of minors, vulnerable adults and those members of the public who have not consented to being filmed.

MINUTES OF A MEETING OF THE
COUNCIL HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 27 JULY 2022, AT 7.00 PM

PRESENT: Councillor I Devonshire (Chairman).
Councillors A Alder, D Andrews, R Bolton,
P Boylan, M Brady, S Bull, J Burmicz,
K Crofton, B Crystall, A Curtis, G Cutting,
H Drake, J Dumont, R Fernando, J Frecknall,
M Goldspink, J Goodeve, L Haysey,
A Huggins, J Jones, J Kaye, I Kemp,
G McAndrew, S Newton, M Pope,
C Redfern, S Reed, P Ruffles, S Rutland-
Barsby, D Snowdon, M Stevenson, T Stowe,
N Symonds, R Townsend, A Ward-Booth,
G Williamson, C Wilson and J Wyllie.

OFFICERS IN ATTENDANCE:

Richard Cassidy	- Chief Executive
James Ellis	- Head of Legal and Democratic Services and Monitoring Officer
Jonathan Geall	- Head of Housing and Health
Katie Mogan	- Democratic Services Manager
Helen Standen	- Deputy Chief Executive

109 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting and reminded Members that the meeting was being webcast online.

The Chairman announced that four East Herts residents had been recognised in the Queen's Birthday Honours 2022 and he read out a list of their achievements for each recipient:

- Nick de Bois – Awarded a Commander of the Order of the British Empire (CBE) for services from Tourism and to the Economy
- Harry Theochari – Awarded an Officer to the Order of the British Empire (OBE) for services to the Maritime Sector
- Verity Naylor – Awarded a Member of the Order of the British Empire (MBE) for services to Paralympic Sport
- Diane George – Awarded a Medal of the Order of the British Empire (BEM) for services to the community in Buntingford, Hertfordshire.

Nick de Bois and Harry Theochari were in attendance and thanked the Council for recognising their achievements.

The Chairman outlined the civic events he had recently attended, including summer art and music festivals, an ABBA tribute night, events ran by Hertfordshire County Council and a visit to Urbaser's depot in Buntingford to

see the great work of the refuse teams.

110 LEADER'S ANNOUNCEMENTS

The Leader congratulated the Chairman on his recent activities and thanked the recipients of the Queen's birthday honours.

The Leader thanked the refuse teams for their astounding job collecting waste during the heatwave. She also gave her thanks to the staff who had continued to provide a service in the heat.

111 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beckett, Bell, E Buckmaster, R Buckmaster, Deering, Hall, Hollebon, McMullen, Page and Rowley.

112 MINUTES - 11 MAY 2022

Councillor Haysey proposed, and Councillor Williamson seconded a motion that the Minutes of the meeting held on 11 May 2022 be approved as a correct record and be signed by the Chairman. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that the Minutes of the meeting held on 11 May 2022 be approved as a correct record and signed by the Chairman.

113 DECLARATIONS OF INTEREST

There were no declarations of interest.

114 PETITIONS

There were no petitions received.

115 PUBLIC QUESTIONS

Question 1

James Clark to ask Councillor Jan Goodeve, the Executive Member for Planning and Growth

Can the Executive Member for Planning and Growth update residents on plans to bring the Caxton Hill Industrial Estate back into employment use?

Response from Councillor Jan Goodeve

“The previous owners of Caxton Hill Industrial Estate proposed 200 apartments, 5 storeys high on a hill as part of a mixed use development claiming that the site was not viable without the residential element. Castle Ward members found this wholly unacceptable as did community groups and we resisted this. EHDC commissioned its own study to challenge the developer’s viability claims. Ownership of the site subsequently changed, Caxton Capital Partners (backed by Blackrock) have been meeting with local elected members and it is encouraging to hear that they propose that the site will be for 100% employment use in accordance with the district plan. The developer is now seeking PPA and in due course a planning application will be submitted to East Herts

District Council and published for public consultation in the usual way.”

Supplementary question from James Clark

What steps will the Council take to ensure that the developer builds as sustainably as possible?

Response from Councillor Jan Goodeve

“We want our towns to be sustainable in their own right; places where residents can obtain goods and services and people can go to work locally and not to become dormitory towns.

On questioning we have been pleased to learn that the developer is proposing to bring forward:

- a BREEAM Excellent standard of building sustainably
- will include both EV charging points and solar panels on site; and that
- demolished building materials will be used onsite where possible

Caxton Capital Partners have also met with Hertford Town Council, Hertford Civic Society and have arranged to meet with the LEP (Local Enterprise Partnership) as part of their pre application community consultation.

I’d like to thank Mr Clark for his questions.”

Question 2

Jill Goldsmith to ask Councillor Geoff Williamson, the Executive Member for Financial Sustainability

Have the Development Agreement and Development Management Agreement with Cityheart now been signed and when will they be disclosed on the Contracts Register? Why has the Contracts Register not been updated in June?

Response from Councillor Geoff Williamson

"Thank you for the question.

The Development Agreement with Cityheart has not yet been signed which is why it is not referenced in the Contracts Register. I know early last year I stated that we hoped it wouldn't be too long before we signed it but there have been a few issues which needed to be resolved with regards to both parties sharing the risk and elements to work through regarding the land assembly and the Waitrose car park. We are now at the closing stages and anticipate signing the Development Agreement in a matter of weeks as opposed to months.

In terms of the Contracts Register, this should be updated every financial quarter so that information as at the end of June should be available on the website. I have spoken to Officers who have made it a priority to have the information published. Once the Development Agreement has been signed, the contract with Cityheart will be referenced on the register and available for public viewing by the end of September."

Supplementary question from Jill Goldsmith

Why was it left until September after the consultation on the Supplementary Planning Document to release any information to residents on the nature of the contract between the Council and Cityheart?

Response from Councillor Geoff Williamson

He said that the Development Agreement was due to be signed imminently and the next version of the Contracts Register would be published on the website in September. The Old River Lane Board meeting minutes were on record and if the agreement was signed before September, the minutes would record this.

116 MEMBERS' QUESTIONS

Question 1

Councillor Andrew Huggins to ask Councillor Jonathan Kaye, Executive Member for Communities

As East Herts' champion for the Armed Forces I joined the Deputy Chairman and others, at County Hall to mark Armed Forces Day, which is a time to celebrate the incredible commitment and sacrifices made by our Armed Forces personnel and their families. Does the Executive Member for Communities agree with me that we in local government have a duty to these extraordinary people to uphold the Covenant and the newly enshrined Armed Forces Bill 2021?

Response from Councillor Jonathan Kaye

"I would like to thank Councillor Huggins for his question.

As the Executive Member for Communities, I was particularly pleased to see observation of the Armed Forces Covenant enshrined into law by the Armed Forces Act which gained Royal Assent in December last year. That said, however, the council has already voluntarily signed up to the covenant, having done so shortly after its introduction by the Armed Forces Act 2011.

The main aspect of the covenant that relates to a district council is the requirement to afford Forces personnel and their families additional priority for social housing, when they have a need and that need is urgent. I feel sure members will be pleased to know that our housing policies fully incorporate this.

Although the number of Forces personnel approaching us are small, the Housing team works hard to assist them into suitable housing. Last year, the family of someone the Housing team awarded higher priority because of their service within the previous five years was accommodated far more quickly than they would have been otherwise, just as the covenant would expect. The Housing team is currently working with two former Armed Forces personnel.

The council's commitment is further underlined by our voluntary participation in the national Defence Employer Recognition Scheme. While the scheme has been designed primarily to recognise *private sector*

support, we feel its aim to publicly demonstrate an organisation's support for the Armed Forces community is closely aligned with our outlook and so we have already pledged our support at the bronze award level.

We don't wish to stop there, however, and so tonight I would like to invite Cllr Huggins to work with myself and officers in applying for a silver award under the scheme as a means of emphasising our continued commitment to assisting the current and former Forces personnel in our district."

Supplementary question from Councillor Andrew Huggins

Councillor Huggins accepted the invitation from Councillor Kaye and said he would be honoured to be involved in obtaining the silver award. He said that the Armed Forces Bill also put an emphasis on councils to have due regard to the Armed Forces community when implementing any policy. He asked if this was the case at East Herts?

Response from Councillor Jonathan Kaye

Councillor Kaye said this was the case and within a district council, housing tended to be the key area. He said this was relevant across all departments of the council.

Question 2

Councillor Chris Wilson to ask Councillor Graham

McAndrew, the Executive Member for Environmental Sustainability

This council has committed to be sustainable in all that we do. This, of course, includes the promotion of sustainable transport and modal shift. Can Cllr McAndrew detail why there has been such an extensive delay to the long-proposed and long-delayed cycle route from Rye Street through to Grange Paddocks, and what East Herts role has been in this delay. Can he commit to a date when this long-awaited cycle path will be constructed and in place as a much-needed alternative to the use of the car for existing and new residents of Bishop's Stortford and surrounding areas?

The Chairman responded to Councillor Wilson and said that the Executive would not be able to answer the question as the project was being led by Hertfordshire County Council and politely and respectfully asked Councillor Wilson to approach his county councillor.

Question 3

Councillor Norma Symonds to ask Councillor Jonathan Kaye, the Executive Member for Environmental Sustainability

The general cost of living has seen a large rise in recent times brought on by a number of circumstances, and inflation is now moving up from the low level that had been maintained for many years.

Can the Executive Member please explain what the

council is doing to help our residents who are struggling to pay their bills?

Response from Councillor Kaye

“In conjunction with the County Council and other councils in Hertfordshire we are signposting residents on our website and through social media to where they can get help, advice and support. This information is broken down into different demographic groups such as older people, families with young children and those on lower incomes. This information includes the government’s recently launched “Help for Households” scheme which offers assistance at the checkout with retailers such as Amazon, Asda and Morrisons. Members may recall earlier in the year when asked a similar question I mentioned the money we had received via the Department for Work and Pensions on the Household Support Fund. We received £30,000 for food support and a further £40,000 for energy support. Funds were administered via the CVS and went into supporting food banks and fuel poverty.

This was mostly a targeted approach by focusing on people in receipt of discretionary housing payments instead of inviting applications from all. In the initial reporting period, an estimated 1,835 residents were supported via foodbanks and 42 residents accessed fuel support. Revised, final numbers for the first round of support are expected shortly. We expect to see both figures increase.

We are also pleased to announce there will be another round of this funding with £30,000 for food support

and £20,000 for energy support. We are working with the CVS to ensure this money reaches those most in need and will be collaborating with housing associations regarding the fuel support funding.”

There was no supplementary question.

117 EXECUTIVE REPORT - 12 JULY 2022

The Leader presented a report setting out recommendations to the Council made by the Executive at its meeting on 12 July 2022.

118 ANNUAL CORPORATE PLAN REPORT 2021/22

The Executive Member for Financial Sustainability presented the recommendation, which was referred to in the Executive report of 12 July 2022, regarding the Annual Corporate Plan for 2021/22.

The Executive Member for Financial Sustainability said the annual report covered progress on achievements in relation to the Corporate ‘SEED’ Priorities and there were 72 separate corporate actions within the report. A short video highlighting the successes of the council was shown to the meeting.

Councillor Williamson proposed that the recommendation in the report be supported. Councillor Curtis seconded the proposal.

Councillor Goldspink confirmed that the Liberal Democrat Group were happy to support the recommendation.

Councillor Redfern referred to the 152 affordable homes delivered in 2021-22 which was down from 326 in 2020-21. She said the report highlighted the positives but the level of customer satisfaction had also dropped and the council was not doing well in all areas.

The motion to support the recommendations having been proposed and seconded was put to the meeting and upon a vote being taken, was declared CARRIED.

RESOLVED - That the Annual Report 2021/22 be approved.

119 CLIMATE CHANGE STRATEGY

The Executive Member for Environmental Sustainability presented the recommendation, which was referred to in the Executive report of 12 July 2022, regarding the Climate Change Strategy.

Councillor McAndrew said that the strategy clearly and succinctly laid out the council's vision and approach and it made clear what changes needed to be implemented between now and 2030 to reach carbon neutrality. He said that the strategy went out to consultation and received 35 responses. The Overview and Scrutiny Committee had considered the strategy and made suggested changes. He thanked Officers and contributors who were involved in preparing the strategy.

Councillor McAndrew proposed that the recommendation in the report be supported. Councillor Pope seconded the proposal.

Councillor Wilson said that the strategy was great and was glad it had been put together but said there was still a lot of work to do and did not feel the council was doing everything it could do. He said that the council aimed to be sustainable in all that it did yet when it came to difficult decisions like charging for green waste or building a bridge that destroys wildlife the council needed to start making sustainable choices. He said when the next District Plan was developed; there should be emphasis on more sustainable building standards.

Councillor Frecknall said he was pleased to see that comments made by the Overview and Scrutiny Committee had been incorporated into the report. He said there was an opportunity for the District Plan review to be included as this would have a huge impact on sustainability targets.

The motion to support the recommendations having been proposed and seconded was put to the meeting and upon a vote being taken, was declared CARRIED.

RESOLVED - That the East Herts Climate Change Strategy 2022-2026 be approved.

120 EAST HERTS COUNCIL GYPSY AND TRAVELLER
ACCOMMODATION NEEDS ASSESSMENT (GTANA) MAY
2022

The Executive Member for Planning and Growth presented the recommendation, which was referred to in the Executive report of 12 July 2022, regarding the East Herts Council Gypsy and Traveller Accommodation Needs Assessment (GTANA).

Councillor Goodeve said that in accordance with national legislation and policy, the Council had a duty to plan for a mix of housing that met the needs of the district's communities, such as provision for older people, affordable housing and accommodation for Gypsy and Travellers and Travelling Show People. The GTANA will replace the now outdated study published in 2016; and strengthen the Council's position in relation to being able to demonstrate identified accommodation needs; assess its 5-year land supply position; and, inform discussions with applicants of the relevant key strategic sites. It will influence future policy outcomes; and be a material consideration in the determination of planning applications.

Councillor Goodeve proposed that the recommendation in the report be supported. Councillor Snowdon seconded the proposal.

Councillor Goldspink said that she welcomed the report and thought it was an excellent piece of work. She said the Gypsy and Traveller Community were a valuable part of the community and should be treated fairly and equally.

Councillor Crofton said he recognised the important of providing sites for the Gypsy and Traveller Community

and asked what provision had been made if the sites were no longer required by the community.

Councillor Goodeve said it would be set out in the conditions of the planning application but would get a detailed response to Councillor Crofton after the meeting.

Councillor Huggins said that his ward had a number of these sites and he welcomed the report so that the need was clearly defined and provided greater protections. He said he offered his services if there were opportunities for working groups to work on the strategy and how it would be implemented.

Councillor Wilson asked if Councillor Goodeve had a view on the policy and practice of negotiated stopping and whether the council was likely to use that.

Councillor Goodeve said she would provide a written response.

The motion to support the recommendations having been proposed and seconded was put to the meeting and upon a vote being taken, was declared CARRIED.

RESOLVED – That (A) the East Herts Council Gypsy and Traveller Accommodation Needs Assessment (GTANA) May 2022, as detailed at Appendix D to this report, be agreed as a material consideration in the determination of planning applications; and

(B) the East Herts Council Gypsy and Traveller

Accommodation Needs Assessment (GTANA) May 2022, as detailed at Appendix A to this report, be agreed as technical evidence to support any future review of the East Herts District Plan, October 2018 and any potential local planning guidance.

121 BISHOP'S STORTFORD NEIGHBOURHOOD PLANS - ADOPTION

The Executive Member for Planning and Growth presented the recommendation, which was referred to in the Executive report of 12 July 2022, regarding the Bishop's Stortford Neighbourhood Plans Adoption.

Councillor Goodeve said that the Neighbourhood Planning Act 2017 identified the process for reviewing 'made' neighbourhood plans and Bishop's Stortford Town Council had undertaken a review of the two neighbourhood plans in the town. The two neighbourhood plans were closely integrated so have been examined together by one independent examiner. The examiner of the two Bishop's Stortford Neighbourhood Plans decided that the proposed modifications are not material and therefore a referendum was not necessary for either plan.

Councillor Goodeve proposed that the recommendation in the report be supported. Councillor Drake seconded the proposal.

The motion to support the recommendations having been proposed and seconded was put to the meeting and upon a vote being taken, was declared CARRIED.

RESOLVED – that (A) the recommendations and modifications made by the Independent Examiner of the two Bishop’s Stortford Neighbourhood Plan Revisions, as detailed in Appendix E to this report, be received and considered;

(B) the Bishop’s Stortford Neighbourhood Plan for Silverleys and Meads wards (1st Revision) 2021- 2033, as detailed at Appendix Ei to this report, be formally ‘made’; and

(C) the Bishop’s Stortford Neighbourhood Plan for All Saints, Central, South and Parts of Thorley (1st Revision) 2021- 2033, as detailed at Appendix Eii to this report, be formally ‘made’.

122 UKRAINIAN REFUGEE HOUSING

Councillor Goldspink proposed the following motion on notice:

“Our Westminster Government has expressed its support for the people of Ukraine and has encouraged British residents to open their homes and to offer places of safety to the Ukrainian refugees. East Herts Council would like to take this opportunity to thank those residents who have responded to this encouragement and who have provided space in their homes for Ukrainian refugees during this war. The Council also wishes to thank all the residents who have contributed to helping the Ukrainians in many different ways during this difficult time. This Council

also acknowledges the moral responsibility to give fair, humane and equal support to refugees and asylum seekers from many other countries, and especially to those who have put their own lives at risk by giving us assistance.

Under the “Homes for Ukraine” scheme many kind-hearted, generous East Herts residents have signed up to share their homes with refugees for 6 months. Unfortunately, there do not seem to be any plans for what comes next. Nobody seems to know where the refugee Guests will be housed when the 6 months are over.

East Herts District Council notes that it has responsibilities in relation to Affordable Housing. It further notes that it has a statutory duty to house the Homeless.

The Council also notes that private sector rents in East Herts are expensive and likely to be beyond the reach of refugees on lower- than- average incomes.

This Council therefore calls on the Government to work out a proper Plan for housing the hundreds of Ukrainian refugees in East Herts and the country as a matter of the utmost urgency. This Council resolves to write to the Prime Minister and to the Home Secretary with this request. The letters to be signed by the leaders of all 4 political groups.”

The motion was seconded by Councillor Townsend.

Councillor Goldspink spoke to her motion and said that

it was heart-warming to see so many generous people had signed up to open their homes to Ukrainian refugees. She said that hosts were happy to open their homes for six months and expected to have a plan about what comes next but there was currently no clear plan. She said that the council had excellent housing officers that were willing to help but there was no affordable housing and private rent was expensive. She was asking the Council to ask the government to come up with an urgent plan.

Councillor Boylan thanked Councillor Goldspink and Councillor Townsend for putting forward the motion. He said that on behalf of the Executive, they would support the motion and said that there were currently 154 hosts in Eats Herts that have been matched with a Ukrainian guest. Councillor Boylan said that East Herts had the second highest number of hosts and Ukrainian guests in the county after St Albans.

Councillor Boylan gave his sincere thanks to those who had been hosting refugees. Hertfordshire County Council had asked all host households what their intentions were after the six month period had ended and only 20% had currently replied; 60% of those reporting that they will be able to keep their guests for longer. He said that East Herts Officers were working closely with the County Council and voluntary sector to provide information to hosts as and when it becomes available. Housing Officers together with their counterparts in Hertfordshire were raising issues and questions with the government and the Council was adding its voice to the debate in how best to support refugees until it was safe for them to return home. He

welcomed all group leaders to come together to seek greater clarity from the government.

Councillor Curtis said he was in favour of the motion and thought it was much needed. He wanted to note that whilst the council were asking the government to published detailed plans, the government had done some outstanding work on the conflict with Ukraine. He wanted to acknowledge that whilst calling for detailed plans, it did not take away from the work in supporting refugees.

Councillor Townsend said that he was surprised that it seemed necessary to pull politics into the motion. He hoped that all councillors would support and stand by the motion regardless of politics and opinions.

The motion to support the recommendations having been proposed and seconded was put to the meeting and upon a vote being taken, was declared CARRIED.

RESOLVED – That the following motion be approved:

“Our Westminster Government has expressed its support for the people of Ukraine and has encouraged British residents to open their homes and to offer places of safety to the Ukrainian refugees. East Herts Council would like to take this opportunity to thank those residents who have responded to this encouragement and who have provided space in their homes for Ukrainian refugees during this war. The Council also wishes to thank all the residents who have contributed to helping the Ukrainians in many

different ways during this difficult time. This Council also acknowledges the moral responsibility to give fair, humane and equal support to refugees and asylum seekers from many other countries, and especially to those who have put their own lives at risk by giving us assistance.

Under the "Homes for Ukraine" scheme many kind-hearted, generous East Herts residents have signed up to share their homes with refugees for 6 months. Unfortunately, there do not seem to be any plans for what comes next. Nobody seems to know where the refugee Guests will be housed when the 6 months are over.

East Herts District Council notes that it has responsibilities in relation to Affordable Housing. It further notes that it has a statutory duty to house the Homeless.

The Council also notes that private sector rents in East Herts are expensive and likely to be beyond the reach of refugees on lower- than- average incomes.

This Council therefore calls on the Government to work out a proper Plan for housing the hundreds of Ukrainian refugees in East Herts and the country as a matter of the utmost urgency. This Council resolves to write to the Prime Minister and to the Home Secretary with this request. The letters to be signed by the leaders of all 4 political groups."

123 SUPPLEMENTARY TO THE MINUTES - WRITTEN RESPONSES

See attached document.

The meeting closed at 8.15 pm

Chairman
Date

Agenda Item 6a

EAST HERTS COUNCIL

COUNCIL – 16 NOVEMBER 2022

(A) PETITION – “SAVE BENGEO FIELD LANDSCAPE”

A petition has been submitted by Aska Pickering, on behalf of 431* signatories, seeking that the Council protect the landscape of the area north of Bengoe, known locally as Bengoe Field and reject any further residential development. Signatures have been collected via an e-petition on the Eats Herts Council website. The petition states:

“We the undersigned petition the Council to protect the unique and outstanding landscape of the area north of Bengoe, known locally as Bengoe Field, for the whole community of Bengoe and Hertford. We ask that the East Herts District Council reject any further residential development, which would also place further stress on the local infrastructure with regards to highways, wastewater drainage, local health services, and schools.”

“We believe Bengoe Field needs to be protected from further development to prevent the destruction of a beautiful landscape that is much loved and utilised by the community. This area provides a much valued amenity thanks to the highly popular Byway 1. The pathway through Bengoe Field, which passes by the Lonely Oak, is extremely popular and surveys provide evidence that increasing numbers of people use it for a variety of activities. The unique views it offers to walkers across Rib Valley makes it imperative that we preserve this locally important landscape, which was described as having exceptional value by the Landscape Officer of Hertfordshire County Council. The landscape was also found to be of outstanding value by the Planning Inspector at the Planning Inquiry which rejected minerals extraction: "These landscapes are especially important as a foil to urban settlements [...] I consider that the appeal site is a landscape resource and visual amenity of considerable importance because of its proximity to the urban area. It seems

contrary to that finding to allow residential development to destroy the same landscape.”

**The petition remains open until 15 November 2022 so an updated number of signatories will be provided at the meeting.*

Agenda Item 7

COUNCIL – 16 NOVEMBER 2022

PUBLIC QUESTIONS

Question 1	David Royle, on behalf of the Sustainable Sawbridgeworth community group to ask Cllr Graham McAndrew, the Executive Member for Environmental Sustainability
<p>Sawbridgeworth Town Council produced its own Local Cycling and Walking Implementation Plan (LCWIP) in August 2018, over four years ago. It has not yet been implemented.</p> <p>We note that in North Hertfordshire there has just been a consultation on the proposed walking and cycling improvements in Hitchin, Letchworth Garden City, Baldock, Royston and Knebworth, as part of their Local Cycling and Walking Infrastructure Plans.</p> <p>Can we please ask how the East Herts LCWIP work is progressing, has it actually started, what stage is it at, when and how can local groups feed into it and when is it due for completion?</p>	

COUNCIL – 16 NOVEMBER 2022

MEMBERS' QUESTIONS

<p>Question 1</p>	<p>Cllr David Snowdon to ask Cllr Jan Goodeve, the Executive Member for Planning and Growth</p>
<p>Could the Executive Member please make a statement about the future of Launchpad once the Old River Lane works commence?</p>	
<p>Question 2</p>	<p>Cllr Ben Crystall to ask Cllr Jan Goodeve, the Executive Member for Planning and Growth</p>
<p>In May this year the Royal Borough of Kensington and Chelsea ruled that all Grade II listed and most Grade II* listed properties can install solar panels without seeking listed building consent. In an order applying the change, the council said solar panels "would appear as an honest and clearly modern intervention, and normally read as part of the equipment necessary to service the uses conducted within the building", similar to water tanks, television aerials and other equipment.</p> <p>Will East Herts Council introduce a similar change?</p>	

Agenda Item 9

Council

Date of Meeting: 16 November 2022

Report by: Councillor Linda Haysey, Leader of the Council

Report title: Executive Report – 6 September and 25 October 2022

Ward(s) affected: All

Summary

- This report details the recommendations to Council made by the Executive at its meetings on 6 September and 25 October 2022.

1.0 Item considered and recommended to Council

1.1 Since the last Council meeting, the Executive met on 6 September and 25 October 2022. At these meetings the Executive considered and supported a number of recommendations for Council on the following items:

- 1.1.1 Much Hadham Neighbourhood Plan Adoption
- 1.1.2 Hunsdon Neighbourhood Plan Adoption
- 1.1.3 Old River Lane Supplementary Planning Document Adoption
- 1.1.4 Waste Contract Service Design

1.2 This report sets out the recommendation for the above items. The full report, including the Appendix, may be viewed via [this link](#).

1.3 The Minutes of the meeting are attached as **Appendix A**.

1.4 This report excludes items also considered by the Executive where those reports are separate agenda items on the Council agenda.

2.0 Much Hadham Neighbourhood Plan Adoption

2.1 The Executive was asked to consider the Much Hadham Neighbourhood Plan following the referendum on 23 June 2022.

RECOMMENDATION TO COUNCIL:

(a) That the Much Hadham Neighbourhood Development Plan 2019-2033 be formally 'made'.

3.0 Hunsdon Neighbourhood Plan Adoption

3.1 The Executive was asked to consider the Hunsdon Neighbourhood Plan following the referendum on 23 June 2022.

RECOMMENDATION TO COUNCIL:

(a) That the Hunsdon Neighbourhood Development Plan 2019-2033 be formally 'made'.

4.0 Old River Lane Supplementary Planning Document Adoption

4.1 The Executive was asked to consider the Old River Lane Supplementary Planning Document following the public consultation on the draft document.

RECOMMENDATION TO COUNCIL:

- (a) That the responses to the consultation be noted and the officer responses and proposed changes to the Old River Lane Supplementary Planning Document (SPD) be supported;**
- (b) That the Old River Lane Supplementary Planning Document (SPD), be agreed for adoption; and**
- (c) That in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 it has been determined that a Strategic Environmental Assessment of the Old River Lane Supplementary Planning Document (SPD) is not required as it is unlikely to have significant environmental effects beyond the District Plan policies.**

5.0 Waste Contract Service Design

- 5.1** The Executive were asked to give authority to proceed with a Competitive Dialogue procurement for the waste and recycling collection and street cleansing contract due to expire in May 2025. There were 21 recommendations for the Executive to agree, with just one needing to be recommended to Council.

RECOMMENDATION TO COUNCIL:

- (a) To approve the Capital and estimated revenue spend in relation to the introduction of a new weekly separate food waste collection service in 23L caddies for houses and in wheeled bins for flats in East Hertfordshire from 2025.**

6.0 Executive Decisions

6.1 Other matters determined by the Executive are detailed in the Minutes of the meeting, at Appendix A to this report.

7.0 Background papers, appendices and other relevant material

7.1 Appendix A - Minutes of the Executive meeting 6 September 2022

7.2 Appendix B - Minutes of the Executive meeting 25 October 2022

Contact Member

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MINUTES OF A MEETING OF THE
EXECUTIVE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
TUESDAY 6 SEPTEMBER 2022, AT 7.00 PM

PRESENT: Councillor (Chairman/Leader)
Councillors L Haysey, P Boylan,
E Buckmaster, G Cutting, J Goodeve, J Kaye,
G McAndrew and G Williamson.

ALSO PRESENT:

Councillor I Devonshire.

OFFICERS IN ATTENDANCE:

Richard Cassidy	- Chief Executive
James Ellis	- Head of Legal and Democratic Services and Monitoring Officer
Jess Khanom- Metaman	- Head of Operations
Steven Linnett	- Head of Strategic Finance and Property
Katie Mogan	- Democratic Services Manager
Helen Standen	- Deputy Chief Executive

131 APOLOGIES

There were no apologies for absence.

132 LEADER'S ANNOUNCEMENTS

The Leader welcomed those who were watching on the East Herts Youtube Channel.

The Leader said that the Joy of Freedom of Religion or Belief event was being held at Ware Priory on Saturday 10 September 2022 which had been organised by Councillor Kaye.

Councillor Kaye said that the event followed on from a government conference in early July which brought together different religions. He said that this event had been run in Ware and Bishop's Stortford previously.

Councillor Haysey said she had attended a previous event in Bishop's Stortford and thoroughly recommended it.

Councillor Haysey announced that she would be taking agenda item six first.

133 MINUTES - 4 AND 12 JULY 2022

Councillor Haysey proposed, and Councillor Boylan seconded a motion that the Minutes of the meetings held on 4 and 12 July 2022 be approved as a correct record and be signed by the Leader. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that the Minutes of the meeting held on 4 and 12 July 2022 be approved as a correct record and signed by the Leader.

134 DECLARATIONS OF INTEREST

There were no declarations of interest.

135 MUCH HADHAM NEIGHBOURHOOD PLAN - ADOPTION

The Executive Member for Planning and Growth presented the Much Hadham Neighbourhood Plan Adoption report. She said that the Neighbourhood Plan referendum took place on 23 June 2022 and 80% of those who voted supported the plan. She thanked those who had given up their time to put their plan together.

Councillor Devonshire said that the Much Hadham Neighbourhood Plan started its journey in 2015 and a Neighbourhood Plan Steering Group was formed and led by Parish Councillor Ian Hunt. He thanked the community groups for their help in developing the plan and the planning team at East Herts for their advice.

Councillor Devonshire said that the overall cost was £38,000 and was funded mainly from grants. He said the result was a fantastic plan with six designated local green spaces and 14 priority views. He thanked Parish Councillor Ian Hunt for his professionalism through the process.

Councillor Haysey said the plan was an excellent example of the community working together to come up with a plan with that place residents want to live in.

Councillor McAndrew agreed with the comments from Councillor Devonshire and as the County Councillor for the area, he fully appreciated the difficult journey to get the result.

Councillor Goodeve proposed, and Councillor McAndrew seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – To recommend to Council that the Much Hadham Neighbourhood Development Plan 2019-2033, as detailed at Appendix A to this report, be formally ‘made’.

136 CASTLE PARK IMPROVEMENT PROJECT

The Executive Member for Financial Sustainability presented a report on the Castle Park Improvement Project. He said that the council had been working with Bishop’s Stortford Town Council on plans to improve and enhance the area and had secured £2 million of funding from the National Lottery Heritage Fund which covered most of the costs.

Councillor Williamson said that the project went out to tender and the best value price was £500,000 over budget due to higher costs in construction. A value engineering exercise was completed which resulted in some savings and secured further funding which brought the budget gap down to £350,000. He said that all the funding was at risk if the council did not proceed. Bishop’s Stortford Town Council have offered to purchase the Bishop’s Park

Community Centre for a capital receipt to fund the East Herts share of the shortfall. They had also requested the option to purchase St Michael's Mead and Havers Community Centres with an options sum of £15,000 payable now. He said the recommendation was to sell the Bishop's Park community centre for £160,000 plus the £15,000 options fund to raise the £175,000 required. The other two community centres would provide £270,000 in capital receipts. He said it was important to note that the council did not receive any income from the centres but bared the maintenance liabilities.

Councillor McAndrew said he was the chair of the Castle Park Steering Group and said it was good to see the results of the project coming to fruition. He said he was happy to support the proposals.

Councillor Buckmaster said that as the Portfolio Holder for parks and open spaces, he was pleased to see the project moving forward. He said he was grateful to the Officers who have come up with innovative solutions to meet the budget challenge. He said that the project would bring the community together and have a great benefit to all residents.

Councillor Haysey said that the community centres were currently managed by the Town Council and this solution gives them an additional level of freedom. She confirmed that the centres were protected assets so the Town Council would not be able to sell the land for residential development. She thanked Officers for the work done on the project.

Councillor Williamson proposed, and Councillor

Buckmaster seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that (A) the sale of Bishop’s Park community centre to Bishop’s Stortford Town Council be approved;

(B) the capital receipt from the sale of Bishop’s Park community centre (£160,000) contributes to the funding gap for the Castle Park project;

(C) an option agreement on St Michael’s Mead community centre and Havers community centre be approved;

(D) a £30,000 reduction for liabilities of over years is deducted from the final sale price of all three centres be approved; and

(E) an options sum of £15,000 is required from BSTC to secure the option agreement which will be used to secure the project funding gap and to compensate EHC should the sale of the remaining two centres not proceed.

137 URGENT BUSINESS

There was no urgent business.

The meeting closed at 7.15 pm

Chairman
Date

MINUTES OF A MEETING OF THE
EXECUTIVE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
TUESDAY 25 OCTOBER 2022, AT 7.00 PM

PRESENT:

Councillors L Haysey, E Buckmaster,
G Cutting, J Goodeve, J Kaye, G McAndrew
and G Williamson.

ALSO PRESENT:

Councillors R Bolton, S Bull, R Fernando,
M Goldspink, M Pope and P Ruffles.

OFFICERS IN ATTENDANCE:

Richard Cassidy	- Chief Executive
Helen Standen	- Deputy Chief Executive
Lindsey Creed	- Communications and Digital Media Manager
James Ellis	- Head of Legal and Democratic Services and Monitoring Officer
Laura Guy	- Principal Planning Officer
Chloe Hipwood	- Service Manager - Waste, Recycling and Street Cleaning
Dominique	- Contracts

Kingsbury	Manager
Jess Khanom-Metaman	- Head of Operations
Katie Mogan	- Democratic Services Manager
George Pavey	- Principal Planning Officer
Sara Saunders	- Head of Planning and Building Control
Su Tarran	- Head of Revenues and Benefits Shared Service

171 APOLOGIES

Apologies for absence were received from Councillor Peter Boylan.

172 LEADER'S ANNOUNCEMENTS

The Leader welcomed Members and Officers and those who were watching on YouTube. She asked Councillor Buckmaster and Councillor Goodeve to update the meeting on announcements within their portfolios.

Councillor Buckmaster said that the 'Your Tree, Our Future' was a project launched by Hertfordshire County Council on 21 September 2022 which would plant 100,000 trees over four years. 46,000 trees were allocated for this year and East Herts residents had claimed 7,000 of these. He said he was pleased to see

such a high level of interest from residents.

Councillor Goodeve said that the Economic Development Team had won first place in the Local Government Support Programme category from the Federation of Small Businesses. She said that the Bishop's Stortford Business Improvement District had been re-elected for a second five year term, she congratulated them and said they had been a significant support for businesses in Bishop's Stortford Town Centre.

173 MINUTES – 6 SEPTEMBER 2022

Councillor Kaye proposed, and Councillor Cutting seconded a motion that the Minutes of the meetings held on 6 September 2022 be approved as a correct record and be signed by the Leader. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that the Minutes of the meeting held on 6 September 2022 be approved as a correct record and signed by the Leader.

174 DECLARATIONS OF INTEREST

Councillors Haysey, Buckmaster and Williamson declared an interest in agenda item 9 as they all sat on the Old River Lane Delivery Board. They confirmed that they would take no part in the discussion or voting of the item.

Councillor Goldspink declared an interest in agenda

item 9 as she also sat on the Old River Lane Delivery Board. She confirmed that she would take no part in the discussion.

175 ANNUAL COUNCIL TAX SUPPORT REPORT

The Executive Member for Financial Sustainability presented the Annual Council Tax Support report. He said that the Council Tax Support scheme had been in place since 2013 and the council was required to review it every year. The recommendation was to leave the scheme unchanged for 2023/24.

Councillor Williamson proposed, and Councillor Kaye seconded a motion supporting the recommendation in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED - That no changes be made to the local Council Tax Support scheme for April 2023.

176 MEDIUM TERM FINANCIAL PLAN

The Executive Member for Financial Sustainability presented the Medium Term Financial Plan. Councillor Williamson said that the purpose of the report was to set the scene for Members and for the Executive to provide Officers with a steer and approve assumptions to devise the budget for 2023/24. He said that rapidly changing external factors such as the war in Ukraine and the rise in interest rates has made it harder to assemble a budget.

Councillor Williamson highlighted the budget gaps for the next four years provided in Appendix A. He said that the Transformation Programme was key for delivering future savings but options were becoming limited.

Councillor Haysey said it wasn't easy to set a budget in the current context but the council would work hard to ensure residents received value for money.

Councillor Williamson proposed, and Councillor Cutting seconded a motion supporting the recommendation in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – That (A) the budget proposals should be based on a Council Tax increase of £5, contract inflation up to 4%, no inflation in other goods and services budgets and that the provision for the national pay award will be up to 4%;

B) the assumption that the current local government finance system will continue for a further year and the windfall New Homes Bonus payment will be used to set aside £400k in reserves to meet part of the estimated cost of the refresh of the District Plan with the remainder being used to support the budget through the exceptional circumstances of the current economic and political climate as detailed in Appendix B to the report be endorsed;

C) the savings requirements that the Transforming East Herts Programme will need to deliver in order to balance the budget in the Medium Term be noted;

D) Officers re-phase the capital programme and revenue impacts of capital financing and make recommendations about schemes that could be delayed or cancelled to reduce the savings requirements; and

E) the revised savings requirements of £0.812 million in 2023/24, £2.050 million in 2024/25, £2.114 million in 2025/26, £0.792 million in 2026/27 and £0.268 million in 2027/28 be noted.

177 PARKING TRAFFIC REGULATION ORDERS

The Executive Member for Environmental Sustainability presented the Parking Traffic Regulation Orders report. Councillor McAndrew said that the proposals had been out to consultation which had received 1,100 responses. He said that the comments had been reviewed carefully and the recommendations in the report reflected this.

Councillor Buckmaster said the recommendations reflected the fact that the council has looked and listened to the consultation.

Councillor Goldspink said she was delighted to see so many responses but she said that since the consultation, residents had approached her to say that

some of them have to park in the public car parks overnight as they have no space to park cars at home. The introduction of the evening charge would have a serious impact on them.

Councillor McAndrew said he was happy to review it alongside other parking charges in the future.

Councillor Bull recognized that the council had to make savings and increase income through car parking charges but he was concerned about parents who use the car parks in Buntingford to drop off and collect their children.

Councillor McAndrew said the car park in Buntingford was no different to other car parks in the district and said that users of it would need to pay.

Councillor Haysey said that the free half hour was raised numerous times in the consultation. She said the change would not happen immediately and would be implemented before June 2024.

Councillor Kaye said he was happy to see that the free half hour was being kept for now. He was pleased to see a flat rate for Sunday. He appreciated the difficulties for the council and the rates had not been increased significantly.

Councillor Haysey said that the recommendations had taken into account the consultation comments. She thanked Officers for their work on the report. Councillor McAndrew proposed, and Councillor Buckmaster seconded a motion supporting the

recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – That (A) the removal of free parking in all car parks (Mon – Sat) be implemented at a later date prior to June 2024;

b) Sunday and Bank Holiday charging be introduced; revised from the week-day tariff charges to a flat rate charge in Bishop’s Stortford, Hertford and Ware as described in paragraph 6.16 of the report;

c) existing Sunday charges in Link Road and Northgate End car parks, Bishop’s Stortford be amended as described in paragraph 1.5 of the report;

d) an evening parking charge up to 8:00pm be introduced in Bishop’s Stortford, Hertford and Ware as described in paragraph 1.6 of the report; and

e) an uplift of tariff charges in Ware, Buntingford and Sawbridgeworth be approved as described in paragraph 6.21 of the report.

178 WASTE SERVICE CONTRACT DESIGN

The Executive Member for Environmental Sustainability presented the Waste Service Contract Design report. He said the report sought to give authority to proceed with a competitive dialogue for

the waste service contract which was due to expire in May 2025. The key drivers for service changes were set in the context of national resources, the waste strategy and the financial challenges exacerbated by inflationary pressures.

Councillor McAndrew said that the changes would make the service more efficient and sustainable by extending the frequency of collections for the majority of households, a transition to smaller bins and a separate weekly food waste collection.

Councillor McAndrew said that the North Herts Cabinet had agreed a further recommendation as follows “To note the procurement of the contract will include evaluation of options to reduce the carbon emissions of the waste service to contribute to achieving the Council’s net zero target” and proposed that the Executive also approve this recommendation.

Councillor Haysey thanked Officers who had worked on the report and for their time spent with Members to help them understand the complexity of the project. She said that the joint working group with North Herts proved useful and was pleased to see both council’s aligned in the recommendations.

Councillor Buckmaster said that some residents may react to the proposed three weekly collections for residual waste but hoped that residents would understand the decision when the weekly food waste collections were explained to them. He said that across the Herts Waste Partnership, 43% of the contents of the residual bins was food waste which would be

collected separately.

Councillor McAndrew said that behavioural change would be crucial in enabling and encouraging residents.

Councillor Pope referred to the possible county wide waste scheme. He asked how this would affect the waste contract if implemented.

Councillor McAndrew said the Herts Waste Partnership had been encouraging the districts and boroughs to come together to create a county wide waste scheme. He said that it was a long process and not all councils were yet to be convinced of the benefits.

Councillor Buckmaster said there were very complex and unique issues preventing a whole shared service. He said there were some areas that could allow for closer co-operation and a study had been commissioned to look at these areas.

Councillor McAndrew assured Councillor Pope that work was ongoing in the background but was taking a long time.

Councillor McAndrew proposed and Councillor Goodeve seconded a motion supporting the recommendations in the report and the additional recommendation U. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED - That:

- a) the recommendations from the Joint Cross-Party working group attached in Appendix 1 be noted and considered prior to making a new substantive decision.
- b) the comments from Overview and Scrutiny Committee attached in Appendix 12 be noted and considered prior to making a new substantive decision.
- c) the responses from the public consultation as summarised in Appendix 2 be noted and considered prior to making a new substantive decision.
- d) a Competitive Dialogue procedure for the procurement of the Waste, Recycling and Street Cleansing contract be approved.
- e) a joint project board to include the Executive Members for Finance as well as the Executive Member covering waste, recycling and street cleansing services for both EHC and NHC be approved to monitor the progress of the procurement project and for the delegation of powers to the Head of Operations (EHC)/Director of Place (NHDC) in consultation with Project Board, in relation to amendments to the specification or service design.
- f) a Contract length of 8 years with the possibility of up to an 8 year extension be approved.

g) the provision of customer services and contact handling being delivered by the councils be approved, and for a future report detailing how this will be delivered be provided in 2023.

h) the introduction of a new weekly separate food waste collection service in 23L caddies for houses and in wheeled bins for flats in East Hertfordshire from 2025 be approved. The implementation date confirmation to be delegated to the Head of Operations in consultation with the Executive Member for Environmental Sustainability.

i) To recommend to Full Council to approve the Capital and estimated revenue spend outlined in 3.16 in relation to recommendation h above.

j) residual waste collections occurring on a three weekly collection cycle from 2025 be approved. The implementation date confirmation to be delegated to the Director of Place/Head of Operations in consultation with the project board.

k) the standard receptacle for residual waste being 180L in size and that all new and replacement residual waste containers for houses will be 180l as soon as is reasonably practicable be approved and phased in commencing no later than from 1st April 2023 in East Hertfordshire.

l) the transition to a standard bin colour across East and North Hertfordshire as outlined in paragraphs 3.47 to 3.56 as soon as is practicable and no later than 1st April 2023 be approved.

m) the inclusion of plastic film in the mixed dry recycling collections from 2025 be approved and the implementation date confirmation to be delegated to the Project Board and subject to the outcomes of Resources & Waste Strategy consultation on consistency.

n) the cessation of bring bank services for paper in East Hertfordshire as soon as is reasonably practicable and no later than the end of 2023 be approved.

o) the cessation of bring bank services for textiles in East Hertfordshire and kerbside textiles collections in North Hertfordshire with the shared waste service proactively engaging with the charity-sector to promote alternative outlets for used textiles by the end of 2024 be approved.

p) the cessation of kerbside battery collections in North Hertfordshire be noted. The implementation date confirmation to be delegated to the Project Board but no later than May 2025, with the shared waste service proactively promoting alternative recycling outlets.

- q) the cessation of Parish litter picking grants and for street litter bins currently maintained under this scheme to be serviced under the waste and recycling contract from 1st April 2023 be approved.
- r) the service policy statements as outlined in Appendix 3 be approved and for these to be further updated in advance of the contract start in May 2025 and be delegated to Head of Operations/Director of Place in consultation with the Executive Members.
- s) the principle of aligning the garden waste collection charge from 2025 be agreed.
- t) the service design described in paragraphs 3.94 to 3.103 be agreed in principle, should the outcomes from the Resources and Waste Strategy Consistency consultation mandate the separate collection of fibre, subject to the constitutional requirements for decision making; and
- u) the procurement of the contract will include evaluation of options to reduce the carbon emissions of the waste service to contribute to achieving the Council's net zero target be noted.

179 OLD RIVER LANE SUPPLEMENTARY PLANNING DOCUMENT

Councillor Haysey, Buckmaster and Williamson declared an interest in the item as they sat on the Old River Lane Delivery Board. They took no part in the

discussion or voting of the item.

Councillor Goldspink also declared an interest in the item as she sat on the Old River Lane Delivery Board. She took no part in the discussion of the item.

The Executive Member for Corporate Services chaired the meeting for Item 9.

The Executive Member for Planning and Growth presented the report on the adoption of the Old River Lane Supplementary Planning Document. She said that Old River Lane was a development site allocated in the East Herts District Plan 2018 (Policy BISH8) which formed a key opportunity for sustainable redevelopment in the heart of Bishop's Stortford and an opportunity to complement the retail, community, and leisure provision in the town centre.

Councillor Goodeve said that the Old River Lane SPD sought to guide this ambition by setting out a clear vision and development objectives.. The draft version was published for public consultation for four-weeks between the 5 July and 2 August 2022 and received over 400 comments from nearly 100 individual consultees.

Councillor Goodeve said that since the agenda was published, the Council had received a letter from the Bishop's Stortford Civic Federation relating to information regarding the arts centre proposals set out in paragraphs 3.4.5 to 3.4.8, which were additional areas of text included after the public consultation. The paragraphs were added in response to a number of

comments made during the public consultation which requested that the draft SPD should mention the Arts Centre that had previously been promoted by the Council as a landowner. Following receipt of the letter and having reviewed the additional proposed paragraphs in light of this, officers have concluded that the removal of paragraphs 3.4.6 and 3.4.7 would be appropriate, because the text contains a level of detail beyond that required for the SPD. Minor amendments to paragraph 3.4.8 were also proposed.

The Head of Legal and Democratic Services asked Members to confirm that they had seen the amendments to the document.

Councillor Goodeve confirmed that a hard copy of the amendments had been circulated to Members prior to the meeting.

Councillor Kaye said that he was pleased to see so many responses to the consultation and that amendments had been made following concerns raised. He said the document was now an encouraging one to move forward.

Members thanked Officers for their hard work on producing the Supplementary Planning Document.

Councillor Goodeve proposed and Councillor Kaye seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – To recommend to Council:

(A) That the responses to the consultation be noted and the officer responses and proposed changes to the Old River Lane Supplementary Planning Document (SPD) be supported;

(B) That the Old River Lane Supplementary Planning Document (SPD), as detailed at Appendix C to this report, be agreed for adoption; and

(C) That in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 it has been determined that a Strategic Environmental Assessment of the Old River Lane Supplementary Planning Document (SPD) is not required as it is unlikely to have significant environmental effects beyond the District Plan policies.

180 HUNSDON NEIGHBOURHOOD PLAN ADOPTION

The Executive Member for Planning and Growth presented the Hunsdon Neighbourhood Plan for Adoption report. She said that the Neighbourhood Plan referendum took place on 15 September 2022 and was approved.

Councillor Buckmaster said he applauded the effort of the Parish Council to develop the plan. He also thanked the Officers involved for their hard work.

Councillor Haysey agreed with Councillor Buckmaster’s comments and said that the group in Hunsdon worked closely with the group who developed the Gilston Neighbourhood Plan to create a complementary document. She also thanked Officers for their work.

Councillor Goodeve proposed and Councillor Buckmaster seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED - To recommend to Council that the Hunsdon Area Neighbourhood Development Plan 2019-2033 be formally ‘made’.

181 URGENT BUSINESS

There was no urgent business.

The meeting closed at 7.43 pm

Chairman
Date



Much Hadham Neighbourhood Plan 2019 to 2033



Prepared by Much Hadham Neighbourhood Plan Steering Group

Approved by Much Hadham Parish Council

FOREWORD

The Neighbourhood Plan Steering Group, on behalf of the Parish Council, has produced this Neighbourhood Plan using residents' opinions and comments from the consultations, events, questionnaires and meetings held over the last 6 years.

The Neighbourhood Plan combines environmental and housing development policies to deliver on the aspirations we all have for Much Hadham by:

- Creating our own substantial equivalent to the "Green Belt" to protect the open space around the village
- Preserving wonderful views across the parish
- Providing for the housing needs of younger people
- Creating opportunities for the elderly to downsize
- Increasing the protection for our heritage assets.

This Neighbourhood Plan represents our community's values by preserving the past, serving the present and anticipating the future with confidence.

Picturesque and well-preserved, Much Hadham is widely appreciated not only by its residents but also throughout the district and beyond. It is important that any future development is very carefully managed and this is what our Neighbourhood Plan sets out to do.

Penny Taylor

Chair, Much Hadham Parish Council



"This Neighbourhood Plan represents our community's values by:

- preserving the past,
- serving the present and
- anticipating the future with confidence."

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Much Hadham Neighbourhood Plan 2019 to 2033

CHAPTER 1. Introduction and Background

1.1 Location and History

Much Hadham is a rural parish in East Hertfordshire district and covers an area of 18 km² (7 square miles). Topographically the Middle Ash Valley, running north to south through the heart of the parish, is well-preserved and “one of the most traditional and picturesque river valleys in Hertfordshire with steeper sides than many others and a wooded farmland character that differentiates it.....”¹. The River Ash itself is a rare example of a chalk river.

Bishop’s Stortford lies 3 miles to the east and Ware is 5 miles to the south-west. The long, linear High Street running through the village links the two towns. To the south-east, the town of Harlow in Essex is also easily accessed by car. Bishop’s Stortford and Harlow provide frequent rail services to London, Stansted airport and Cambridge, and are junctions for the M11 motorway. Much Hadham lost its rail connection to St. Margarets and beyond in 1964 but a daily bus service to Bishop’s Stortford, Ware and Hertford is maintained, albeit infrequently.

The main road is the B1004 which roughly bisects the parish north-east to south. There are minor roads linking to the surrounding parishes and ultimately to the A120 (to the north), A414 (to the south), A1184 (to the east) and A10 (to the west).

With evidence of inhabitants in the Neolithic and Bronze ages and Roman settlements identified, the parish has a long history. The first written record of Much Hadham was in 946 and there are extensive historical records of its development since then. The population has been stable at ~2,000 for the last century,² with 815 dwellings recorded in the 2011 census. The village of Much Hadham is the most populous habitation, with vibrant communities in Green Tye and Perry Green hamlets.

It has frequently been remarked on as one of the finest villages in the county³, with a large number of listed properties, notably along the High Street where they abut the road. The parish church building dates back to about 1225 and is in an idyllic situation, next to the historic summer palace of the Bishops of London.

Most of the village and its immediate surrounds are within a Conservation Area, with a further Conservation Area protecting the green at Green Tye. Perry Green is home to both the world-renowned Henry Moore Foundation and the nationally important St Elizabeth’s Centre, which provides education, care and support to people who have epilepsy and other complex needs.

1.2 What is the Neighbourhood Plan?

The preparation of the Neighbourhood Plan was led by Much Hadham Parish Council. It sets out a community vision for how the parish of Much Hadham will develop over the period 2019 to 2033.

¹ SPD Landscape Character Assessment 2007.

² Taken from Much Hadham – A Millennium Scrapbook by Jean Page – published December 1999. 2001 census recorded 1996 residents. 2011 census recorded 2087 residents. Both figures include residents in communal establishments.

³ The Herts “best kept village” award was won many times and is permanently on display at the Forge Museum.

The adopted Plan stands alongside the East Herts District Plan October 2018 (“the District Plan”) as part of the District’s Development Plan to guide development within the parish.

The policies contained within it will be used, together with the District Plan, by EHC in the determination of planning applications. Planning applications that accord with policies in the District Plan and this Neighbourhood Plan will be approved without delay, unless material considerations indicate otherwise.⁴

The Neighbourhood Plan must be ‘in general conformity’ with the strategic policies of the District Plan. It must not conflict with the NPPF. It must also not conflict with EU legislation or UK equivalent. Neighbourhood Plan policies may be superseded or impacted by any future changes to the NPPF and the District Plan. These may in turn lead to proposals to revise this Plan or prepare a new Plan. Any such proposals would be fully consulted on.

Because it is part of the planning system the Neighbourhood Plan can only directly influence land use matters which would be dealt with as part of a planning application. These could include, for example, design standards, community facilities, transport and access, and the protection of important buildings and green spaces.

It is important to understand that the Neighbourhood Plan is not itself a planning application. Any development will only be undertaken by site owners and developers following approval of a planning application.

Finally, the Neighbourhood Plan also comments on matters which are not strictly planning matters, but any influence over these matters will be indirect only.

1.3 Evidence Base

The preparation of the Neighbourhood Plan has been informed by an extensive evidence base much of which is available to view on Dropbox, accessed via the dedicated [Much Hadham Neighbourhood Plan website](#). The evidence includes the results of public consultations, technical studies relevant to the parish such as flood risk mapping and site assessments, and data from public records such as the Census.

1.4 Sustainable Development

The National Planning Policy Framework (NPPF) establishes that the purpose of the planning system is to contribute to the achievement of sustainable development. This means development “which meets the needs of the present without compromising the ability of future generations to meet their own needs”⁵. The District Plan sets out East Herts Council’s (EHC) planning framework to achieve co-ordinated sustainable development. Planning applications that accord both with its policies and with relevant policies in the Neighbourhood Plan will be approved without delay, unless material considerations indicate otherwise.

For Much Hadham, sustainable development means development that improves the economic, social and environmental conditions whilst meeting the obligations we have under the NPPF and the District Plan. The Neighbourhood Plan aims to provide housing that meets the needs of Much Hadham into the future whilst preserving its heritage and rural setting and, importantly, whilst minimising consequences for traffic volumes and on-street parking.

⁴ District Plan Policy INT1 ll.

⁵ This widely used definition was drawn up by the World Commission on Environment and Development 1987 and published in Our Common Future (aka the Brundtland Report) by Oxford University Press 1987

1.5 Legal Requirements

The Much Hadham Neighbourhood Plan (the Neighbourhood Plan) is submitted by Much Hadham Parish Council, the qualifying body, which is entitled to submit a neighbourhood plan for Much Hadham Parish.

On 3rd June 2015, Much Hadham Parish Council applied to the local planning authority, East Herts District Council, for the designation of the Much Hadham Parish as a Neighbourhood Plan Area. East Herts District Council approved the area designation on 1st September 2015. The Neighbourhood Plan area is shown in the map at Figure 1.

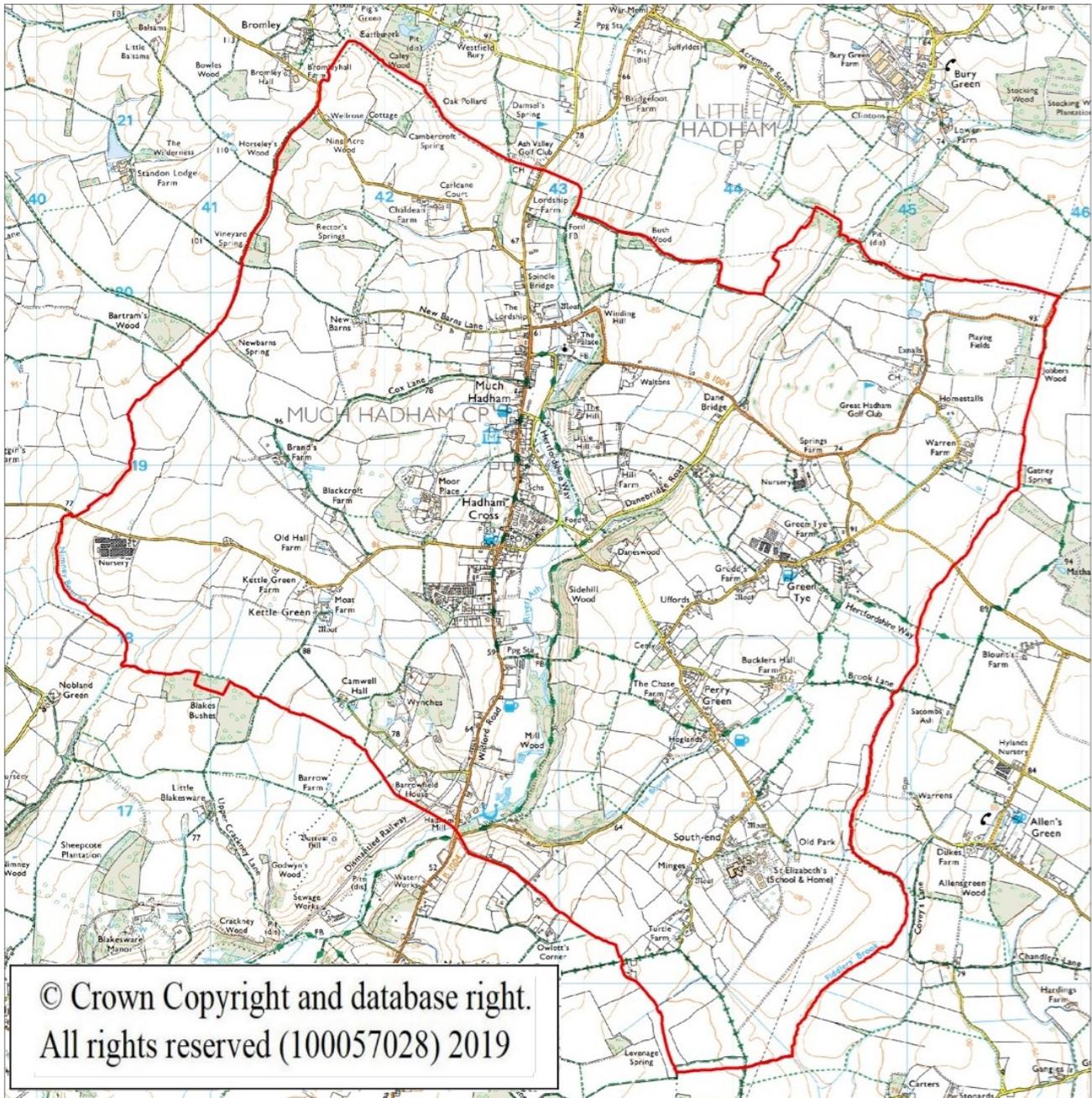


Figure 1 Neighbourhood Plan Boundary

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), the Much Hadham Neighbourhood Plan must satisfy “basic conditions” before it can come into force.⁶ The plan must:

- Have appropriate regard to national planning policy and guidance
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the development plan for the local area
- Not breach, and otherwise be compatible with, European Union (EU) Regulations and human rights requirements, as incorporated into UK law
- Meet the prescribed legal requirements including those of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

A separate document has been prepared to demonstrate how the Much Hadham Neighbourhood Plan meets these Basic Conditions; the Much Hadham Basic Conditions Statement. This includes the determination by East Herts District Council that a full Strategic Environmental Assessment (SEA) of the Neighbourhood Plan was required.

The SEA Environmental Report was prepared for Much Hadham Parish Council by AECOM Ltd, via a grant for technical assistance from Locality. The report concluded that the Neighbourhood Plan has identified potential for positive effects, though these effects are not likely to be significant in their magnitude. The appraisal did not identify the potential for significant negative effects from the Neighbourhood Plan’s proposed policies and allocations. The conclusion stated in paragraph 10.3 was:

“Overall it is considered that the [Neighbourhood Plan] takes a proportionate approach to delivering sustainable new development were possible, whilst protecting key aspects of the natural, built and historic environment that contribute to the overall sense of place and quality of life in Much Hadham.”

The SEA Regulations require monitoring of the likely significant effects of the Neighbourhood Plan. This monitoring will be undertaken by East Herts District Council as part of the process of preparing its Annual Monitoring Report.

1.6 Content of this document

The rest of the Neighbourhood Plan is divided into several parts:

Part 1: Development Strategy comprises Chapters 2 to 7 and includes the Policies Map, the vision and strategic objectives, development strategy and site-specific policies to be used in the determination of planning applications. It also includes important policies for design, infrastructure and supporting the local economy.

Part 2: Environment Strategy comprises Chapters 8 to 12 and includes policies to protect and enhance the built and natural environments.

Part 3: Implementation and Monitoring comprises Chapter 13 and contains the actions required to ensure the Neighbourhood Plan is delivered as intended.

⁶ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

Appendices: include some of the detailed supporting material that contributed to the development of the Neighbourhood Plan and other reference material.

The Neighbourhood Plan also includes many ideas for the parish which came forward that are outside the scope of planning matters but nevertheless deserve to be given more consideration by the Parish Council and / or other agencies. These are gathered in APPENDIX H. PARISH COUNCIL ACTION PLANS with recommendations for how to action them.



Figure 2 The character of the heart of the village

Part 1: Development Strategy

CHAPTER 2. Vision and Objectives

This chapter sets out the overall strategic vision for development in Much Hadham over the Neighbourhood Plan period to 2033, as approved by residents following consultation. The vision is supported by a set of strategic objectives which, when considered together, provide the framework for the policies set out later in the Neighbourhood Plan.

2.1 Key Issues and Challenges

Much Hadham is an attractive and sought-after area in which to live. Special features of the parish include⁷:

- Two Conservation Areas of exceptional historical, architectural and landscape attributes
- 143 Listed buildings including 4 at grade 1 and 12 at grade 2*
- A designated Scheduled Ancient Monument: the moated site at The Lordship
- An extensive Area of Archaeological Significance that covers most of the built form of Much Hadham village
- Many non-listed buildings of quality and designated worthy of protection
- 5 locally listed Historic Parks and Gardens
- The Henry Moore studio and sculpture gardens, and the Forge Museum
- The river Ash, which has created a deep, wide, distinctive river valley with extensive grass pastures on the valley floor
- 15 designated Local Wildlife Sites
- Trees (often in oak/ash/maple and hornbeam woodland, with elder, hazel, poplar, hawthorn and elm also present) and managed hedgerows around irregular, medium-sized fields
- Open spaces and important gaps that contribute to the visual importance of the village Conservation Area
- Extensive network of public rights of way
- Many beautiful views

In summary, the parish is widely recognised both officially and by reputation for its attractiveness and setting. The Neighbourhood Plan is an important pillar in protecting and improving these qualities for future generations.

However, there are a number of important issues and challenges facing the parish, in common with many others in the district:

Environment – the parish is a high-quality environment both within the settlements and in the countryside. The challenge is to ensure this is recognised and that important assets and its rich biodiversity are protected. Necessary new development should only be permitted if it is of high quality, sustainable and mindful of its setting.

⁷ Largely drawn from the Much Hadham Conservation Area Appraisal and Management Plan 2014, the National Heritage List for England, the Wildlife Site Inventory for East Herts 2013 and the East Herts Landscape Character Area Assessment 093

Housing – high house prices are an indicator of how attractive Much Hadham is as a place to live but there is a pressing need for affordable housing⁸ and for housing that responds to local needs, including those wishing to downsize, whilst recognising the environmental constraints.

Transport – the parish is predominantly rural with a dispersed population, which is a challenge to providing an economically viable public transport network. Realistically, the private car will continue to be the primary transport mode, which has consequences for public safety, parking and noise. Development must be directed to sustainable locations that reduce the need to travel by car and promote healthy lifestyles.

Population – the parish has an ageing population⁹. Meeting the varying needs of older people whilst ensuring the parish remains attractive and accessible to young people will be a challenge.

Rural Services – the retention of local services is a key issue, particularly in the context of the ageing population. The challenge is to resist the loss of important facilities such as the health centre, local pubs, dentist and shop, and to support the delivery of new ones such as superfast and ultrafast broadband.

2.2 Vision

Having identified the main planning challenges, this section sets out the community's vision for the parish¹⁰.

A 2016 survey available online and delivered in paper form to all households was conducted. Its stated purpose was "to help us create a vision for Much Hadham - a statement of what the village and parish should be like in a few years' time". It asked residents, unprompted, what they most liked and disliked about Much Hadham, and what they most wanted to see improved.

From the 169 responses a draft statement was prepared encapsulating the community's preferences. This was tested in a public consultation in June 2016 at which residents were asked to vote on whether they agreed (58) or disagreed (2).

As the result was overwhelmingly supportive, the following statement, adapted from the draft, is adopted as the vision for the future of Much Hadham:

Much Hadham parish will remain an attractive locality with beautiful surrounding countryside, and will preserve its distinctive rural character, scale and atmosphere.

⁸ Only 20% of residents live in terraced housing or flats – 2011 census

⁹ 27% of the population was over age 60 in the 2011 census (22% in 2001 census)

¹⁰ See separate Consultation Report for more details of how the community arrived at the vision and objectives

In support of the Vision, the following is a list of aims for the period to 2033:

- A. The parish will continue to have a good community spirit and facilities appropriate for a village of this size.
- B. The rural atmosphere of the parish will be preserved by protecting views and maintaining or enhancing green corridors within the locality.
- C. The built environment will remain attractive and in keeping with the character and heritage of the village's architecture.
- D. To 2033 there will be limited growth in housing numbers so as to meet identified local needs, primarily for younger people and downsizers.
- E. Footpaths, cycle routes and bridleways will be retained, extended and connected whenever possible.
- F. New housing will be sustainable, delivering social, economic and environmental gains.
- G. Sustainable small business activity will be encouraged and visitors welcomed.

2.3 Objectives

To deliver the Vision, a set of objectives form the basis of the policies contained in the Neighbourhood Plan. The survey and consultation process described above to prepare the Vision was also used to derive these objectives, which received 85% support in the public consultation:

1. Protect the pleasing character of the built environment and rural landscape setting.
2. Help maintain a strong community spirit by supporting sustainable development close to the centre of the village.
3. Ensure that new building minimises damage to rural views and historic building views.
4. Ensure that new building meets high sustainability standards.
5. Ensure that new building has generous provision for on-site parking and, as far as possible, encourages walking and cycling to the main village facilities.
6. Meet agreed housing targets and needs, with a new housing mix that is predominantly 1-, 2- and 3- bedroom homes, and encourage affordability through good building design and practices.
7. Ensure that new building does not add to the flood risk of the locality, nor does it infringe upon the flood plain.
8. Encourage and enable existing and prospective leisure facilities and business ventures which are appropriate in the village and its rural context.
9. Ensure footpaths, cycle routes and bridleways are protected, interconnected and extended where possible.
10. Preserve and enhance woodlands, green spaces and green corridors, and the River Ash. Protect and promote biodiversity when considering new development.
11. Support the creation of a multi-disciplinary/integrated health centre should the opportunity arise.

Chapters 4 to 13 detail the policies that, together with the District Plan, will deliver these objectives. The table in Figure 3 shows the policies in the Neighbourhood Plan that will deliver each objective.

Policies	Objectives 1 to 11										
	1	2	3	4	5	6	7	8	9	10	11
MH H1 to MH SP1											
MH H1 Village Housing Numbers	0	0	0	0	0	✓	0	0	0	0	0
MH H2 Village Development Boundary	✓	✓	0	0	0	✓	0	0	0	0	0
MH H3 Type and Mix of Housing	0	0	0	0	0	✓	0	0	0	0	0
MH H4-MH H6 Housing Allocation Sites	0	✓	✓	✓	✓	✓	✓	0	0	✓	0
MH H8 Sites with Planning Consent	0	✓	✓	✓	✓	✓	✓	0	0	✓	0
MH H9 Older and Vulnerable People	0	✓	0	0	0	0	0	0	0	0	0
MH H10 Hill House and Land to the rear	✓	✓	✓	0	0	0	0	0	✓	✓	✓
MH D1 Design of New Development	✓	✓	✓	✓	✓	✓	✓	0	0	0	0
MH D2 Sustainable Design	0	0	0	✓	0	0	✓	0	0	0	0
MH D3 Vehicle Parking Provision	0	0	0	0	✓	0	0	0	0	0	0
NH D4 Domestic Gates	✓	✓	0	0	0	0	0	0	0	0	0
MH D5 Bin Storage	✓	0	0	0	0	0	0	0	0	0	0
MH ITC1 Transport	0	0	0	0	✓	0	0	0	✓	0	0
MH ITC2 Communications	0	0	0	0	0	0	0	✓	0	0	0
MH ET1 Economic Development	✓	✓	0	0	0	0	0	✓	0	0	0
MH ET2 Visitor Economy	✓	✓	✓	0	0	0	0	✓	✓	0	0
MH HA1 Moor Place	✓	✓	✓	0	0	0	0	0	✓	✓	0
MH HA2 Non-designated Heritage Assets	✓	0	✓	0	0	0	0	0	0	0	0
MH HA3 Valued Community Assets	0	0	0	0	0	0	0	✓	0	0	✓
MH HA4 Assets of Community Value	0	0	0	0	0	0	0	✓	0	0	✓
MH LNE1 Wildlife Sites & Green Corridors	✓	0	0	0	0	0	0	0	✓	✓	0
MH LNE2 River Ash	✓	0	0	0	0	0	✓	0	0	✓	0
MH LNE3 Tree Resilience	✓	0	0	0	0	0	0	0	0	✓	0
MH PV1 Priority Views	✓	0	✓	0	0	0	0	0	0	0	0
MH CFLR1 Unclassified Roads	0	0	0	0	0	0	0	0	✓	0	0
MH CFLR 2 Equine Development	0	0	0	0	0	0	0	✓	0	0	0
MH CFLR 3 Recreational Open Space	0	0	0	0	0	0	0	✓	0	✓	0
MH SP1 Funding Priorities	✓	0	✓	0	0	0	✓	0	✓	✓	0

Figure 3 Policies Mapped to Objectives

CHAPTER 3. Strategy

The purpose of the planning system is to help achieve sustainable development. This chapter sets out how the Parish Council seeks to facilitate the delivery of sustainable development that represents the vision of local people in the Parish and supports the delivery of the strategic policies set by East Herts in the District Plan.

3.1 Guiding Principles and Strategy

The Development Plan for East Herts district comprises:

- East Herts District Plan
- Minerals Local Plan for Hertfordshire
- Waste Local Plan for Hertfordshire
- Neighbourhood Plans – once adopted

These documents are the basis upon which planning applications are decided, unless there are material planning considerations that indicate otherwise.

The District Plan is based on a number of guiding principles¹¹. Of particular relevance to Much Hadham are:

“Guiding Principles

6. To focus development in locations where the impacts on the historic and natural environment are minimised as far as possible;
7. To acknowledge that the capacity for the market towns and villages to grow is constrained by the existing capacity and future potential of these settlements.....;
8. To protect and enhance the rural area and the Green Belt outside the allocated development areas to maintain the countryside and the rural character of the District;
9. To encourage appropriate development in and around the identified villages, with an opportunity for neighbourhood planning to influence the type and location of development sites.”

These principles are supported by the policies in this Neighbourhood Plan.

Policy DPS2 in the District Plan seeks to deliver sustainable development in accordance with the following development strategy hierarchy: sustainable brownfield sites; sites within the main urban areas; urban extensions; limited development in the villages.

3.2 Neighbourhood Plan Strategy

Neighbourhood planning was introduced through the Localism Act 2011 as a right for communities to shape development in their areas. This Neighbourhood Plan is a succinct, long-term-document forming part of the statutory Development Plan that has a defined legal status. It provides certainty to the parish communities as to where development may be permitted and, conversely, where restrictions apply.

¹¹ District Plan Chapter 3, section 3.3.2 Guiding Principles

The Neighbourhood Plan supports the strategic development needs set out in the District Plan, but the Neighbourhood Plan also goes further, shaping and influencing where development in the parish will go and what it will look like.

The District Plan Policy DPS6 Neighbourhood Planning is a commitment by EHC to support, in principle, development brought forward through this Neighbourhood Plan (and any Neighbourhood Development Orders) where such development is in general conformity with the strategic objectives and policies of the District Plan.

[A Neighbourhood Development Order can grant planning permission for specified developments e.g. outside the village boundary, if approved by the community.]

3.3 Housing Supply

The District Plan establishes an objectively assessed housing need for East Herts district. Its Development Strategy sets out where the housing growth should be focussed and where it should be restricted.

Policy DPS3 Housing Supply 2017-2033 establishes the different sources of housing supply and their respective contributions over the first 5 years 2017-2022 and over the whole plan period. Of specific relevance to Much Hadham is the supply of housing from all the Group 1 villages (of which Much Hadham is one, as explained below):

Total Villages Housing Supply¹²:

2017-2022 391

2017-2033 500

Parish councils are encouraged to prepare neighbourhood plans to achieve this.¹³

3.4 Development in Much Hadham Village

Historically the planning system has viewed villages in the context of the wider countryside and, as such, has applied a general policy of restraint that seeks to protect the countryside (and therefore villages) from development. This policy of restraint has many benefits but has also contributed to housing affordability in Much Hadham becoming acute, with younger residents unable to afford a home in the village that they grew up in.

In addition, within the last generation, the village has seen a decline in local services and a loss of facilities, including at least 2 pubs, a school, an inn, several shops, a garage and a church.

Nevertheless, within living memory, there have been significant developments of social and affordable housing at Windmill Way (post-war, much of it subsequently sold), Broadfield Way and Broadfield Close (1960's), Ash Meadow and Ferndale (1970s), and of smaller developments of larger private housing at Millers View and Laureldene (1980s). Further mixed tenure housing was added to Windmill Way in the early 2000s and smaller developments have been built more recently at Walnut Close and Frederick's Court.

¹² District Plan Policy DPS 3

¹³ District Plan Chapter 10 Villages, para 10.3.4

The range of services and facilities means that Much Hadham is one of eight Group 1 villages designated by EHC as a sustainable location for further development of housing, employment, leisure, recreation and community facilities. Growth in these activities will help existing shops, services and facilities to thrive, deliver affordable housing, provide local job opportunities and deliver community benefits.

The District Plan allocates to each of those Group 1 villages a requirement to deliver growth of new homes of at least 10% of the housing stock in the 2011 census over the period 1 April 2017 to 31 March 2033. For Much Hadham village this means a requirement to develop a minimum of 54 new homes.¹⁴ This is considered to be fair, achievable and sustainable, whilst meeting local housing demands. CHAPTER 4 explains how Much Hadham will meet this requirement.

3.5 Development in Much Hadham Parish (outside the village)

The rural area beyond the green belt covers approximately the northern two-thirds of East Herts district and the parish lies predominantly within it.¹⁵ The main developments within the parish, in the rural area beyond the green belt, in recent years have been at Moor Place Park (enabling development / brownfield), Luxford Place (brownfield), Warren Farm (brownfield) and the extension of Millers View (Station Yard).

The long-standing district policy continues to be of restraint on development in the rural area, so that new building is considered inappropriate other than for certain exceptional circumstances such as to support the rural economy or for limited infilling.

3.6 Strategy

An aim of this Neighbourhood Plan is to deliver the housing requirement for the village as set out in the District Plan. The minimum target has been viewed positively, recognising that appropriate housing will allow younger residents to stay or move into the village, and will allow downsizers to scale down, releasing larger houses to growing families who might otherwise be forced to move away from the parish to meet their housing needs.

It has been a core requirement that new housing supported by this Neighbourhood Plan must be in sustainable locations, very close to village facilities. The benefits of this are in reduced car usage and greater support for local business and community services. Where landowners have proposed sites that are beyond the village development boundary and would elongate the village, these have been rejected as unsustainable due to the additional car usage they would generate. Development brought forward under this Neighbourhood Plan must not harm the quality of the built environment – 21st century design and building standards to be delivered consistent with the village's character and heritage.

Of equal importance is to preserve the attributes that make this village so special – its distinctive rural scale and atmosphere. The Neighbourhood Plan contributes to the achievement of this aim through the designation of Local Green Space (policy MH LGS1) and the identification of priority views to be preserved (policy MH PV1).

¹⁴ Based on 2011 census figure of 535 households, as calculated by HCC, and tabulated in District Plan Table 10.1

¹⁵ A small area of land (~141ha) to the north-east of the parish is designated Green Belt. This comprises land around Warren Farm, Jobbers Wood and land to the north and north west of Exnalls on the B1004. This Plan does not add to the policies already in place for the Green Belt in the District Plan.

The proposed sites identified in CHAPTER 4 meet local needs and the village development boundary is extended to include those sites to ensure that they come forward without opposition during the life of the Neighbourhood Plan. In conjunction with this, several sites are being proposed for protection from inappropriate development in Part 2 Environment Strategy.

The map below shows the development boundary of the village as designated by EHC in its Policies Map but then amended by this Neighbourhood Plan. It also shows Local Green Space designations, Housing Development Site Allocations and other site-based policies.

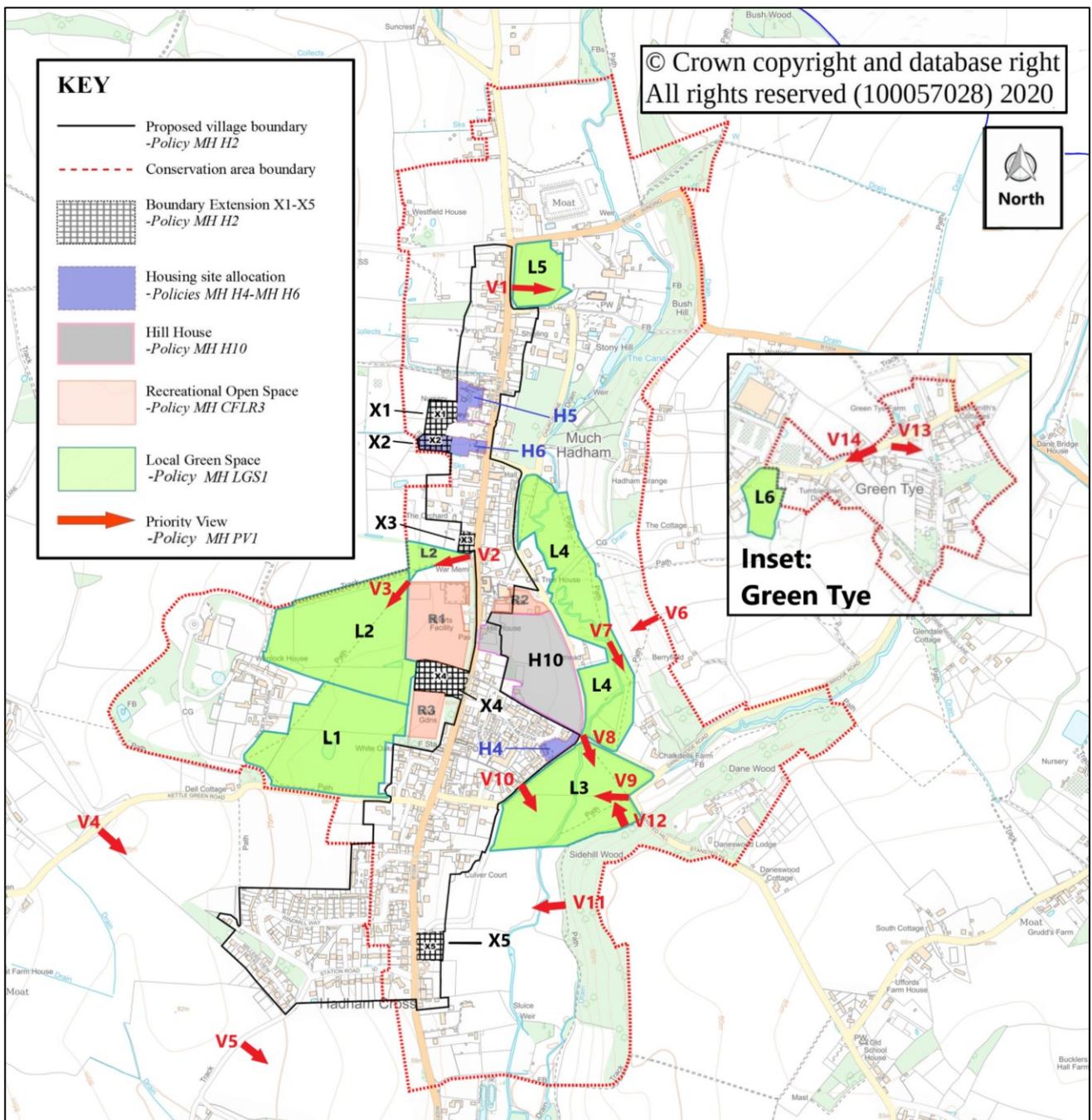


Figure 4 Policies Map

CHAPTER 4. Housing

The NPPF¹⁶ requires that the district authority should establish a housing requirement figure for its whole area, which shows the extent to which its identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.

Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies in the District Plan have been adopted, these figures should not need retesting at the Neighbourhood Plan examination, unless there has been a significant change in circumstances that affects the requirement.

4.1 Housing Numbers

As explained in CHAPTER 3, Much Hadham is classed as a Group 1 village in the District Plan and is required to deliver a minimum of 54 new homes in the plan period.

Policy MH H1: Village Housing Numbers

In accordance with Policy VILL1 in the East Herts District Plan, Much Hadham village will accommodate a minimum of 54 new homes over the 16-year period between 1 April 2017 and 31 March 2033, which will include:

- a) 21 homes on Housing Site Allocation Policies MH H4 to MH H6
- b) 7 homes on sites with planning approval Policy MH H8
- c) 19 homes completed since 1st April 2017
- d) 8 or more homes within the village boundary on windfall sites

The overall housing supply will meet (and may exceed) the minimum requirement over the period 2017 to 2033 from these sources:

Supply Source	Minimum Supply
Completions since 1 April 2017 (APPENDIX B. PRE-APPROVED SITES)	19
Other sites with approval (APPENDIX B. PRE-APPROVED SITES)	7
Priest House (section 4.6.1)	7 (net)
Hopleys (section 4.6.2)	9
Bull Inn (section 4.6.3)	5
Windfall minimum	8
Total	55

Table 1 Housing Supply Sources

¹⁶ NPPF 2021 para 66

Guidance that accompanies the NPPF permits a windfall allowance to be included to meet the target¹⁷. A windfall allowance anticipates future development that is currently unidentified. It is necessary to include a windfall allowance in this Plan because there are not enough acceptable sites made available by landowners for development within or adjacent to the village development boundary. To support a windfall allowance, there must be evidence that such developments are likely to come forward within the village development boundary.

Since the 1st April 2017, 19 new homes have been completed within the village boundary, averaging 6 dwellings per annum to April 2020 (see details in APPENDIX B. PRE-APPROVED SITES). Of these, the majority of the units, 7 in Walnut Close, 2 in Windmill Way, and 4 in Malting Lane, were residential developments in large gardens. In the previous 5 years, 2012 to 2017, permission was granted at sites within land on the village boundary for 11 new homes in the grounds of Moor Place (3/12/1075/FP) and 1 new home in the garden of Newtons, Church Lane (3/13/1891/FP).

A specific example of where a proposal for new homes in a large garden may come forward is Nimney House on the west side of High Street, which has the potential to accommodate 3 or 4 additional homes. The village boundary has been extended to include this site in the Neighbourhood Plan (see X4 on the Policies Map). Other examples of broad locations where there is potential for large gardens to accommodate additional home are land between Station Road and Windmill Way, land to the rear of larger properties on the West side of the High St and in residential curtilages on the East side of Widford Road.

There have been 2 conversions of commercial properties to residential in the village. The conversion of Bull Cottage, 44 High Street was permitted in 2011 (3//10/2067/FP) and the conversion of the petrol station on Widford Road, opposite Station Road was permitted in 2015 (3/15/1955/FUL).



Figure 5 Grade II listed cottages, Church Lane

¹⁷ <https://www.gov.uk/guidance/neighbourhood-planning--2> Paragraph: 097

Other potential for new homes may come through the subdivision of existing large homes into smaller units (for example Hill House on the east side of High Street, which could potentially be divided into 3 homes). It is also possible that the land at Hill House becomes available for development during the Neighbourhood Plan period under a Neighbourhood Development Order (see section 4.9).

Whilst it is expected that more than 54 homes will be built in the village over the plan period given the evidence above, in all cases developments are expected to be compliant with this Neighbourhood Plan and to contribute to the objective of sustainable development.

4.2 Village Development Boundary

As a village within the rural area beyond the green belt, Much Hadham has benefited from EHC's longstanding policy of development restraint¹⁸. Its setting in the open countryside has not been compromised and a wide degree of separation from neighbouring villages has been maintained. The surrounding countryside has been largely protected from inappropriate development. Outside the boundary, development proposals other than brownfield sites, limited infill and barn conversions, have been rejected by EHC. This Neighbourhood Plan follows this principle.

The overall strategy for boundary management is to discourage further longitudinal (north/south) expansion of the village and, where a need for expansion is demonstrated, to prefer lateral expansion (east/west). This helps to reduce car journeys to access the village's core facilities and services and encourages walking and cycling. It also prevents coalescence with neighbouring villages through ribbon development, preserving Much Hadham's distinct identity.

The hamlets of Green Tye, Perry Green and South End are unique, small groups of housing and any additional windfall housing must not adversely affect their rural nature and character. Extending housing between hamlets or between hamlets and Much Hadham village would also be viewed as undesirable coalescence.

The District Plan recognises that in order to accommodate at least a 10% increase in housing stock, the development boundaries of Group 1 villages may need to be amended through the Neighbourhood Plan¹⁹. This Neighbourhood Plan recommends that the boundary²⁰ is updated as shown on the Policies Map (Figure 4). The boundary changes are primarily made to permit development of sites allocated under this Neighbourhood Plan that are adjacent to or straddle the existing boundary.

¹⁸ Most recently stated in District Plan Policy GBR2 Rural Area Beyond the Green Belt

¹⁹ District Plan Chapter 10 Villages, para 10.3.5

²⁰ The District Policies Map October 2018 South East Quadrant Sheet D Inset map 21 illustrates geographically the location of the Much Hadham village boundary

Each change is described below:

Hopleys (X1). A small extension into the historic garden specifically for a new-build café/retail business. The existing café/shop is part of a housing site allocation for at least 9 new houses within the existing village development boundary.

The Bull Inn (X2). This site straddles the current boundary. The village development boundary is to be moved west to align with the site boundary and facilitate development.

Front Lodge (X3). The house is accessed from the High Street. It is visibly part of the street scene northwards from the War Memorial. The boundary is extended to include the residential property but not the land to the west of it. This is to ensure that there is no encroachment into the rural area by further development.

Nimney House (X4). This house and Front Lodge (above) are the only two on the west side of the B1004 from Station Road to New Barns Lane not designated as within the village boundary, which is anomalous.²¹ It is visibly part of the street scene in the centre of the village. Extending the boundary also opens up the option for windfall housing on this sizeable, sheltered site.

South Plot, Culver (X5). The boundary is extended eastwards from Widford Road to include the South Plot where three homes are being constructed.

Policy MH H2: Village Development Boundary

I. The District Plan allows a Group 1 village preparing a neighbourhood plan to redraw its boundaries to accommodate additional housing development. The Much Hadham village development boundary is amended in this Neighbourhood Plan, as shown on the Policies Map, Figure 4 (X1 to X5), to include three development site allocations which were located outside but adjacent to the boundary. These are at Hopleys, The Bull Inn and South Plot Culver. There are also two amendments to regularise the inclusion of village properties on the west side of Tower Hill/High St at Front Lodge and Nimney House.

II. Development outside the village development boundary, as amended by I. above, is considered inappropriate. Exceptions to this are limited to development:

- a) conforming with one or more of District Policies GBR1 Green Belt, GBR2 Rural Area Beyond the Green Belt, HOU4 Rural Exception Affordable Housing Sites or HOU5 Dwellings for Rural Workers, or
- b) brought forward through a Neighbourhood Development Order or a Community Right to Build Order.

4.3 Housing Mix

The vision for Much Hadham includes limited growth in housing numbers so as to meet identified local needs, primarily for younger people and downsizers.

Comparing census data for 2001 and 2011, the parish lost a net 89 young people (age 18-29), 28% of that age group. At the other end of the age spectrum, the proportion of the

²¹ On the east side, only Grade 1-listed The Hall is outside the village boundary over the same distance.

population aged 60+ increased from 22% to 27%. The District Plan refers to ONS forecasts in 2012 for an approximate 190% increase in those aged over 85 by 2037. The demographic trajectory of the parish is of an ageing population and we have to plan for its consequences but also seek to make housing provision for young people so that they can stay close to their community.²²

From the 2011 census, 433 residents were aged 65 and over. It is estimated that approximately 63% of them live in owner-occupied housing.²³ If only 10% of these residents wished to downsize at some point over the plan period to 2033 e.g. to release equity or to live in more manageable accommodation, that would create a demand for 17 suitable homes. It is believed that no homes of this type have been built this century, so it is reasonable to assume that there is a pent-up demand for housing specifically targeted at downsizers.

Also, from the 2011 census there is a very low incidence of flats, apartments and maisonettes. Such accommodation is not part of the character of the parish. Indeed, 95% of properties in the parish are either detached (51%), semi-detached (29%) or terraced (15%). Thus, new homes for young people, who typically have affordability challenges, will need to be terraced properties (preferably following a vernacular architecture as discussed in CHAPTER 5).

District Plan Policy HOU1 Type and Mix of Housing requires developments of five or more dwellings to have a mix of tenures, types and sizes appropriate to the local character. The aims supporting the vision for Much Hadham include limited growth in housing numbers to meet identified local needs, primarily for younger people and downsizers. The planning objective that flows from this vision is to meet agreed housing targets and needs with a mix of predominantly 1, 2 and 3-bedroom homes, and encourage affordability through good building design and practices.

Policy MH H3: Type and Mix of Housing

I. To meet the needs of younger people and downsizers, preference will be given to schemes comprised entirely of 1, 2 and/or 3-bedroom homes. Regardless of the size of the development, schemes containing any plots for homes with more than 3-bedrooms will need to demonstrate local need for larger homes as part of the planning application.

II. Preference will be given to schemes that demonstrably meet the needs of older people or demonstrably address the affordability challenges facing young people locally. Schemes that do not address the needs of at least one of these demographic groups will be expected to demonstrate no need exists or to make an alternative significant contribution to the social wellbeing of village residents.

4.4 Housing Density

Housing density is expressed as the number of dwellings per hectare (dph). It is a characteristic of Much Hadham High Street that a variety of house sizes are seen in close proximity. Historically, developments off the High Street have also displayed a variety of densities ranging from as high as 45dph at Ash Meadow down to 13dph in Millers View.

²² Appendix A. Housing Needs Evidence includes more discussion on why these groups are prioritised

²³ 63% of households where the household reference person is aged 65 and over are owner occupied. There are 173 such homes (2011 census). It is assumed that this proportion extends to all residents aged 65 and over.

Development should balance the need for efficient use of land with sensitivity to the character of the local area. Developers will be expected to demonstrate how this is achieved by following the requirements of District Plan policy HOU2 Housing Density.

4.5 Affordable Housing

The relatively tight policy constraint on housing development in the rural area has been at the expense of housing affordability, which, together with reduced social housing provision, has prevented younger residents from remaining in the parish.

Affordable housing for planning purposes comprises affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership (e.g. shared ownership and rent to buy)²⁴. The common factor is that they comprise housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and comply with one or more of the NPPF definitions.

The NPPF currently prevents planning policies from requiring affordable housing on any development of fewer than 10 units (unless the area of the site is 0.5ha or more.²⁵). For developments of 11-14 units EHC requires 35% affordable housing and this increases to 40% for 15+ units.²⁶

EHC has a comprehensive policy for affordable homes, which this Neighbourhood Plan supports. However, this means that there is little scope for the Neighbourhood Plan to include additional policies that are compliant with national and district strategies. For the provision of affordable housing over and above these requirements, we rely on the goodwill of landowners and developers to engage with the parish council so that the needs of young people are prioritised.

Additionally, Policy MH H3 Type and Mix of Housing (above) is intended to ensure that the open market provides housing that is within the means of more young people than would otherwise be the case.

4.6 Housing Allocation Sites

To deliver the housing numbers required by the District Plan (see 4.1 Housing Numbers above) in sustainable locations supported by residents, this Neighbourhood Plan allocates sites for housing development. Allocating sites provides residents with a greater degree of certainty about where the major developments will be in the village to 2033.

Planning permission has already been granted for 25 homes under the district's planning policies in place before this Neighbourhood Plan was adopted. These pre-approved sites are listed and mapped in APPENDIX B. PRE-APPROVED SITES.

The remaining 29 homes required by 2033 to achieve the overall minimum target of 54 homes are expected to be largely delivered by the sites allocated in this Neighbourhood Plan under the site assessment process²⁷. The policies for each site follow below. For any allocated

²⁴ Definitions of these terms are provided in the NPPF 2021 Annex 2: Glossary p64

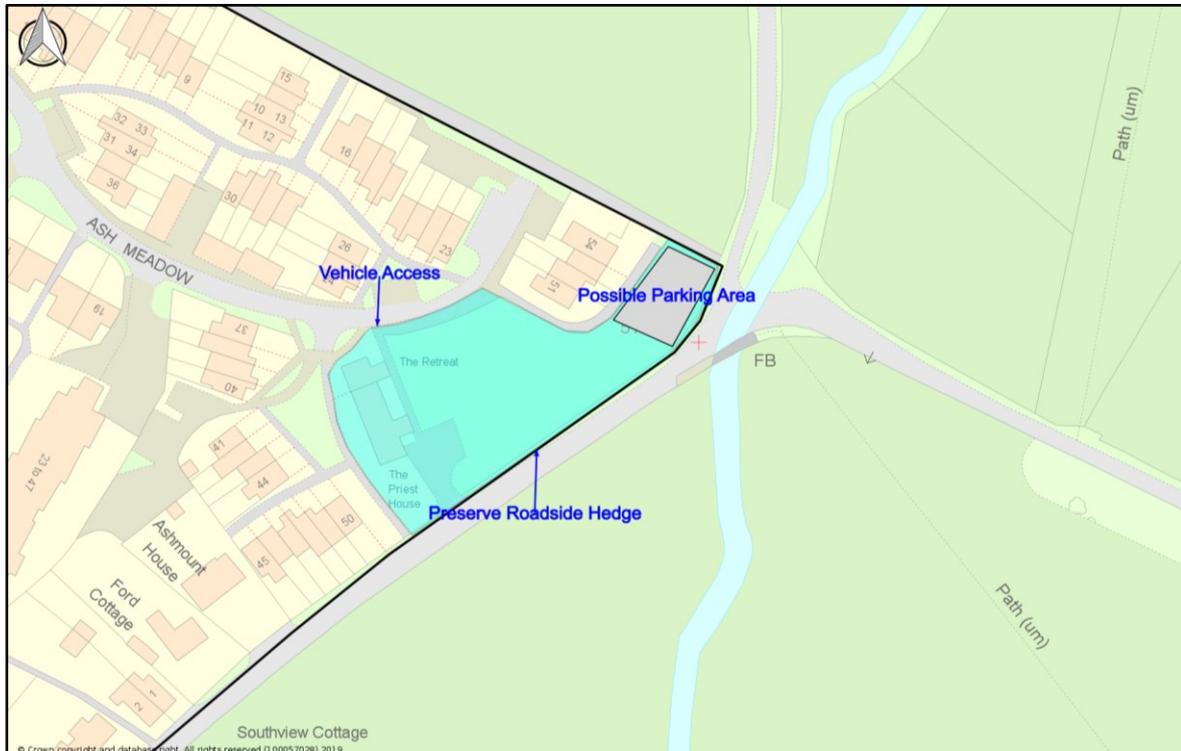
²⁵ NPPF para 64

²⁶ District Plan Policy HOU3 Affordable Housing

²⁷ <https://www.muchhadhamnp.com/supporting-material>

site to be developed, a planning application will need to be submitted to EHC in the usual way for approval. Further sites not identified in this Plan may also be the subject of planning applications.

4.6.1 Priest House



Site Name:	Priest House
Site Origin:	Owner
Site size:	0.26 ha
Current Use:	Residential
Site address:	Priest House, Malting Lane
Proposed Use:	Residential 7+ additional dwellings
Location:	Within the village development boundary
Brownfield / Greenfield:	House and Garden

Background

The site has been proposed by the landowner, the Catholic diocese, as a result of a call for sites for the Neighbourhood Plan. The land was originally held back from the development of Ash Meadow in the 1970s to leave space for a priest's house and church. The priest's house was built but a successful ecumenical sharing of St. Andrew's Church made a new church unnecessary. It is now intended that the site be released to complete the Ash Meadow estate with a suitable development characterised by good design. The proposal is for a mix of low rent, low cost sale and market sale homes.

Density

The requirement is for a net gain of a minimum of 7 dwellings with sufficient self-contained parking provision. The housing density is expected to reflect that of the Ash Meadow estate

whilst preserving the rural nature of Malting Lane. Retention of the existing house, which provides two units for rent, would be a more sustainable option and less disruptive than demolition and re-build, but it is recognised that for overall site density optimisation and/or reasons of traffic routing within the site, this may not be appropriate.

Location in village and settlement boundaries

The site lies within the current village development boundary and the Conservation Area. However, it sits directly opposite a proposed local green space²⁸ and the River Ash ford, a popular viewing spot. Development should therefore seek to preserve a degree of separation from this rural idyll by appropriate boundary treatments e.g. retention of hedging along Malting Lane and the closing of the access from Malting Lane.

Access

The site is currently accessed from Malting Lane, but its re-developed layout must instead reflect its position within and access from the Ash Meadow estate. This will also circumvent the access problems caused by flooding along Malting Lane, which lies within Flood Zone 2 at that point. It is noted that the Malting Lane access provides a vehicle turning opportunity for vehicles reversing from the ford when it is found to be in flood. This highway facility should not be impaired.

Design and Layout

The developed site should not contribute to or exacerbate flooding on Malting Lane. Building design must balance preservation of the rural ambience of Malting Lane with contemporary sustainable units reflecting higher density 1/2/3-bed village housing that characterises Ash Meadow. Site layout will need to accommodate the substantial parking consequences of higher density housing.

Environment

The current land use is largely as an extensive garden surrounded for the most part by substantial hedging and including mature trees. Development of the site will result in a loss of habitat for birds, insects and small wildlife so it is required that mitigation, compensation and enhancement measures are put in place to ensure a net gain in biodiversity.

²⁸ L3 – Northern Fields, Culver Estate – as described in Chapter 10

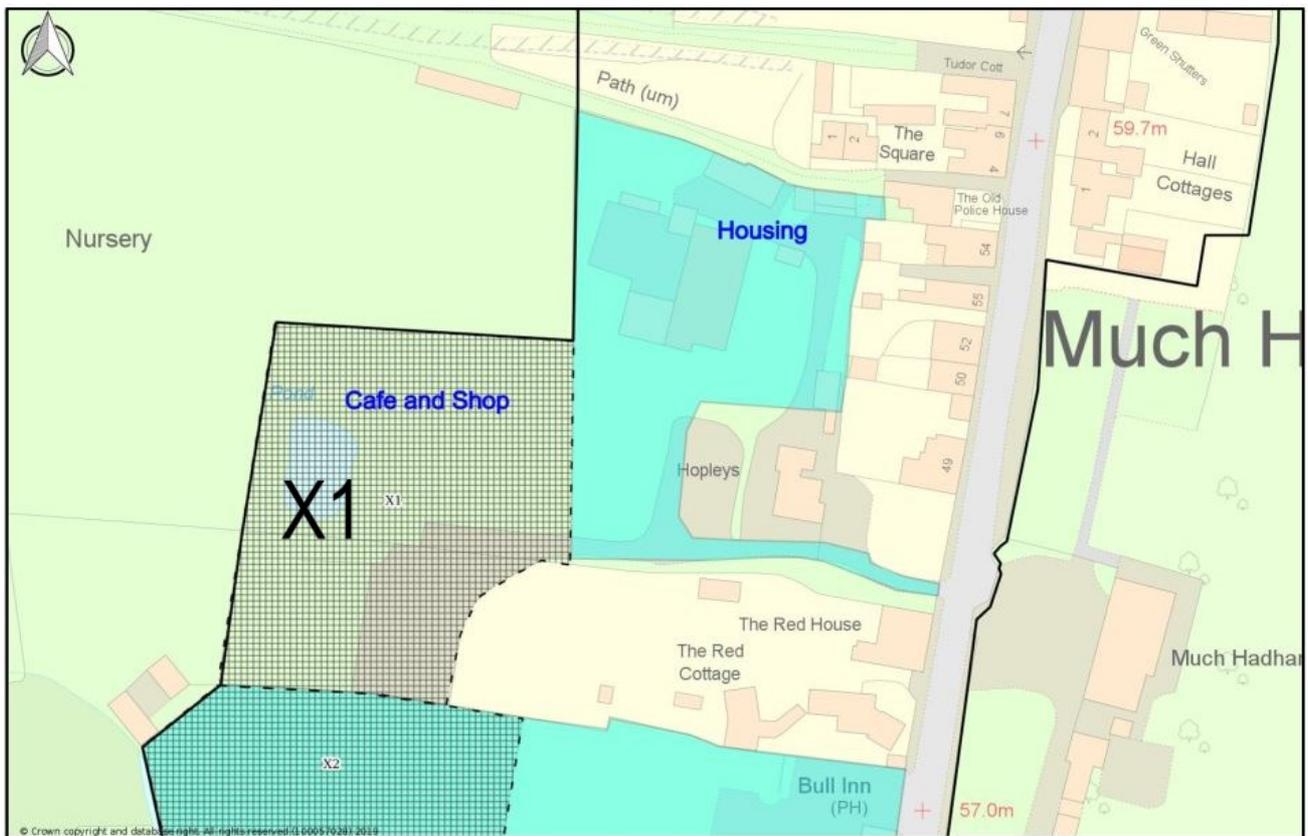
Policy MH H4: Priest House

I. Land at the Priest House, Malting Lane is allocated as a residential development site to accommodate a net gain of at least 7 homes, where all the criteria in II. are met.

II. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets all these criteria a) – n):

- a) Provides a range of dwelling types and mix in accordance with Policy MH H3 Type and Mix of Housing
- b) Site layout, density and design to complement the character of the built environment of Ash Meadow.
- c) The height and mass of new homes should respect the site's sensitive location on the edge of the village opposite a Local Green Space.
- d) Building design should be contemporary and appropriate for the rural location.
- e) Primary access to / egress from the site for all pedestrians, road users and site construction traffic to be from Ash Meadow.
- f) Sufficient parking is to be provided in accordance with Policy MH D3 Vehicle Parking Provision.
- g) One parking space to be provided for each home with the remaining parking requirement to be in a shared parking area at the northeast of the plot, to reduce the impact of the built form overlooking the ford.
- h) Landscaping and semi-mature planting to be established, both within the site and peripherally, to protect the rural ambience of Malting Lane, including retention of the existing hedge on Malting Lane / footpath 25.
- i) Provision within the site should be made to retain the turning facility at the existing Malting Lane access for vehicles in the event that the ford is flooded.
- j) The amenity of immediate neighbours is respected.
- k) No habitable built form should be located in flood Zones 2 or 3 or where surface flooding is evident.
- l) Site surface water drainage to be designed to avoid run off on to Malting Lane.
- m) The character of the Conservation Area is preserved or enhanced.
- n) Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.

4.6.2 Land at Hopleys



Site Name:	Hopleys
Site Origin:	Owner
Site size:	0.9 ha
Current Use:	Nursery/Café/House/Garden
Site address:	High Street, Much Hadham SG10 6BU
Proposed Use:	Mixed Use
Location:	Straddling village development boundary
Brownfield/ Greenfield:	Part Brownfield/Garden

Background

The site has been proposed by the landowners as a result of a call for sites for the Neighbourhood Plan. It comprises a large detached house, greenhouses, a popular café (now closed) with car parking and substantial historic gardens²⁹. Following the landowners' retirement in 2018, the commercial nursery ceased business and the gardens closed to the public. A small retail operation selling plants and garden equipment, and a café serving visitors 6 days a week have both closed too. A small garden design business is still based here, however.

²⁹ The gardens consist of 4 acres of sweeping lawns and island beds, with over 4,000 varieties of trees, shrubs, perennials and plants. It is a locally listed Historic Garden protected under District Plan Policy HA1 Designated Heritage Assets Historic Parks and Gardens Supplementary Planning Document September 2007 Appendix C.

The café was a valuable source of employment and a much-appreciated community asset but its location constrained the viable development of the site for housing. In consideration for the Neighbourhood Plan making more of this site available for development by amending the village development boundary to the west (see Policy MH H2 above), the landowners will develop a mix of housing that helps meet the need for smaller homes.

A new building for the café/retail business, with improved customer parking, would be sited on the newly released land. It would be slightly larger than the previous facility to allow improved toilet and staff welfare facilities and create employment in the village, further justifying the reshaping of the boundary.³⁰

Density

Relocating the café/retail business and its associated car parking creates space for a housing development that can make best use of the land within the present village boundary. At least 9 new homes to include a house for the owners and the retention / conversion of a 19th century weather-boarded barn are proposed on 0.49ha of the plot. A large majority of houses would be 2- and 3-bed homes: the indicative mix proposed is 4no. 2-beds, 3no. 3-beds and 2no. 4-beds (subject to detailed design). After allowing for an access road to service the new housing and the need to avoid harmful overlooking of neighbours, this represents the maximum density that this site could realistically support.

Location in village and settlement boundaries

The proposed housing development would be within the existing village boundary. Its development could be pursued without the boundary being amended. Hence it has its own site allocation in this Neighbourhood Plan, separate from the café/retail site. None of the new housing would be visible from the High Street. All village services and facilities are within close walking distance.

The village development boundary is extended specifically for the purpose of preserving the café/retail business, (see policy MH H2 Village Development Boundary). This is a separate site allocation for commercial development (to include Use Class A, B1 and D), which should be underpinned by a s106 agreement when a planning application is submitted or a condition attached to any consent.

The footprint of the new building would be the same size as the existing facility but the internal layout would be more efficient. Unlike the present situation, all car parking would be adjacent to it.

Access

The two sites would be accessed as now from the High Street only, with an improved visibility splay for egress if required. It is noted that the boundary wall to the north of the exit is protected from demolition without prior consent. A small pedestrian gate on to Hop Lane for residents of the proposed housing scheme to access the countryside via Bridleway 7 and Footpath 6 would be incorporated into the north boundary.

³⁰ A planning application 3/20/2375/FUL for housing and commercial development was submitted in November 2020. It differs in some aspects from Policy MH H5: Land at Hopleys.

A new road access directly from the Bull Inn site to Hopleys, crossing the shared boundary behind Red House, would not be supported, although a pedestrian path would be should the existing restrictive covenant preventing it ever be extinguished.

Design and Layout

The site is within the Conservation Area and would thus be designed to meet the relevant District Plan policies. The existing house would remain as a single dwelling with its own garden and parking if there are no alternative proposals for it. Parking for the new housing would be on site.

As the site is elevated, site surface water drainage must not be allowed to flow on to the High St. Additionally, by attention to the site layout, the amenity of immediate neighbours to the east of the site should be respected by avoiding overlooking.

The former café/retail barn would be retained for use as a store/garage/workshop within the curtilage of the landowners' new home.

Environment

The preservation of the historic garden must be a priority, albeit no longer routinely open to the public. A small part of the garden would be lost but the pond and its surrounds would remain, providing an attractive vista for patrons of the café, helping it remain a valued asset for residents and visitors, and for its contribution to biodiversity.

Policy MH H5: Land at Hopleys

I. Land at Hopleys within the village development boundary is allocated as a residential development site to accommodate at least 9 new homes, the large majority of which must meet the identified local need for smaller 2 and 3-bed homes.

II. The village development boundary is extended as shown on the Policies Map to allow the former café/retail business to be relocated, to retain this valued community asset and local employment.

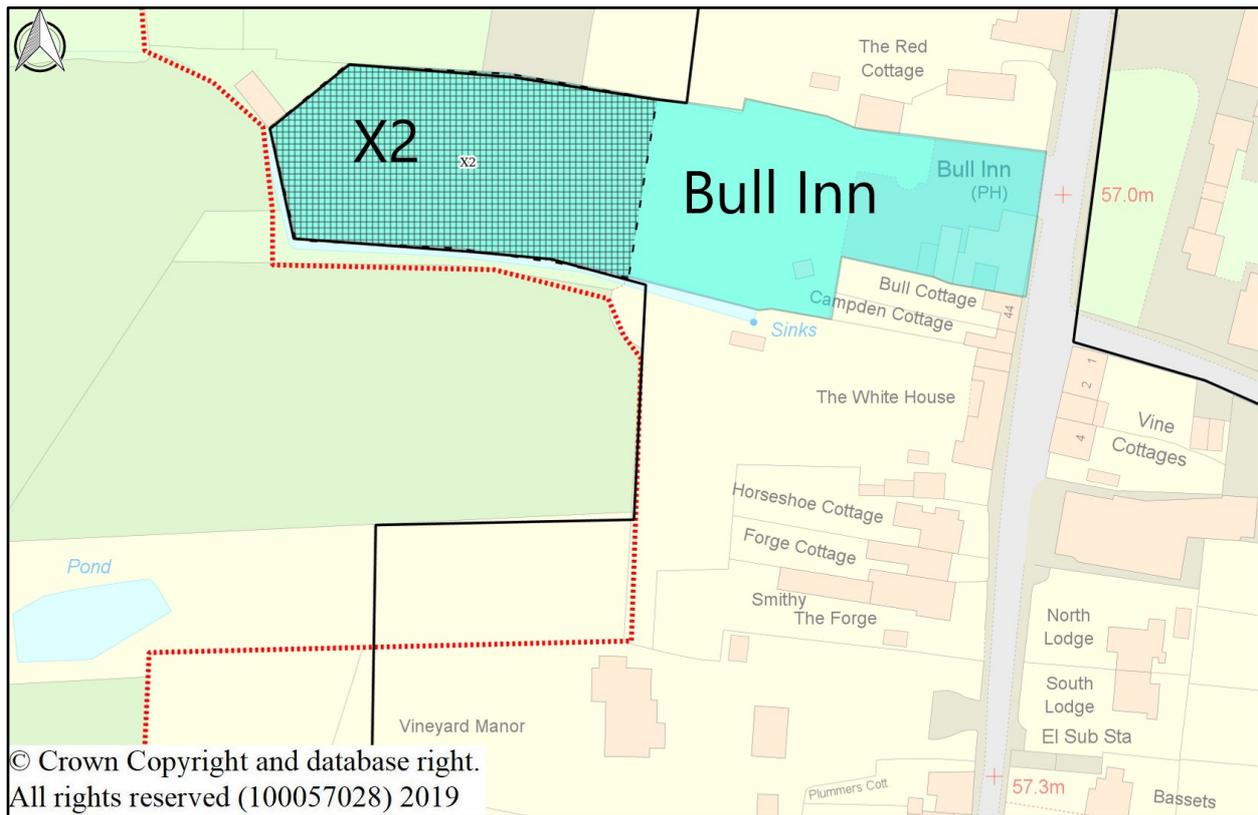
III. A single planning application for new homes and the replacement of the café/retail business should be submitted. Permission will not be granted for just new homes or just a café/retail business. This is to secure all the required benefits of extending the village development boundary into the historic garden.

IV. In the event that a café cannot be secured or retained in the new café/retail premises, future changes of use of the building to A, B1 and D uses may be acceptable.

V. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets these criteria a) – h):

- a) Site layout, height/mass and design is to complement the character of the local built environment
- b) Development proposals should include details of any changes required to the design of the garden as a result of the development. Design must be of the highest standard and must not harm the overall significance of the designated Historic Garden outside the re-designated village boundary. It should continue to be managed to the highest standards, including the preservation of views, trees and landscaping.
- c) The character of the Conservation Area is to be preserved or enhanced.
- d) Sufficient parking is to be provided in accordance with Policy MH D3 Vehicle Parking Provision. Sufficient on-site parking provision is to be available to meet all foreseeable needs of the café/retail business.
- e) All vehicular access / egress, including site construction traffic, must be from the current High Street entrance only, adapted as necessary, and must avoid Hop Lane.
- f) The protected boundary wall to the High Street is to be retained as far as is consistent with ensuring safe visibility splays.
- g) Site surface water drainage is to be designed to avoid run off on to the High Street.
- h) Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.

4.6.3 The Bull Inn



Indicative Plan

The landowner has provided this indicative plan as a suggested site layout and access with 6 homes. It is illustrative only. A planning application, which may differ from this design will need to be submitted and approved in the usual way.



Site Name:	The Bull Inn
Site Origin:	Owner
Site size:	0.54 ha (of which 0.37ha for residential development)
Current Use:	Green space/pub car park/beer garden
Site address:	The Bull Inn, High Street, Much Hadham SG10 6BU
Proposed Use:	Residential pub car park/beer garden
Location:	Within and outside but touching village development boundary
Brownfield/Greenfield:	Part brownfield/greenfield

Background

In consideration for the Neighbourhood Plan making this site available by amending the village development boundary (see Policy MH H2 Village Development Boundary above), the landowners have worked with the Steering Group to create a proposal for 6 no. 3-bed dwellings suited to downsizers. These new homes would be laid out over a single level to maximise their use for residents in the latter part of their lives (see APPENDIX A. HOUSING NEEDS EVIDENCE).

The landowner will locate and develop car parking for the public house and a beer garden in line with that shown in the indicative site allocation plan, so as to enhance its commercial viability, although the detail remains to be worked out.

Density

With 6 dwellings as indicatively planned, the density of the site reserved for housing would be low at ~16dph. This reflects not only that single level accommodation has a comparatively large footprint but also the preservation of natural features including the boundary trees and the identified area of badger setts

Location in village and settlement boundaries

The site straddles the current village development boundary and is, therefore, partly in the Rural Area Beyond the Green Belt. All of it lies within the Conservation Area. The site is bounded on 3 sides by trees and is generally not visible to the public, other than from the pub car park. It is largely given over to grassed amenity space but, as it is in private ownership, access is not available to the public. Residents in neighbouring properties will not be overlooked.

The site is in close walking distance of all village services and facilities.

Access

Existing High Street access only, through the pub car park and on to the rear of the site. A new road access directly from Hopleys to the Bull Inn site, crossing the shared boundary behind Red House, would not be supported, although a pedestrian path would be should the existing restrictive covenant preventing it ever be extinguished.

Design and Layout

The topography of the site means that it is higher than that of neighbouring housing. Any development needs to avoid appearing dominant and hence the requirement for single-storey dwellings. Neighbouring properties are almost all listed so development must preserve and enhance the character of this area, which features some of the oldest dwellings in the village.

The sloping site presents a risk of surface water run off on to the High St or possibly into the pub cellar if the stream on the southern boundary is in flood, perhaps due to debris blockage. Surface and fluvial water management will be needed to avoid these risks.

Environment

Although the site is amenity land, it is largely untended and to some extent has reverted to nature, with overgrown grass providing cover for badger setts and small mammals. Mature trees surround three sides of the site, which backs on to open fields. A stream runs around two sides of the site. Unrestrained development would lead to a net loss of biodiversity, so proposals must show how this will be turned into a net gain.

Policy MH H6: The Bull Inn

- I. Land behind The Bull Inn is allocated as a residential development site to accommodate at least 5 new homes, to meet the identified local need for smaller, single-storey homes. Priority should be given to elderly parish residents wishing to downsize and be designed to meet that need.
- II. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets these criteria a) – j):
 - a) Site layout, height/mass and design to be sympathetic to the character of the neighbouring properties.
 - b) Due to the topography of the site and its sensitive location, the development will consist only of single storey homes.
 - c) Development proposals must preserve or enhance the significance of the neighbouring listed properties
 - d) A Construction Management Plan will be required to ensure that the commercial operation of The Bull Inn is not adversely affected during construction of the new homes.
 - e) Vehicle access is to be from the High Street only as shown on the indicative site allocation map, including making adequate provision for refuse collection from each house plot boundary.
 - f) Sufficient parking is provided in accordance with Policy MH D3 Vehicle Parking Provision, with no net loss of car parking for the pub.
 - g) All appropriate site boundary trees to be retained, together with the existing mature willow and ash on either side of the access drive.
 - h) Site surface water drainage to be designed to avoid run off on to the B1004 under all conditions.
 - i) The character of the Conservation Area is preserved or enhanced.
 - j) Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.

4.6.4 South Plot, Culver

In the submission draft of this Plan a 0.49-hectare site at South Plot Culver (boundary extension X5) was allocated for housing. A planning permission for 3 detached houses has now been implemented. This will count towards the parish's contribution to housing need. Former Policy MH H7 is not used in this Plan.

4.6.5 Sites with Planning Consent

Policy MH H8: Sites with Planning Consent

Four homes across three sites have planning consent: Old Nurseries, Rear of Ashview on Tower Hill, and Yew Tree House. They are allocated for at least 4 homes (see further details and a map showing the sites in APPENDIX B. PRE-APPROVED SITES). If the current planning permissions are not built out, a future proposal should comply with the policies in this Neighbourhood Plan.

4.7 The Rural Area and Rural Exception Sites

District Policy GBR2 Rural Area Beyond the Green Belt sets out the exceptions to the general policy of restraint in development of the countryside and rural settlements and is supported.

An exception to the general policy of restricting development in the Rural Area Beyond the Green Belt is made for needs-led affordable housing i.e. where there is a proven need for affordable housing in that particular rural area. District Policy HOU 4 Rural Exception Affordable Housing Sites sets out the criteria for such schemes and is supported.

4.8 Specialist Housing for Older and Vulnerable People³¹

Much Hadham has a high proportion of elderly people³² and this is likely to increase in line with wider demographic trends³³. Whilst many are content to continue to live in their family homes, others prefer to downsize. Specific sites should be allocated for older people across all tenures, thereby enabling appropriate housing which is not provided through the open market³⁴.

Much Hadham village has specialist accommodation at Ferndale (elderly) and Broadfield Close (elderly and vulnerable). Both are managed by local housing associations.

Much Hadham's experience is that successful communities of specialist housing can thrive in the context of a relatively sustainable village if located close to the village shop, health centre, bus stops and other community assets. Through church groups, clubs and societies, charities, housing associations and committed private individuals, the village has developed a broad range of support networks for older and vulnerable people, who are not only

³¹ This section draws, inter alia, on the All Party Parliamentary Group's inquiry into the current housing needs and care problems facing older people in rural areas and its report Rural Housing for an Ageing Population: Preserving Independence – April 2018. It is often referred to "HAPPI 4".

³² 2011 Census - proportion of population age 65+: East Herts 15.4%, Much Hadham 20.7% (in 2001: 16.9%)

³³ There is more discussion of this in Appendix A Housing Needs Evidence

³⁴ Because of higher costs and the absence of economies of scale, the market will not meet the needs of many older residents in rural areas. Specialist housing in small numbers is more expensive per unit than volume builders' generic estates.

consumers of these services but also, in very many cases, active contributors to maintaining them.

Bearing in mind the demographic trends pointing to an ageing population, the Neighbourhood Plan encourages all new homes to be built to the Lifetime Homes standards of accessibility that serve the needs of people of all ages (more on this in CHAPTER 5).

The allocation of sites specifically to meet the need for the housing of older people is a recommendation of HAPPI 4³⁵. The indicative plan for housing at The Bull Inn³⁶ is for a community of bungalows in a quiet, sustainable location, which would be well-suited to meeting the needs of older residents, particularly downsizers.

District Policy HOU6 Specialist Housing for Older and Vulnerable People includes an expectation that new specialist housing will be located within easy reach of shops and services, either on foot or through a choice of sustainable travel options. This Neighbourhood Plan extends District Policy HOU6 Specialist Housing for Older and Vulnerable People to encourage and permit such housing in a sustainable location in the village.

The East Herts housing register in June 2019 had 15 applicants, of which three wanted sheltered housing. Seven applicants wanted one bed homes, of which four were over the age of 70.

Policy MH H9: Specialist Housing for Older and Vulnerable People

This Neighbourhood Plan encourages the provision of specialist housing across all tenures for older and vulnerable people. Developments of specialist housing for older and vulnerable people (whether new or conversions from other uses) must be within walking distance on a safe and level route or within easy reach by passenger transport to village shops and services.

4.9 Hill House and Land to the Rear

Hill House and the land to the rear (“the Barn School field”) is not an allocated site in this Plan but it is identified as a reserve site by virtue of its central location and likely availability following a change of ownership.

Any development proposal should take into account:

- The findings of the Strategic Environmental Assessment that, without mitigation measures, development would have negative effects on landscape, land, soil and water resources, and the historic environment
- The site is in the Conservation Area and an Area of Archaeological Significance
- Hill House is Grade II listed
- There appears to be no viable highway access from Ash Meadow or Oudle Lane (identified as a tranquil Local Lane in paragraph 12.2)
- The number of people requiring affordable homes in Much Hadham who are on East Herts housing needs register (in June 2019 there were 15 applicants).

³⁵ Referenced in earlier footnote 32

³⁶ Section 4.6.3 above

The land to the rear remains in the Rural Area Beyond the Green Belt, as shown on the Policies Map, but adjacent to the village development boundary. This makes it potentially suitable for a Rural Exception Scheme providing affordable housing in perpetuity to households which are either current residents or have an existing family or employment connection. This could come forward through a Neighbourhood Development Order and be promoted by a community land trust. The need for development of this site would have to be supported by a parish-wide housing needs survey, demonstrating that there are people living in the parish who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.

It is recognised that this land is adjacent to the existing health centre. Suggestions to relocate and modernise the health centre, expand the car park and add other health services such as a dental practice and physiotherapist have been made. Whilst it is an objective to "Support the creation of a multi-disciplinary/integrated health centre should the opportunity arise", it is beyond the scope of this Plan to create feasible policies to deliver it whilst the landowner's intentions are unknown.

In the meantime, Policy MH H10 will serve to futureproof the Neighbourhood Plan without being prematurely prescriptive as to what form any housing development should take.

Policy MH H10: Hill House and Land to the Rear (formerly Barn School)

I. To help meet any future additional housing need for Much Hadham, the land to the rear of Hill House, outside the village boundary could be brought forward for development through a Neighbourhood Development Order. The need must either be required or proven and supported by a parish-wide housing needs survey.

II. Any proposal must preserve the Priority Views V6 and V12, preserve the tranquillity of Oudle Lane, and ensure that there would be minimum adverse effects on the landscape, the conservation area and the historic environment.

III. Any proposal must include the retention and maintenance of the wooded area on the western boundary, situated between the rear boundary of Elm House and footpath 25.

IV. Proposals should consider making provision for some or all of the following features:

- a permissive path or public right of way (PROW) along the boundary with Oudle Lane to connect the footpath network at the ford on Malting Lane with the undesignated footpath along the southern boundary of St. Andrew's school
- the creation of accessible green space, which could include planting, nature trail and/or allotments
- a children's structured activity area
- improvements to the biodiversity of the site e.g. through a wet nature reserve or a wild meadow area
- the improvement of the green boundaries to the site.

V. Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.



Figure 6 Hill House

CHAPTER 5. Design

“The creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.”³⁷

This chapter describes design policies for any new development during the period of the Neighbourhood Plan.

The parish of Much Hadham has two conservation areas and a high proportion of attractive and well-maintained housing. This housing includes building designs that date from as early as the 16th century, through the Georgian, Victorian and Edwardian eras, and onward through to the current day.

Much Hadham is widely recognised for its attractive street scenes. The aim is to ensure that new construction or land use takes these factors into account within its design. We require that any design will be of high quality, to reflect the beautiful environment in which it will be built.

A high quality of design can serve more than one purpose whilst being cost effective. Better design can help reduce resistance to new developments. The more attractive new homes are, the more likely the community approves of them, resulting in a win-win for both existing and new residents.

5.1 Sustainable Design

Good design can positively influence the sustainability of Much Hadham in a number of ways. For example:

- Economic sustainability can be encouraged by the inclusion of working from home spaces within new housing or extensions to existing homes, or through development that enables people to work near where they live.
- Environmentally, design can improve air quality through tree planting, reduce flood risk through the inclusion of sustainable urban drainage systems, and encourage sustainable travel through road layouts and cycle networks.
- Socially, good design can improve wellbeing by facilitating neighbourly interaction and physical activity through the inclusion of public space.

District Plan section 17.3 Sustainable Design provides ways by which sustainable design can be achieved. The District Plan promotes the use of a ‘Sustainable Design Toolkit’. This forms part of ‘Building Futures’³⁸, a guide to promoting sustainability in development. It also

³⁷ NPPF 2021 para 126 extract. NPPF Chapter 12 Achieving Well-designed Places is a clear statement of how design impacts communities and how excellence in its execution is fundamental for planning approval to follow

³⁸ www.hertslink.org/buildingfutures

promotes the Home Quality Mark³⁹, a voluntary, national standard for new housing designed to ensure quality is not compromised in the drive to build more homes.

This Neighbourhood Plan wishes to ensure that the very highest standards of sustainable design are achieved and embraced, and supports the guidance provided by the District Plan. The interpretation of design quality is subjective, so the use of good design standards is essential to reducing the chances of poorly designed homes.

District Policy DES4 Design of Development is supported but this Plan goes further by requiring proportionate evidence to be provided of the reasons for the design choices made in preparing a planning application. It requires proposals to demonstrate sustainable principles have been applied, that sustainability will be achieved through design. The onus is on the proposals to demonstrate design policy compliance rather than the planning authority having to gather the evidence from the planning application for such an assessment.

Policy MH D1: Sustainable Design

I. Planning proposals must provide evidence proportionate to the size of the scheme that a comprehensive design process has been carried out to achieve sustainable high-quality design

II. Developments of 5 or more homes will be expected to show engagement with the local community before detailed design proposals are submitted.

III. Planning proposals must provide proportionate evidence that design principles based on the sustainable design objectives set out in the District Plan section 17.2 Design Objectives have been followed, understood and integrated within the development proposal. The use of the Sustainable Design Toolkit and achievement of Home Quality Mark (or their successors) are encouraged as suitable evidence.

5.2 Housing Design

Much Hadham parish consists of a rural village with two smaller hamlets and a scattering of other small settlements, but all with a strong sense of place. The vision approved by residents commits the Neighbourhood Plan to preserving the character of the built environment. Therefore, the design of any new building or extension should blend and harmonise with its surroundings. New housing should make use of traditional materials and colour schemes and must be in proportion to surrounding buildings. The Neighbourhood Plan's design policies for new development reflect this.

The public consultation in June 2016 sought views about aspects of housing design. The results showed overwhelming support for house designs that sit sympathetically alongside period styles and heights, and for use of materials, construction details and features that are already present within the parish. There was strong opposition to new homes constructed from exposed concrete or steel, and from materials and designs that currently do not exist within the parish⁴⁰.

³⁹ www.homequalitymark.com/standard

⁴⁰ 32 of 39 opinions at the June 2016 Consultation disapproved of new homes being constructed from exposed concrete, steel and glass. 26 of 36 opinions disapproved of using non-local materials / design details.

For that reason, this Neighbourhood Plan supports house designs that reflect existing village design types and styles. This in no way restricts good, high quality and innovative design, nor compliance with current building standards.

House sizes throughout the village run from very large houses down to one-bedroom houses (e.g. the almshouses). House styles vary widely as the housing stock has evolved over hundreds of years. Judging from the number of listed properties, the parish has retained more of its older housing stock than many similar places. This results in very interesting and pleasant street scenes. Examples of these are shown below:



Figure 7 Thatched, timber frame house(left) and Jetted house with handmade tile roof (right)

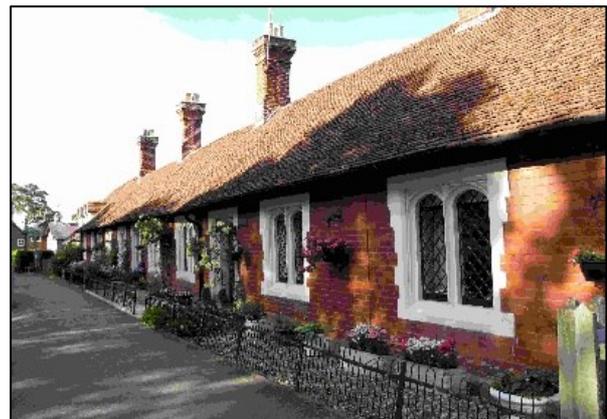


Figure 8 House with exposed timber frame (left) and Brick built almshouses (right)

District Policy HA4 Conservation Areas requires applications to conform with any Conservation Area Character Appraisals. Guidance on local design characteristics can be found in the Much Hadham Conservation Area Appraisal and Management Plan. This provides a general overview for each of 3 areas designated A, B and C, depending on where a particular site lies. For each area, specific properties are described including details of noteworthy architectural features. Architects will find inspiration here when designing new dwellings in terms of materials, form of construction and architectural detailing.⁴¹The following examples are indicative of the standards being sought.

⁴¹ Much Hadham Conservation Area Appraisal and Management Plan 2013 *ibid*

Doors: A wide range of door styles is in use throughout the parish but care should be taken with design features such as glazing, fittings, porches etc as poor choices could mar the harmony of the street scene.



Figure 9 Examples of the variety of front doors in Much Hadham

Windows: A wide variety of window designs are used. Many of these reflect much earlier methods of manufacture which necessitated smaller glass panes (examples shown below). Some of the styles could be considered for new builds.



Figure 10 Examples of window shapes, sizes and designs in Much Hadham

Roof design: Roof design for new builds should blend in well with those of nearby houses. Examples of some local roof types and detailing are shown below, including the beneficial use of special features in exceptional cases (e.g. a weathervane). Roof materials used in the past include thatch, slate, red Rosemary tiles or interlocking concrete tiles.



Figure 11 Examples of roof details in Much Hadham

Brickwork and walls: A wide variety of brickwork type and styles is in use throughout the parish. These include reds, brindles, London or Cambridge yellows. Most types of brick will probably blend in well within the village, although developers should try to be sympathetic to the styles in use nearby. Painted walls are also commonplace with colours tending to be those that blend in easily - pastel colours, or colours that match nearby brickwork.



Figure 12 Examples of brickwork details in Much Hadham

The use of flint and brick as a combination material is reasonably common in the parish (illustrated below). Similar approaches could be applied for new builds.



Figure 13 Examples of use of flint and brick in combination in Much Hadham

Rendering and simple pargetting in local traditional patterns used on listed buildings, with some examples illustrated below, would also be appropriate on adjacent new structures.



Figure 14 Examples of rendering and simple pargetting in Much Hadham

To further assist developers, the Plan policy provides a short design guide based on features of local distinctiveness that are considered desirable and to be complied with in new buildings, extensions and alterations.

Policy MH D2: Design Guide for New Development

I. The design of a new building, extension or alteration should harmonise with its surroundings. Within the Conservation Area, proposals are required to demonstrate how they do this by referencing the design character of the area within which they fall, as assessed in Section 6, Much Hadham Conservation Area Appraisal.

II. In particular, the following design guides apply:

- a) Local distinctiveness - recognise that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish by contributing to and harmonising with it;
- b) Styles - new development should respect and enhance local character with a sufficient variety of styles. Contemporary designs may be acceptable in achieving this;
- c) Proportions - it is essential that any development must be in proportion to surrounding buildings, especially in terms of principal elevations, ridge heights and preserving traditional ratios of doors and windows to the total frontage area;
- d) Building height - to conform to the nature and style of the village, building should preferably be no more than two storeys high, with a maximum of 3 storeys above ground level if the roof space is used too.
- e) Wall and elevation materials - brickwork, including replacement brickwork, should blend in with surrounding walling in both colour and texture. The use of red brick and flint is to be encouraged where consistent with the surrounding properties and environment. Rendering and simple pargetting in local traditional patterns used on listed buildings would also be appropriate on adjacent new structures;
- f) Roofs - pitched roof extensions are desirable visually. The use of natural materials such as slate, clay tile and thatch is encouraged;
- g) Boundaries - if required, boundaries should be marked with hedging of appropriate native species, plain brick or flint walls, particularly in front gardens and on road frontages;
- h) Access - splays must provide adequate sightlines without being out of scale with the street on to which they open;
- i) Hardstanding - should be constructed of locally appropriate permeable materials such as stone or brick paving, hoggin and gravel.

5.3 Affordability and Design

Affordable housing is all too often associated with poor quality housing design and appearance. We consider that damaging the character of Much Hadham through poor design for short term gain is hard to justify financially or in terms of quality of life.

Smaller homes should be both attractive and cost effective. A high-quality design can be achieved by the use of architectural innovation, which can save costs.

This Neighbourhood Plan encourages developers to drive up the quality of new homes. The Design Council give examples of good practice in their article titled 'How design is improving the quality of new homes':⁴²

5.4 Vehicle Parking

One of the greatest problems in the village of Much Hadham is that of vehicle parking. The B1004 is the main road through the village and is a popular route for through traffic. In the last 15–20 years parking along the B1004 (overnight and at the weekends) has increased from just a few vehicles to the present day where there are long lines of cars and vans. In essence, this transforms a two-lane highway into a single lane at many points, with attendant delays to journeys from queuing traffic.

A study by EHC⁴³ assessed the accessibility of the district's villages by measuring the availability and frequency of public transport and the distance from a large town. Of the Group 1 villages, Much Hadham ranked equal bottom. This poor accessibility drives the need for car ownership in Much Hadham, and consequently the increased parking problem. Indeed, analysis of the 2011 census shows that Much Hadham has 12% more households with 2 or more cars than the district norm. For one family couple households this rises to +14% and up to +16% for one family couple households with dependent children.

The District Plan's Policy TRA3 Vehicle Parking Provision uses a single standard for the entire district to determine the appropriate level of parking provision for new development⁴⁴. It recognises "A careful balance needs to be reached between (the high level of car ownership compared to national average) and the need to encourage a modal shift away from car use, while recognising the District's dispersed settlement pattern". EHC currently use these standards:

- 1.5 spaces for a 1 bed dwelling
- 2 spaces for a 2-bed dwelling,
- 2.5 spaces for a 3-bed dwelling
- 3 spaces for a 4-bed dwelling

Much Hadham is much less accessible than other Group 1 villages, so car ownership is more widespread. It is recognised that developers may wish to exceed EHC's standards.

⁴² www.designcouncil.org.uk/news-opinion/how-design-improving-quality-new-homes

⁴³ Final Village Hierarchy Study – August 2016

⁴⁴ Supplementary Planning Document Vehicle Parking Provision at New Development 2008
www.eastherts.gov.uk/vehicleparking

Policy MH D3: Vehicle Parking Provision

I. The District Plan's standards shall apply, but where this can be achieved without reducing the number of houses specified for a site in this Plan, more extensive parking provision will be welcomed.

II. A garage will be acceptable as a parking space provided that its internal dimensions are at least 3m wide x 6m long. Tandem parking (one parking space behind the other) will only be permitted where there is no suitable alternative.

III. The provision of car and cycle parking should as far as possible allow for:

- a) Off-street vehicle and cycle parking to be contiguous with, and part of, each property, rather than provided as part of a shared arrangement.
- b) Shared parking areas may be acceptable provided they are built to Secured by Design standards and each space is clearly visible from the property it serves.

IV. Development proposals that result in a loss of parking provision (whether public or private) will not be supported unless it is replaced with a comparable provision within reasonable distance of its former location.

5.5 Gates

Gates help to secure residential property and protect children and pets. Poorly chosen gates can, however, create an appearance of unfriendly separation from the community, block rural views or block sight of the built heritage.

There have been several examples of this in Much Hadham in recent years, whether in isolation or as part of a gated community, which have drawn adverse comment. Hence the design of gates, whether new or replacement, needs to be treated with care in order to meet the needs of all stakeholders.

Policy MH D4: Domestic gates

I. Gated estates will not be permitted.

II. Where new or replacement access gates to a home are proposed as part of a development, consideration should be given to using materials that enhance visual permeability.



Figure 15 Permeable gates at Hadham Hall

5.6 Bin Storage

The District Plan requires provision is made for the storage of bins and ancillary household equipment⁴⁵. This is insufficient for Much Hadham because it allows for bins to be stored at the front of dwellings, which could detract from the attractive street scenes.

The NHBC (National House-Building Council) guide *Avoiding Rubbish Design*⁴⁶ identifies and illustrates good practice where space for domestic waste and recycling storage has been integrated unobtrusively within a variety of housing developments. It has a comprehensive set of “golden rules” for architects to follow in designing bin storage for new developments and offers advice on generic design solutions.

Policy MH D5: Bin Storage

Development proposals should include provision for storage of bins and ancillary equipment designed in accordance with the good practice contained in the NHBC guide *Avoiding Rubbish Design*.

⁴⁵ District Plan Chapter 17 Design and Landscape Policy, DES3 Design of Development 1.(e)

⁴⁶ <https://www.nhbcfoundation.org/publication/avoiding-rubbish-design-providing-for-bin-storage-on-new-housing-developments/>

CHAPTER 6. Infrastructure, Transport and Communications

6.1 Infrastructure

It is too early to comprehend the impact on Much Hadham of Government commitments to end carbon emissions by 2050 and the sale of petrol and diesel cars by 2030. Consequently, it would be premature to attempt to create appropriate planning policies now ahead of the necessary technology convergence.

Nevertheless, it is important to reduce our carbon footprint by promoting and installing green energy production facilities wherever circumstances permit it. It is also to be expected that infrastructure to support the transition to electric cars will be increasingly available. The Parish Council will be alert to opportunities to work with other agencies on sustainability measures, seeking grants and funding as this becomes available.

For now, all homes within Much Hadham are served with mains electricity. Most are also served with mains gas, water and sewerage, although there are some homes needing to rely on heating solutions such as liquefied gas or heating oil, and drainage solutions such as septic tanks. Boreholes provide the water source for a few houses.

Mains services are largely trouble-free but in the heart of the village surface water drains can be centuries old and at risk of structural failure. The village is prone to surface and river flooding, and underground drainage is sometimes overwhelmed. Because of this, any new homes need to be designed so as not to worsen local flooding. The housing site policies in CHAPTER 4 deal with this.

There are a number of facilities which are capable of supporting the additional resident numbers anticipated from meeting the Neighbourhood Plan housing targets. There is one JMI (Junior Mixed Infants) school in the village, but older pupils have to travel to schools around 5-10 miles away. The sports ground in Much Hadham provides a large playing field marked out for football, a bowling green, a floodlit tennis court and children's play area. The village halls in Much Hadham and Green Tye are useful facilities and are used by a wide range of local groups.

6.2 Transport

The B1004 is the shortest route between Ware and Bishop's Stortford, and is a useful route for residents of Harlow, Hertford, and many local villages and hamlets. County-wide projections for rural minor roads are for an 18.7% increase in traffic levels from 2016 to 2031⁴⁷. However, this is before factoring in the unknown (positive or negative) impacts of the proposed A120 bypass at Little Hadham, the M11 Harlow North spur and the large housing developments for Bishop's Stortford, Gilston and Ware proposed in the District Plan.

Traffic congestion in Much Hadham is commonplace, especially around morning and evening rush hours and at school opening/closing times. At times congestion also occurs in the area around Perry Green and Green Tye, most recently associated with construction traffic or staff travel to/from organisations such as St Elizabeth's.

Roads in the area are generally narrow and it is common for traffic to have to stop to let oncoming vehicles pass. Some streets have a significant parking problem. Windmill Way, for

⁴⁷ Hertfordshire Traffic and Transport Data Report 2017 <https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/ttdr/hertfordshire-traffic-and-transport-data-report-2017.pdf>

example, often has parking on both sides of the road and spilling onto the pavement. Large commercial and agricultural vehicles cause significant damage to the verges, particularly in the hamlets where the roads are narrowest. Some homes are located on lanes that do not have hard surfaces and are not adopted.



Figure 16 Station Road (not adopted) damage to verges and danger to pedestrians

There is little off-road public parking provision. The village hall car park is largely required for its users. The Recreation Ground car park provides some relief for the problems of school drop-off, but the access has poor sightlines for ingress/egress. A small car park serves the allotments and Londis. The parking area for the doctors' surgery on Ash Meadow is also insufficient to accommodate parking for staff and patients. None are suited to providing secure, overnight parking that might be used by residents living and parking on the High Street.

It is envisaged that the site of Hill House and the land to the rear could provide significant parking relief as part of a larger masterplan, at such time as it becomes available. Parking provision for new developments is dealt with in Policy MH D3 Vehicle Parking Provision.

The only bus service in 2019 is the 351 service which runs between Bishop's Stortford and Hertford and passes along Much Hadham High Street. There are 11 weekday buses, 4 on a Saturday, and none on a Sunday. The hamlets of Green Tye and Perry Green have no bus services. There are no cycle routes connecting Much Hadham to the main settlements of Bishop's Stortford, Harlow and Ware.

Hertfordshire's Local Transport Plan 2018-2031 (LTP4) provides a policy foundation for a balanced approach through sustainable transport provision and encouraging sustainable travel choices. However, Much Hadham presents significant challenges in delivering this and will not always be able to do so whilst the motor vehicle remains the only viable travel option for most residents to travel to other settlements e.g. for work and shopping. Nevertheless, where the opportunities arise, the planning policies will facilitate active, sustainable travel choices, particularly for short journeys.

For example, existing rights of way will be protected from development that adversely impacts on accessibility within and between settlements in the parish. Proposals for new development will be required to take advantage of opportunities to make appropriate

connections to existing footpaths, cycle paths, rights of way and bridleways to improve connectivity between and within settlements.⁴⁸

The Parish Council formed a Traffic Working Party in 2018 to consider in greater depth the issues caused by traffic, with a remit to make recommendations that go beyond planning-related solutions. Consequently, a more holistic approach can be taken than is possible within this Neighbourhood Plan. Its first project was the successful installation of Speed Indicator Devices at each end of the high street in March 2019.

Policy MH ITC1: Transport

I. Development proposals should identify the realistic level of highways traffic the development is likely to generate by including a traffic assessment proportionate to the scale of the development proposed. It must assess the potential impact of traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any adverse impacts.

II. Development that would give rise to unacceptable highway and transport impacts such as displacement parking, unsafe access / egress layouts or reducing options for active travel will not be permitted.

III. Where new development is planned, consideration should be given to the opportunity to create new permanent rights of way and green space that enable active travel modes.

6.3 Communications

All homes have the option of subscribing to a telephone landline and standard broadband. Fibre to the cabinet was installed in 2018 and most residents should now have access to superfast broadband. This uses fibre to the cabinet but retains twisted pair copper wire to the home, with average speeds of up to 66Mbps available. Gigaclear has announced that it will supply Much Hadham with ultrafast broadband, which provides fibre to the premises and speeds of up to 1Gbps.

Although there is an EE mobile telecom mast next to the cemetery at Perry Green, mobile phone reception can be poor in parts of the parish, as can radio and TV reception. Some of this is due to the fact that many homes are situated in the valley. The area no longer has any payphones although the telephone boxes are still in place.

Policy MH ITC2: Communications

I. Development proposals should include the installation of access points in new homes and business premises, with ducting to the property boundary, so they are ready to accept underground "fibre to the premises" broadband connectivity.

⁴⁸ District Policy TRA1 Sustainable Transport is the primary policy to achieve this

CHAPTER 7. Local Economy, Employment and Tourism

The Economic Development Vision⁴⁹ in the District Plan has priorities that include:

- Listening to the needs of businesses
- Enabling entrepreneurs and business start ups
- Supporting the rural economy
- Supporting the visitor economy
- Lobbying for the right infrastructure

The Parish Council supports these but gives primacy to the need for economic development to be sustainable, in particular with respect to minimising the movement into the parish of large vehicles (HGVs) which cause so much damage to the rural environment.

7.1 Local Economy and Employment

Most jobs in Much Hadham are attributable to one large employer, St. Elizabeth's Centre, which is a 24/7/365 operation. It employs approximately 600 people, making it the 3rd largest employer in the district. Much Hadham appears to have an extremely high jobs to workforce ratio that equates to around 100% of the working population based on the 2011 Census, but this is skewed by the St Elizabeth's Centre. Only around 3% of employees at the Centre are resident in Much Hadham. This small percentage is likely to be due to the relatively low pay levels vs. the high cost of 'open market' housing in the parish. In consequence, and despite the large number of local jobs, most working residents commute to surrounding towns, London or Cambridge.

Despite the rural nature of the parish only 23 residents were employed in agriculture at the 2011 Census.⁵⁰ It is important that planning decisions recognise the economic benefits of the best and most versatile agricultural land.⁵¹ In Much Hadham, this is classified as Grade 2 (very good) and Grade 3 (medium quality).⁵²

Four of the top six employers in the parish, including St. Elizabeth's, are situated to the east of the village, in the hamlets⁵³. The concentration of traffic they bring to the surrounding narrow lanes is of constant concern to local residents and a common subject at Parish Council meetings. Further commercial and employment expansion that increases the traffic can only make matters worse, but it is recognised that existing businesses need some flexibility for expansion to remain efficient and competitive. As none of the parish lies on the primary road network and is not well related to it, applications for new, or expansion of existing, Use Class B8 Storage and Distribution development be unlikely to be appropriate.

Whilst this Neighbourhood Plan supports the relevant policies outlined in the NPPF and District Plan, its focus is on 'work for locals' as being the most sustainable and beneficial to the local economy and community. In a survey conducted for the Much Hadham Parish Plan in 2011, 54% were in favour of job creation for local people and, of those, 60% thought workshops would be a good idea, with 27% in favour of light industry. The idea of working from home had support but at that time the opportunities were few and in their infancy. Prospects for

⁴⁹ District Plan, Table 15.1

⁵⁰ https://www.nomisweb.co.uk/reports/localarea?compare=1170214597#section_8_0

⁵¹ NPPF paragraph 174

⁵² <http://publications.naturalengland.org.uk/publication/127056>

⁵³ See Appendix F – Largest Employers in the Parish for more details

more opportunities are far greater today and will be even more so in the future. The consultation survey of local businesses in March 2017 had low response rates but 80% considered working and living locally was vital for the sustainability of the community.

Cottage-type industries comprising scattered small units for tradesmen/ services at appropriate sites, self-employed, professionals, creative entities and home/remote working would all be sustainable additions, breathing more life into the community. BT Openreach's current programme of upgrading broadband services and the introduction of fibre to the premises by Gigaclear will be great enablers and offer new opportunities across a whole range of businesses and professions, particularly for home working. The working hours flexibility that could follow would be a boon to home working parents balancing work with childcare, give more opportunity and time for social and village amenities and avoid contributing to rush hour travel.

Policy MH ET1: Economic Development

I. Development proposals for new business and employment opportunities or the expansion to existing facilities will in principle be supported, providing that any development is not in conflict with other policies in this Plan.

II. New proposals for, or the expansion of existing B8 Use Class facilities, will be allowed where they can demonstrate that they will not have an unacceptable impact on the highway network.

7.2 Tourism

The heritage and rural setting of Much Hadham attracts visitors who come to walk along the country footpaths, admire the historic buildings and enjoy the hospitality of the pubs and cafés. They are very welcome, and we would like to improve their experience e.g. with better parking provision, footpath guide maps, promoting the Forge Museum and, possibly, more opportunities for overnight stays.

The primary visitor attraction is the Henry Moore Foundation at his former home in Perry Green, where the studios and gardens are open to visitors each summer. The gardens showcase Moore's iconic sculptures in a beautiful setting. It is well worth a visit. However, there is a considerable loss of amenity for local residents from the resulting traffic volumes, including coaches, and the consequences of that on the narrow lanes accessing the hamlet.

Consequently, residents do not wish the parish to become a tourist destination with high volumes of visitors. Whilst NPPF and District Plan policies support tourism development, results from the consultation in June 2016 indicated the majority of residents are against the further promotion of Much Hadham as a tourist destination. Low volume, personal visitors are welcome but commercial or volume tourism is inappropriate if we are to maintain the attributes and characteristics of the parish that make it unique.

Previous proposals for large scale mobile or holiday lodge accommodation have been objected to as they are incompatible with the capacity of Much Hadham to act as a holiday or tourist destination.

Policy MH ET2: Visitor Economy

I. Development proposals to attract low volumes of personal visitors, particularly if creating local employment, will be supported provided that any development is not in conflict with other policies in this Plan.

II. Applications for commercial holiday homes/lodges, mobile caravan/lodges, touring caravan sites and caravan storage sites will not be supported.



Figure 17 Much Hadham Fete supporting the local visitor economy

Part 2: Environment Strategy

CHAPTER 8. Heritage Assets

The village and hamlets of the Parish are fortunate to contain a high proportion of attractive, historic and well-preserved buildings.

Many of these are offered a degree of protection by listed building status or by being referenced within the Conservation Area appraisals for Much Hadham and Green Tye. There are other buildings and structures that contribute to the historic environment, but which are currently non-designated.

The attractiveness of Much Hadham parish makes it a desirable place to live. This in turn creates development pressures that need to be carefully managed. District Policy HA1 Designated Heritage Assets seeks to preserve and enhance historic environments such as Much Hadham.

This Neighbourhood Plan seeks to supplement district policy and to give additional protection to a few carefully selected non-designated heritage assets.

8.1 Archaeology

Much Hadham is a village steeped in history. Archaeological finds in the area include those from the prehistoric, Neolithic, late-Iron Age and Roman periods, suggesting there has been human settlement in the area for thousands of years. The Forge Museum is the recipient museum for the discovered archaeology in Much Hadham.

Most of the village and its immediate surroundings are designated as an Area of Archaeological Significance, meaning that the area is deemed to be of moderate or high archaeological potential. The exact boundaries are shown on the District Plan's Policies Map, available online⁵⁴.

Hertfordshire County Council maintains a database of the archeologically important sites in the area⁵⁵, and a search in 2017 (by Hertfordshire Environmental Records Office) identified 265 sites of archaeological interest within 3km of Much Hadham. These sites are offered some protection by District Policy HA3 Archaeology.

Local experience has shown that archaeology is being continually discovered, so as yet undiscovered archaeology is important. In addition, buried heritage assets may also have a setting which contributes to the significance of the asset⁵⁶ and should also not be harmed. Policy MH HA2 Non-Designated Heritage Assets (below) gives some protection to (as yet) unknown below ground heritage assets of archaeological interest.

⁵⁴ <https://www.eastherts.gov.uk/submission>

⁵⁵ The Hertfordshire Historic Environment Record includes information on surveys and archaeological excavations: <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/historic-environment-archaeology/hertfordshire-historic-environment-record.aspx>

⁵⁶ Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) p5 -

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

8.2 Conservation Area

Much of Much Hadham village is designated as a Conservation Area, as is much of the hamlet of Green Tye. This helps to preserve and enhance the character, appearance and features of these areas. The exact boundaries are shown on the District Plan's Policies Map. It is important to understand that the Conservation Area designation is not intended to prevent or prohibit development but, instead, to apply stricter controls to safeguard the character or appearance of the village and hamlet to which they relate.

In 2014 the Much Hadham Conservation Area Appraisal and Management Plan and the Green Tye Conservation Area Appraisal and Management Plan were adopted by EHC⁵⁷. They contain Conservation Area Management Proposals that identify heritage assets in need of repair and maintenance. Development in the conservation areas will be judged against policies HA4 and HA5 in the District Plan.

8.3 Listed Buildings and Structures

Noted architectural historian Nikolaus Pevsner once visited Much Hadham and subsequently wrote 'The main street is long, of very high architectural quality and beautifully maintained.....'. A search of the Historic England online database shows 143 listed buildings within Much Hadham parish, of which about 90 are within the Much Hadham Conservation Area and about 10 within the Green Tye Conservation Area. Listed buildings are offered some protection within the NPPF and are further protected by District Policy HA7 Listed Buildings.

8.4 Historic Parks and Gardens (HPG)

There are five HPGs within the area of this Neighbourhood Plan. These are at Moor Place Park, The Lordship, The Henry Moore Foundation, Much Hadham Hall and Hopleys Garden Centre. None of these are registered by Historic England but they are deemed to be 'locally important' by East Herts District Council ⁵⁸These sites are offered some protection in District Policy HA8 Historic Parks and Gardens and this Neighbourhood Plan does not propose an extension of policies in this area.

Exceptionally, Hopleys is subject to limited housing development proposals as explained in CHAPTER 4. The intention is for the landowners who created the historic garden over decades to relocate the café to the edge of it. This will free up the brownfield site previously occupied by their business for a development of small homes. This proposal has been discussed with Hertfordshire Gardens Trust who have given in principle agreement to it because of the benefits that it would provide for the village.

Moor Place Park is deserving of its own policy in order to ensure its integrity is preserved. The policy seeks to highlight the historical importance of the park. The enabling development that took place in 2014-15 was allowed in order to future-proof the retention of the historic house, outbuildings and park subject to a number of conditions. However, some of the conditions have not been discharged and the park has been subjected to misuse e.g. with unapproved garden extensions.

⁵⁷ Both documents can be found here: <https://www.eastherts.gov.uk/conservationareas>

⁵⁸ "Historic Parks and Gardens" Supplementary Planning Document (September 2007) can be found here: <https://www.eastherts.gov.uk/spd>

The draft Landscape Heritage Assessment prepared by the Moor Place Heritage Group in November 2018, demonstrates how important the estate is in providing access via statutory footpaths 10 and 13, so that the public can appreciate the landscape and setting of Moor Place. It also highlights some of the main features of the estate and the sense of place that it creates in the centre of the village. The estate helps to retain the linearity of the village by preserving a green boundary to the west of the High Street.

Future development proposals and, indeed, the future management of this historic asset would benefit from a Conservation Management Plan. "A conservation management plan (CMP) is a document that helps develop the management strategy for historic assets, sites and places. It explains the significance of the asset and examines how any future use, management, alteration or repair will be carried out in order to retain that significance. It informs the way an asset is conserved and managed, by establishing why the asset matters and what matters about it."⁵⁹

Policy MH HA1: Moor Place

I. All development proposals within Moor Place historic park should be accompanied by a heritage statement, which assesses the impact of development on the main features of the estate and ensures that the sense of place and the interaction of the estate with the village are enhanced.

II. Development proposals to restore or enhance

- the gardens, park and/or landscape, or
- the Grade 1-listed building

should be accompanied by a Conservation Management Plan.

8.5 Non-Designated Heritage Assets

Non-designated heritage assets are buildings, structures or artefacts of quality that are worthy of protection, but do not meet listing criteria. There are considerable numbers of these assets that make an important architectural or historic contribution to the Conservation Areas of Much Hadham and Green Tye. Many have been identified in the Conservation Area reports on both areas (previously referenced).

In those reports the basic questions asked in identifying additional buildings/structures are:

- a) Is the non-listed building/structure or artefact of sufficient architectural or historic interest with a largely unaltered general external form and appearance?
- b) Does the building/structure or artefact contain a sufficient level of external original features and materials?
- c) Has the building/structure or artefact retained its original scale without large inappropriate modern extensions that destroy the visual appearance?
- d) Is the building/structure or artefact visually important in the street scene?

⁵⁹

[https://www.designingbuildings.co.uk/wiki/Conservation_management_plan#:~:text=A%20conservation%20management%20plan%20\(CMP,order%20to%20retain%20that%20significance.](https://www.designingbuildings.co.uk/wiki/Conservation_management_plan#:~:text=A%20conservation%20management%20plan%20(CMP,order%20to%20retain%20that%20significance.)

District Policy HA2 Non-Designated Heritage Assets further recognises the value of non-designated heritage assets, seeks to identify them and offers them some protection. This Plan, too, acknowledges the importance of heritage assets to the village and parish, and recognises that due consideration should be taken of the historic environment in considering development proposals.

The Plan extends district policy protection to other non-designated assets not referenced in the Conservation Area reports. More details of these are contained in APPENDIX G.

Policy MH HA2: Non-Designated Heritage Assets

I. The following assets are identified as non-designated heritage assets for the purposes of District Policy HA2 Non-Designated Heritage Assets:

- K6 Telephone box at the junction of Windmill Way and Station Road
- Water pump beside the Almshouses on Tower Hill
- Water pump on Green Tye Common
- Well House at Moor Place
- Railway Bridges on Kettle Green Lane and over Blackbridge Lane
- Footbridge over the River Ash at the junction of Malting Lane and Oudle Lane
- Bus shelters at junction of Widford Road and Broadfield Way and junction of High Street and Church Lane
- Two George V postboxes at Londis/Post Office and Hadham Mill
- George VI postbox at Hopshill Mount, Perry Green
- Six Elizabeth II postboxes at adjacent to Kirkstalls, Perry Green, junction of High Street and Church Lane, Danebridge Lane, Village Hall, opposite Green Tye Common and junction of Station Road and Windmill Way.

II. Other above ground non-designated heritage assets not identified in Criterion I. and as yet unknown buried heritage assets of archaeological interest may also be given due regard for the purposes of District Policy HA2 Non-Designated Heritage Assets.

III. Development proposals that would harm the significance of a non-designated heritage asset, directly or by causing harm to its setting, will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

IV. Where there is evidence of neglect of, or damage to, a non-designated heritage asset, the deteriorated state of the heritage asset will not be taken into account in assessing its significance under Criterion III above.



Figure 18 Examples of Non-designated Heritage Assets - see Appendix G for more detail

8.6 Assets of Community Value (ACV)

The Localism Act 2011 gives parish councils and other local bodies the right to nominate an asset of community value. An ACV could, for example, be a village hall, a pub, or a scout hut. If approved, it is added to a list of such assets maintained by EHC. If a listed asset comes up for sale, community bodies are given an opportunity to express an interest in purchasing it and then given time to bid for it.

8.6.1 Valued Community Assets

From a list of 25 potential ACVs, residents at the Consultation day in September 2017 strongly supported (>75% in favour) these assets for protection:

- Londis Village Store & Post Office (96% support)
- St. Andrew's Primary School and Nursery (94%)
- St. Andrew's Church (93%)
- Village Hall (92%)
- Health Centre and Pharmacy (92%)
- The Bull Inn (92%)
- Dental Practice (88%)
- Forge Museum and café (87%)
- St. Thomas' Church (86%)
- The Prince of Wales public house (86%)
- Henry Moore Foundation (85%)
- The Mission Hall and field (85%)
- The Hoops Inn (84%)
- Congregational Church (83%)
- Hopleys cafe (81%)
- Sports Pavilion (81%)
- Scout Hut and land (81%)
- Village allotments car park (78%)

Not all these assets would qualify for future classification as an ACV. Nevertheless, any attempt to change the planning Use Class for any of these assets must be justified either by the provision of suitable alternative facilities or evidence that the facility is no longer used.

Policy MH HA3: Valued Community Assets

I. Existing facilities valued by the community are listed below (all in Much Hadham village unless otherwise stated):

- Londis Village Store and Post Office
- St. Andrew's Primary School and Nursery
- St. Andrew's Church
- Village Hall
- Health Centre and Pharmacy
- The Bull Inn
- Dental Practice, High St
- Forge Museum and café – Perry Green
- St. Thomas' Church – Perry Green
- The Prince of Wales public house – Green Tye
- Henry Moore Foundation – Perry Green
- The Mission Hall and field – Green Tye
- The Hoops Inn – Perry Green
- Congregational Church
- Hopleys café (should it reopen)
- Sports Pavilion, Recreation Ground
- Scout Hut and land
- Village allotments car park

II. A request for a Change of Use Class for any facility would need to be supported by evidence that the facility was unused, or its active use was to be transferred elsewhere and would still benefit parish residents.

8.6.2 Assets of Community Value

The Parish Council is seeking to secure the designation of six properties as Assets of Community Value, thereby bringing them additional protection. These each provide a unique and essential service to the parish and were overwhelmingly supported by the community (see 8.6.1 above):

- Londis Village Store and Post Office
- Health Centre and Pharmacy
- The Bull Inn
- The Prince of Wales public house
- The Hoops Inn
- Village allotments car park

They are also identified as being among the most vulnerable to potential re-development in the event of closure and therefore to be prioritised for protection.

Policy MH HA4: Assets of Community Value

All Assets of Community Value listed by East Herts Council will be retained in community use unless they are:

- a) Demonstrated to be no longer needed, or
- b) Demonstrated to be no longer viable, or
- c) Replaced by better facilities as part of a development proposal.

CHAPTER 9. Landscape and Natural Environment

The village and hamlets within the Neighbourhood Plan area are surrounded by pleasant countryside. The rural landscape is a rich and diverse mix of river valleys, arable plateaux, woodland and hedged agricultural fields. Hedgerows and trees provide an important habitat for wildlife, as does the River Ash and its tributaries. Compared to local towns and larger settlements, the natural landscape and environment is more in evidence, and is enjoyed by residents and visitors.

As detailed in CHAPTER 3 Strategy, the parish is mostly located within the 'Rural Area Beyond the Green Belt', save for a small area designated as Green Belt to the north east of Green Tye. The protection of the natural environment and countryside is to a significant extent achieved through district policy restraints on development. Where development is being considered, the core principle contained in the Defra 25 Year Environment Plan⁶⁰ requiring all development to achieve environmental net gain is followed here.

9.1 Landscape Character

The landscape setting of East Herts is described in considerable detail in the Landscape Character Assessment (LCA) Supplementary Planning Document Sept 2007⁶¹. Much Hadham parish spans four distinct landscapes, respectively documented in LCA areas:

- 86 (Perry Green Uplands including east of the Hadhams valley slopes);
- 87 (Middle Ash Valley includes south of Hadham Cross and the tributary stream north-eastwards to Dane Bridge);
- 89 (Wareside - Braughing Uplands, which includes Kettle Green); and
- 93 (Hadhams Valley from Hadham Cross north to Little Hadham).

The condition of the landscape varies between moderate to good, and the strength of character varies between moderate to strong.⁶² Recommended strategies for these LCA areas are 'conserve and strengthen', 'conserve and restore' or 'safeguard and manage'. These primary guidelines within the LCA are then supported by detailed specific guidelines that will address issues within that document, with a view to improving both condition and strength of landscape character as necessary to reinforce its distinctiveness.

District Policy DES1 Landscape Character ensures that a consideration of the relevant LCA policies is brought into the assessment of planning applications, in order to enhance and support the landscape character.

The Neighbourhood Plan seeks to recognise and contribute towards these policies by restraining development to within the built form of the settlements as far as possible. It especially seeks to recognise priority views close to or within the main settlements. These views tend to be seen by many people and are more subject to threat from development.

⁶⁰ <https://www.gov.uk/government/publications/25-year-environment-plan>

⁶¹ www.eastherts.gov.uk/search?q=Landscape-Character-Assessment&go.x=8&go.y=24

⁶² Landscape condition is determined from an evaluation of the relative state (poor/moderate/good) of elements within the landscape which are subject to change, such as survival of hedgerows, extent and impact of built development. Strength of character is determined from an evaluation of the impact of relatively stable factors, such as landform and landcover, the apparent continuity of historic pattern, the degree of visibility of and within the area and its rarity.

The rural views on the various approach routes are considered to be important as they are highly visible to all who approach the village, and because first impressions are particularly memorable. A typical example of this are the open fields and trees that line the approach to Much Hadham on the B1004 from the south. Another typical example is the gentle descent into Much Hadham from the railway bridge on Kettle Green Lane.

9.2 Natural Environment

There are continual pressures on the local countryside. Changes in farming practices and building development have led to lost hedgerows and trees over the years. Increasing reliance on imported food and other factors means that less land is given over to food production, and farms are larger and more mechanised. Water levels in rivers such as the Ash have gradually fallen through a mixture of increased extraction and decreasing levels of rainfall.

There is legislation at national level to help protect the natural environment but competing housing demands often appear to lead to its gradual erosion. The District Plan recognises the pressure on the natural environment and seeks to protect this as far as is reasonable. District Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated) offers some protection to most such sites, seeking net gains in biodiversity where feasible and mitigation strategies.

District Policy NE3 Species and Habitats states 'Development should always seek to enhance biodiversity and to create opportunities for wildlife.' This Neighbourhood Plan seeks to enhance wildlife habitat and biodiversity within the parish.

9.2.1 Local Wildlife Sites

Nature Conservation Sites are designated according to their importance. There are no internationally or nationally significant sites in the parish, nor are there any designated Local Nature Reserves. However, there are many designated Local Wildlife Sites. These are non-statutory sites designated at county level by the Hertfordshire Local Wildlife Sites Partnership as being of conservation importance and are recognised in the District Plan⁶³.

The aim of this identification is to protect such sites from land management changes, which may lessen their nature conservation interest, and to encourage sensitive management to maintain and enhance their importance. Although wildlife sites have no statutory protection, they need to be considered in the planning process to ensure that the plans are based on fully adequate information about local species, habitats, geology and landform.

⁶³ The Wildlife Sites Inventory for East Herts 2013 pdf document can be found by using Search at <https://www.eastherts.gov.uk/planning>

Designated Local Wildlife Sites in Much Hadham parish are⁶⁴:

Reference	Name	Reason
33/064	Nine Acre Wood	Ancient woodland with a semi-natural canopy
33/065	Rector's Spring - North	Ancient woodland with a semi-natural canopy
33/070	Rector's Spring - South	Ancient woodland with a semi-natural canopy
33/084	Lordship Farm	Species
47/001	Mill Wood	Ancient woodland inventory site
47/004	Wynches Park	Grassland indicators
47/005	Hillcrest Meadow (Green Tye)	Grassland indicators
47/008	Blakes Bushes	Ancient woodland inventory site; woodland indicators
47/009	Sidehill Wood	Ancient woodland inventory site; woodland indicators
47/010	Danes Wood	Ancient woodland inventory site
47/018	Gingercross Farm Meadow	Mosaic site; fen and swamp indicators
47/024	Perry Green Churchyard	Grassland indicators
47/041	Green Tye Pond	Species
47/048	South End Roadside Pond	Species
48/007	Jobber's Wood	Ancient woodland inventory site; woodland indicators

District Policy NE1 International, National and Locally Designated Nature Conservation Sites has a presumption against development of such sites unless there are material considerations that clearly outweigh the need to safeguard the nature conservation value of the site, in which case ecologically sound mitigation measures will be required. We propose no further policies.

9.2.2 Non-Designated Sites and Green Corridors

Plans should be concerned not only with designated areas but also with other land of conservation value and the possible provision of new habitats and green corridors.

A number of non-designated sites were identified in 'The Hertfordshire Ecological Network Mapping project' of 2011-2013 (led by Herts and Middlesex Wildlife Trust). These are sites that may contain habitats listed for protection under section 41 of the Natural Environment and Rural Communities Act (the NERC Act). These 'non-designated sites' have been mapped in APPENDIX E. MAP OF WILDLIFE SITES as part of the preparation of this Neighbourhood Plan, as a resource for planning consultees to refer to.

In addition, there are small green and wooded spaces within and around settlements in the parish and many ponds. We consider these to be of substantial value as they contribute to the rural feel of the parish and help support wildlife.

⁶⁴ These designated sites are mapped at Appendix E (please refer to legend. Non-designated sites are also mapped):

There is a natural wildlife corridor alongside much of the River Ash, but wildlife corridors in other directions are less obvious and have gradually been eroded over time. Hedges and small woodlands continue to be lost or eroded on a regular basis.

The District Plan recognises the value of non-designated sites such as those mentioned above. It states, "It is however, important that opportunities are taken to enhance biodiversity wherever possible.....as even non-designated environments contribute significantly to the success of the wider ecological network."⁶⁵

Hence these sites may not currently benefit from the protection of a Local Wildlife Site designation but they very likely have an important role to play in the wider ecological network such as by forming stepping stones along a corridor linking habitats for example. For the avoidance of doubt, we specifically require District Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated) to be applied to the mapped non-designated wildlife sites in APPENDIX E. MAP OF WILDLIFE SITES.

Overall habitat network connectivity and, therefore, ecosystem integrity and resilience is currently very poor in Hertfordshire. It is important to preserve and ideally establish new green corridors for wildlife. The Neighbourhood Plan seeks to maintain and enhance wildlife sites and develop green corridors within the parish, in accordance with District Policy NE3 Species and Habitat, which seeks to protect biodiversity, trees, hedgerows and ancient woodland.

Policy MH LNE1: Non-Designated Wildlife Sites and Green Corridors

I. Development should conserve and enhance biodiversity and deliver measurable biodiversity net gains of a minimum of 10% in biodiversity units (in accordance with the DEFRA biodiversity metric as amended) in perpetuity. The nature conservation value of the designated Local Wildlife Sites listed in the table within section 9.2.1, and other significant habitats including the River Ash, will be protected from any harmful impacts of development, in accordance with their status.

II. Development should avoid areas coloured green or purple in the Hertfordshire Ecological Network Mapping (HEN) in Appendix E. Development which would cause significant harm to these areas should either be refused, or the mitigation hierarchy applied. If it is decided that development is in the public interest, in accordance with national planning policy guidance, a measurable net gain of 10% must be demonstrated. This should preferably be located in purple or orange areas of the HEN map, where it will have most ecological benefit.

⁶⁵ District Plan paragraph 20.2.8



Figure 19 Carpet of Bluebells in Sidehill Wood

9.2.3 Features Contributing to The Rural Nature of The Parish

There are many small features that act together to give Much Hadham a rural feel and to protect wildlife. These include:

- Few high solid gates at the entrances to properties
- The relatively high proportion of hedges and trees in and around properties
- Small roads and lanes, edged by grass verges
- Small areas of grass, including some in the centre of road junctions.
- A limited amount of excessive lighting, which allows residents to see the night sky and helps support wildlife
- The unfenced nature of some of the fields that surround the development envelope.

The Parish Council recognises the value of these features and seeks to protect them. We do not, however, consider it practical to offer any additional planning policies beyond those contained within the District Plan.

9.2.4 River Ash

The River Ash is a rare chalk bed stream tributary of the River Lea. It is a key feature of the local landscape and provides a natural wildlife corridor. Furthermore, it is important in terms of health and quality of life, as it provides a much-valued area for walking and relaxation.

The flood plain of the River Ash is quite wide in places and this factor has helped preserve a green corridor along the river. However, the water flow in non-flood conditions has shown a steady decline over the years and needs urgent restorative action if this chalk river is to survive. There are only ~200 chalk rivers worldwide so chalk geology is rare and each remaining chalk river and stream is of global importance.

Whilst originally rising at Langley, the Ash grows in volume from minor springs and tributaries en route to Much Hadham. Historically it supported a host of wildlife including trout at the Palace. Today, the Ash becomes more significant near the base of Jacks Hill in mid Much Hadham as a spring here is now the only constant source of river flow.

The northern half, upstream past the Palace and Church and through to the original source, is now little more than a run-off or flood relief channel during wet periods and much of the riverbed is covered with vegetation and devoid of all aquatic and associated wildlife. Most of the wildlife of previous years has disappeared from large parts of the Ash e.g. sticklebacks and tadpoles, water spiders and dragonflies, ducks and moorhens, kingfishers and so on. Also, a large tract of watering for mammals and birds has been lost.

The southern half of the Ash in Much Hadham is a real gem. The constant water flow supports a variety of aquatic and associated wildlife and makes for delightful nature walks. Its future however is of great concern. Invasive species like Himalayan balsam are problematic. Natural springs from source to mid Much Hadham have progressively run dry and, should the one near Jacks Hill do likewise, it would be a huge loss to the village. Much Hadham may look a different and less attractive place with an "empty" Ash for much of the year. Also, a number of attractive walks, some designated Priority Views and Local Green Spaces in this Neighbourhood Plan, would be degraded. Of even greater impact would be the loss to wildlife, ecology and environment.

Over-extraction of water is a major likely cause of the reduced levels and winterbournes along the River Ash. A report by Herts and Essex Wildlife Trust states, 'Hertfordshire's chalk rivers are under massive threat from over-abstraction of drinking water from the chalk aquifer.⁶⁶ To improve the river for wildlife and residents, and help meet the UK's obligations under the Water Framework Directive⁶⁷, a Catchment Management Plan could be prepared. This would be created through a partnership of the Environment Agency, HCC Countryside and Right of Way Service, riparian landowners and other interested parties.

The effect of the forthcoming flood relief water management associated with the A120 Little Hadham by-pass on the Ash water levels is at present unknown. There is a health monitoring project in place for the River Ash and recommendations to improve its health are included in APPENDIX H. PARISH COUNCIL ACTION PLANS.

Buffer zones along rivers are encouraged as they help create more effective green corridors. Research has proved how valuable these strips are to both the water environment and the conservation of riverside wildlife.

The Environment Agency recommend that for ecological and conservation purposes, all new development (buildings, car parks, etc.) should be a minimum distance of 10 metres from a riverbank (measured from the top of the riverbank to the development). In terms of setting, large buildings should not be closer to the river than their height, irrespective of the 10-metre buffer. In all circumstances Land Drainage Byelaws dictate that an 8-metre buffer zone is maintained, and the Environment Agency will oppose development within 8 metres of a main watercourse which compromises their ability to carry out their statutory duties of flood defence. This ensures adequate access for river maintenance and it is, therefore, the width within which Land Drainage Consent is required.

⁶⁶ www.hertswildlifetrust.org.uk/sites/default/files/2018-07/Hertfordshire%27s%20ecological%20networks%20report%20-%20Final%20Aug%202014.pdf

⁶⁷ <https://www.daera-ni.gov.uk/articles/water-framework-directive>

Policy MH LNE2: River Ash

To protect and enhance the conservation value of the River Ash and ensure access for flood defence maintenance there will be a presumption against development within 10 metres of the bank of the River Ash (measured from the top of the river bank to the development). In addition, there will also be a presumption against development that either:

- a) will involve direct water extraction from the River Ash or local aquifers; or
- b) could lead to an increase in river flood risk.

9.2.5 Improving Tree Resilience⁶⁸

There are a number of threats to Hertfordshire's trees which are likely to have an impact upon the landscape with potential degradation over the coming decade. Climate change will influence the success of certain species whilst favouring others. Pests and diseases are also a threat. Ash Dieback (*Hymenoscyphus fraxineus*, formerly known as Chalara) was first discovered in UK Common Ash in 2012. It is predicted that approximately 90% of the UK Ash population will be lost to the landscape as a consequence. In particular, woodland ash trees are predicted to be significantly affected.

There are significant other pest pathogens found in mainland Europe for which there is a risk of importation through global trade. A recent arrival is the Oak Processionary Moth, which poses a public health threat.

The strategy for mitigating for this loss in advance includes guidance on the variety of tree species to be planted that will compensate for the loss of both landscape and habitat features as well as being resilient to a changing climate:

- Conservation management of existing woodland to enable regeneration of a range of native species including Ash, to improve woodland resilience
- Tree and woodland planting for the purpose of tree/landscape resilience on sites which do not currently have a significant wildlife value e.g. arable land
- Choice of plants including trees for development landscaping to be grown from seed sourced from Provenance Zones 402/405/406 and grown in the UK
- An overarching recommendation is to follow BS 8545 Trees: From Nursery to Independence in the Landscape.

⁶⁸ This section is entirely sourced from the Pre-Submission consultation response from HCC, with thanks.

Policy MH LNE3: Tree Resilience

I. Planting associated with new development should avoid species associated with the importation of non-native invasive species or predicted plant disease such as Xylella. Imported trees should be held in British quarantine for a full growing season and checked to ensure plant health and non-infection by foreign pests or disease before field planting.

II. To help prevent rapid spread of any disease, tree and shrub species selected for landscaping / replacement planting as part of a development proposal should be a diverse range.



Figure 20 Avenue of trees off Winding Hill

CHAPTER 10. Green Spaces

10.1 Local Green Spaces

The District Plan invites "Local communities, through Neighbourhood Plans (to) identify green areas of particular importance to them for special protection."⁶⁹ By designating land as "Local Green Space" in the Neighbourhood Plan it is offered protection from development consistent with that for the Green Belt.

A site that is so defined must meet the criteria specified in the NPPF⁷⁰ by being:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holding a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and not an extensive tract of land.

To assess each site a detailed set of criteria was used⁷¹.

- Beauty - Does the site stand out as being particularly beautiful or tranquil?
- Intrinsic local character - Is the site particularly special to the local community or used for community events?
- Recreational value - Is the site used for local recreational purposes e.g. footpath?
- Historical significance - Does the site have special historical interest?
- Natural wildlife - Is there evidence of rare species on the site which need protection?

There are also a number of more objective measures which had to be passed for a site to qualify:

- be close to the community it serves (< 300m);
- be relatively small (< 10 hectares);
- not have planning permission;
- have a known landowner;
- not have a national designation or right of way;
- not be common land or village green;
- not be private garden;
- not be arable land

Six sites meet the criteria and received overwhelming public support at the September 2017 Consultation Day. They are shown on the Policies Map in CHAPTER 3.

There is more detail below on each site, including in brackets the % support for it at the September 2017 consultation. For the avoidance of doubt, designation as Local Green Space does not permit public access to the land, which remains in private ownership. Walkers should remain on designated public rights of way and the country code should be observed.

⁶⁹ District Plan policy CFLR2 Local Green Space only permits development" if it is consistent with the function, character and use of the Local Green Space"

⁷⁰ NPPF 2021 para 102

⁷¹ The methodology used is acknowledged, with thanks, as having been developed by Bedford Borough Council <https://www.dropbox.com/s/hxde8h1y50fkl12/Local%20Green%20Space%20Methodology%20Bedford.pdf?dl=0>

L1: Great Leys - north of Kettle Green Lane (82%) – 6.25ha



Planned as a nature reserve by the owner and redeveloper of Home Farm (part of the Moor Place estate) in 2012, the wildflower sward and pond that were created have added to the appeal of this historic park land. It is recorded as part of a large deer park in 1199 and later owned by the Bishops of London. It has been an important part of Much Hadham life, culture and character for centuries.

Moor Place Park is listed as a locally important historic park and garden⁷², recognised as such by the Hertfordshire Gardens Trust, and is to be protected.⁷³ "The entirety of the landscape around Moor Place itself is of the highest quality.....".⁷⁴ This section of it is traversed by footpath 10 which continues directly to the High Street in the centre of the village, giving easy access for many. It is an integral link in the Much Hadham footpath network, offers excellent views across the Ash valley and is much used by dog walkers, recreational ramblers and joggers.

⁷² Supplementary Planning Document to the East Herts Local Plan Second Review 2007

⁷³ District Policy HA8 Historic Parks and Gardens

⁷⁴ Much Hadham Conservation Area Appraisal and Management Plan 2014 p65

L2: Lower Park - east of Moor Place (86%) – 7.2ha



As noted above at L1, Moor Place Park is listed as a locally important historic park and garden to be protected. This green space is part of the ancient deer park too. The Park is the setting for historic Moor Place, owned in the 15th century by the Bishops of London and more recently for 125 years by the Norman family - Montague Norman being the longest serving Governor of the Bank of England 1922-44.

Footpath 10, much used by ramblers, dog walkers and joggers, runs west from the listed gates on Tower Hill to meet the lime tree lined driveway to the Grade 1 listed house, then turns southwest towards L1 Great Leys. It offers excellent views of the house, mature Holm Oaks and across the Ash valley. There is a plan to re-establish the avenue's planting all the way to the listed gates, which "would be a real achievement"⁷⁵ in recreating the view from over 100 years ago.

For years the Park has been used as the car park for Much Hadham's large and successful annual fete which commonly attracts around 3,000 visitors from a wide area. It is an essential asset in this huge voluntary undertaking that raises much needed funds for local good causes such as the Recreation Trust, Village Hall and Scouts.

⁷⁵ Much Hadham Conservation Area Appraisal and Management Plan 2014 p65

L3: Northern Fields – Culver Estate⁷⁶ (92%) – 5.5ha



Something special to Much Hadham, with the Ash meandering south from the ford through the water meadow, footpaths 25 and 27 heading across to Sidehill Woods (listed wildlife site with impressive native bluebell coverage), sheep grazing and superb views to all points of the compass.

The footbridge at the ford is a popular focal point but the river below can be a dangerous torrent in times of flood. River fauna includes stickleback, bullnose, some trout and much insect life.

The specific OS field references are 9458, 0558, 8847 and part of 0148.

Listed in the Much Hadham Conservation Area Appraisal as an area to be protected.

⁷⁶ Historically Gall Mead, Dust Mead and First Field Underwood, although precise field boundaries have changed - bordered by Watery Lane, Sidehill Woods, Malting Lane and its ford.

L4: River Ash Meads - from Two Bridges to Watery Lane (89%) – 6.3ha



Between Steep Jack Hill to the east and Oudle Lane (one of the coveted 'back lanes') to the west, this is a very important area to Much Hadham and is hugely popular with visitors and locals alike. The Ash meanders through the meadow and the wetland vegetation of the meads with footpath 24 (part of the Hertfordshire Way) close to the banks.

For locals it is part of the 'constitutional' and/or dog walking circuit which links with Oudle Lane. The attractiveness and level terrain also encourage use by the less able and aged and so contributes to their well-being.

Steep Jack Hill sloping into the meads has traditionally been used for tobogganing.

The Ash is one of just 200 or so chalk streams worldwide and together with the bushy surrounds supports a variety of river and insect life, birds and mammals.

L5: Court Orchard - field between North Leys and the Palace/St. Andrew's Church (87%) – 1.5ha



With sheep often grazing in front of the west side of the former Bishops of London Palace and the clock tower of St. Andrew's Church, this makes a very pleasing rural vision upon entry to the village. It is a fine setting for one of only two views of this 16th century historic palace, which is the site where Edmund Tudor was born in about 1430. His son later laid claim to the English throne as Henry VII, the start of the Tudor dynasty.

There are large mature trees bordering and within the site and it is listed by Much Hadham Conservation Area Appraisal as an area to be protected.

L6: Field next to the Mission Hall at Green Tye. (81%) - 1.0ha



The Field and the Mission Hall were donated by Mrs Jesse Hunt in 1909 and provide an important focal point for life in the hamlets of Green Tye and Perry Green. Owned by the St. Albans Diocese, the field is used for a number of notable village events including the annual fete, bonfire/firework night and other activities managed by the Perry Green & Green Tye Preservation Society.

Policy MH LGS1: Local Green Spaces

I. The following sites contribute to local amenity, character, historic significance or green infrastructure and are designated as Local Green Spaces:

- L1. Great Leys
- L2. Lower Park
- L3. Northern Fields – Culver Estate
- L4. Ash Meads
- L5. Court Orchard
- L6. Mission Hall Field

II. Development within designated Local Green Spaces will only be allowed where very special circumstances can be demonstrated in accordance with Local Green Spaces and Green Belt policies in the National Planning Policy Framework and policy CFLR2 Local Green Space of the East Herts District Plan.

III. Development within a designated Local Green Space will be expected to demonstrate how Environmental Net Gain will be delivered that conserves and enhances the Local Green Space.

Other sites were also suggested, including the former Barn School playing field, land off Kettle Green Lane along the old railway track and land north of Two Bridges along the river Ash, but whilst each are of special interest to the village it was not felt they fully satisfied the required criteria.

10.2 Common Land

Two small sites in the parish are already protected as registered common land (at Green Tye and Perry Green) and are under the ownership of the Parish Council.

Development of common land is strictly controlled. Common land should be open and accessible to the public. Under section 38 of the Commons Act 2006, applications to carry out any restricted works on registered common land are considered by HM Planning Inspectorate (not EHC). Restricted works are any that prevent or impede access to, or over, the land including fencing, buildings, structures, ditches, trenches, embankments and other works, where the effect of those works is to prevent or impede access. They also include new solid surfaces such as for a new car park or access road.

CHAPTER 11. Priority Views

Much Hadham parish is fortunate to have many beautiful views. Not all of them can be listed but some are chosen as having a particularly high priority so they can be afforded greater protection. These include views towards key focal points, such as St. Andrew's Church and the Henry Moore reclining lady, and others from popular viewing points such as Kettle Green Lane railway bridge and Sidehill Wood bridleway.

The Conservation Area Appraisal and Management Plans 2014 for Much Hadham and for Green Tye already include a selected number of views considered important enough to be protected⁷⁷.

However, those described below are additional and designated following approval at a public consultation meeting in September 2017⁷⁸. The judgement criteria for priority views were presented at the Consultation event:

1. Views should be readily accessible to the public (e.g., on a public Right of Way (PROW)); and
2. Views that include a feature of artistic merit, have historic interest, possess architectural merit, or be a natural feature such as a river; and/or
3. Views on entry to the key settlements that contribute to the feeling of a rural setting.

The location and direction for each priority view are shown on the Policies Map in CHAPTER 3. The section below contains a photo and description of each priority view, designated V1 to V14, and discussion of why it is important as a focal or viewing point.

⁷⁷ For Much Hadham, these are identified in diagram Plan 3 of the Management Plan. Para 7.17 requires planning control of these important views, with district plan (2007) policy BH6 particularly relevant (since superseded by policy HA4 Conservation Area in the 2018 district plan). For Green Tye, the equivalent references are diagram Plan 2 and para 7.14

⁷⁸ With the exceptions of V6: Land at former Barn School looking west from Steep Jack Hill, and V12 Sidehill Wood bridleway to Barn School field, which were added later

V1: St Andrew's Church from gate by bus shelter on B1004



One of the primary village views is the scene across Court Orchard (as named on an 1833 map) of the west facade of the parish church, which is of local flint and stone construction and dates back to the 13th century. The church is adjacent to The Palace, the site of the birthplace of Edmund Tudor, father of Henry VII, the first Tudor monarch. The Henry Moore-designed western stained-glass window depicting the Tree of Life adds a 20th century artistic imperative to preserving the view, which is captured on the village's millennium sign at the top of Tower Hill.

No development should be allowed to obstruct the view east of the B1004 of either the church or The Palace, which has first class architectural and historic interest. It is easily appreciated on entry to the village from the north, by car or on foot, particularly now that a project was completed in summer 2018 to cut back lower levels of tree growth, fully opening the panorama.

V2: Moor Place Drive from B1004



This view tempts one to wander beyond the gates and along the frequently used public footpath into the historic Moor Place Park, to see what is over the brow at the start of the tree lined avenue on the horizon. The straight drive and unimpeded view dates back to the 17th-century. The listed entrance to Moor Park, with the adjacent War Memorial, is a focal point at the heart of the village so the development of Moor Place Gate (see CHAPTER 4) must ensure it is preserved and enhanced.

This view is visible from a public footpath and is on a popular walking route close to the village. It can also be seen from the B1004 through the gates of Moor Place. It has historic interest by virtue of its association with Moor Place and the historic deer park.

V3: Footpath 10 view from Moor Place Drive to Dell Cottage



Having been tempted by V2 (above) to walk to the horizon, there suddenly opens this long-cherished view south-west, following the line of footpath 10 across the front of Moor Place towards Dell Cottage. Where deer once roamed, this lovely view of the locally-listed Historic Park takes in towering English oaks, a copse of evergreen Holm oaks and other native species and should be preserved in perpetuity for its historic interest.

This view is visible from a public footpath and is on a popular walking route close to the village. It is also featured in local guidebooks. It has historic interest by virtue of its association with Moor Place and the historic deer park.

V4: South east from Kettle Green Lane railway bridge



From the parapet of the bridge where once, when a steam train passed below, smoke would have blown in one's face, there is now a tranquil rural view along this hedge-lined former railway route. This legacy of the Victorian railway link to London in one direction and Buntingford in the other marks the village's relationship with the age of steam. The bridge has been identified as a non-designated heritage asset (see Policy MH HA2).

On the far central side of the field is the former site of one of the largest windmills in the country. It is from this that the road names Windmill Way and Miller's View originate. To maintain this view of the village, from this vantage point, new development should not be more prominent in the landscape than the existing built form of the village and should blend into the river valley.

This view is from a high raised position on a public road and is a place where walkers and cyclists often stop to take it in. It has historic interest due to its association with the railway and is an important view on entry to the village, highlighting the rural setting as you look down towards Much Hadham.

V5: Henry Moore's reclining lady from public bridleway 14



Looking eastward, a lovely open view over rising countryside across the River Ash valley towards Perry Green, this wonderful, bronze, Henry Moore artwork captures the eye, a focal point that should be left visible in its natural setting.

This view is from a popular public bridleway and is on a route that is featured in local guidebooks. The distant view of the famous Henry Moore statue is of artistic and historic interest. For those walking from Widford the hills to the right and the view ahead epitomise the area's distinctive valley landscape form, which is edged by steep undulating slopes, some densely vegetated, some in arable cultivation. There isn't a better view than this in the parish for capturing all these elements within a contained, unified and tranquil landscape.

V6: Land at former Barn School looking west from Steep Jack Hill⁷⁹



Steep Jack Hill is accessed by the path running north east diagonally up the slope from the kissing gate at its foot. The view at the top, west over the Ash Valley and to the north and south, reveals the importance of the Barn School field to the landscape character of the Ash valley. The field, with its tree-laden boundaries to the east and west, contributes substantially to the unbroken continuity of the wide green corridor along the River Ash.

The view from Steep Jack Hill is unparalleled and cannot be seen or appreciated at the level of the field itself. It is the only view in the parish to show the length and breadth of the valley and to do so with minimal visual intrusion from development over centuries. So successful has been the preservation of the natural environment in this area that the village practically disappears from view here. At the heart of that view is the Barn School field.

The eye picks up on the alternating bands of fields and trees down to the river and then the mirroring of these features rising up the other side of the valley. From this vantage point the view of the Barn School field suffers little housing intrusion, perhaps a rooftop here and there depending on the season. Indeed, Hill House itself is hidden behind mature trees.

Policy MH H10 Hill House and Land to the Rear (formerly known as Barn School) makes clear that any development must preserve this view.

⁷⁹A note on consultation: this view was only “discovered” after the Pre-Submission consultation. It had erroneously been assumed, on the basis of out-of-date mapping, that it was not available to the public and hence discounted. However, recent OS mapping includes the path described. Although it is not a designated public right of way, it has been used informally for decades and so it is considered that the view is accessible by the public. The owners have acknowledged the existence of the path and are willing to ratify it.

V7: Dane Wood and Sidehill Wood from west of Chalkdells Farm



With the River Ash to its right, this footpath 23 passes through meadow land where horses graze. In the background are Dane Wood and Sidehill Wood, both "Ancient semi-natural wood (ASNW)". Herts Environmental Records Centre's (HERC) description states "This land has had continuous woodland cover since at least 1600 AD". The field and land behind it are outside the village development boundary and the view should not be interrupted by more buildings within this area nor impact on the openness of the space, in order to preserve the ancient woodland view.

This view is readily accessible to the public and is on a very popular walking route. It is slightly raised above the River Ash and allows pleasant views down over the valley and the river. The rural setting of the village is very evident as you walk northwards on this footpath. The impressive Culver house dating from the 18th century adds to the historic interest.

V8: South east from River Ash ford to Sidehill Wood



This location is on a circular walk around small village paths and lanes and is very popular with locals and visitors. It is the easiest access point to the river for most people and is on an entry road to the village for those travelling from the hamlets. The lovely view encompasses the river and traditionally built wooden footbridge. The bridge has been identified as a non-designated heritage asset in the Plan (see Policy MH HA2).

Beyond the bridge is a pleasant meadow that often has sheep grazing in it. It is important to retain the features of the lanes, the ford with its boundary hedges and fences, and to ensure that no development interrupts the view of the meadow and wood.

V9: Sidehill House across meadows to Malting Lane



This is a view on entry to the village from the southeast. The view is visible to motorists descending from Perry Green, and also for those about to join the public footpath. The view is across Elsie's Field towards the River Ash and the Old Malt House (on the far side of Maltings Lane). This view is slightly raised above the river and highlights the rural setting of Much Hadham. Sheep often graze in the meadows adding to the rural tranquillity of the scene.

New development along the village development boundary should respect the very low impact of the built form of the village on the surrounding valley and blend into the existing views.

V10: Malting Lane – Old Malt House south across meadows



The walk along Malting Lane is popular with locals and visitors as it leads to the river and has pretty houses along one side. The view itself is a pastoral scene, with sheep and their lambs in the spring, across to the southern end of Sidehill Wood with Mill Wood in the background. The railings not only fence the field but are referenced in the Much Hadham Conservation Area Appraisal.

This unspoilt natural view of traditional meadowland either side of the River Ash and ancient woodland is a precious parish asset which should be retained, not only for its beauty but also for the pleasure that it gives numerous walkers in the adjacent Elsie's Field. At times Malting Lane can be flooded and many people come to watch the River Ash inundating local roads and fields.

V11: Sidehill Wood bridleway towards Culver



This view is readily accessible to the public and is on a very popular walking route. It is slightly raised above the River Ash and allows pleasant views down over the valley and the river. The rural setting of the village is very evident as you walk northwards on this footpath. The impressive Culver house dating from the 18th Century adds to the historic interest.

Any development on the village development boundary on the horizon should blend with that of the background treeline.

V12: Sidehill Wood bridleway to Barn School field



This pastoral landscape view from a popular walking and riding route looks up and across the eroded and glaciated moraine valley of the River Ash chalk stream and encapsulates the distant sloping green field of the former Barn School on the other side of the village ford.

Any development of the field beyond the ford, which lies outside the village boundary, would need to be hidden from or minimise any adverse impact on this scene.

V13: Green Tye village green from west to east



This view is visible to those travelling from the direction of Perry Green and Much Hadham, and to cyclists and walkers who have just entered Green Tye from the direction of Bishop's Stortford, and who have stopped to look back over the village green.

This common land and its surrounding houses emphasise the rural setting. On the far side there is a beautiful oak framed house which is central to this view. To the right stands an impressive row of mature white poplars.

This is an attractive central location for the hamlet of Green Tye. The openness of this view is important and should be preserved.

V14: Prince of Wales pub from south west of the Green Tye village green



This view is from a public road that is frequently used by walkers, horse riders and cyclists. The Prince of Wales pub is an important focal point to the eye and firmly establishes the rural nature of the scene. The rural setting is enhanced by the adjacent ponds and its resident ducks. The thatched house adjacent to the pub adds historic interest to the scene.

Any new development which impinges on this view should either preserve or enhance it.

Policy MH PV1: Priority Views

I. The following accessible views are particularly important to the residents of the parish and are designated as Priority Views, as shown on the Policies Map:

V1: St Andrew's Church from gate by bus shelter on B1004

V2: Moor Place Drive from B1004

V3: Footpath 10 view from Moor Place Drive to Dell Cottage

V4: South east from Kettle Green Lane railway bridge

V5: Henry Moore's reclining lady from public bridleway 14

V6: Land at former Barn School looking west from Steep Jack Hill

V7: Dane Wood and Sidehill Wood from west of Chalkdells Farm

V8: South east from River Ash ford to Sidehill Wood

V9: Sidehill House across meadows to Malting Lane

V10: Malting Lane – Old Malt House south across meadows

V11: Sidehill Wood bridleway towards Culver

V12: Sidehill Wood bridleway to Barn School field

V13: Green Tye village green from west to east

V14: Prince of Wales pub from south west of the Green Tye village green

II. New development should ensure the Priority Views are protected. Development which would affect any of these views will be permitted only in exceptional circumstances where, as part of the proposal:

- a) Screening of the development by trees or hedges is included or the maintenance of existing vegetation is ensured by condition to protect the view, provided these do not in themselves obstruct it; and
- b) The height of the development is restricted to minimise impact on the view

III. The planting of hedges or trees which would obstruct a Priority View is to be discouraged.

CHAPTER 12. Community Facilities, Leisure and Recreation

12.1 Indoor Activity and Leisure

Recreation facilities are commensurate with the size of the village but leisure facilities such as a gym or swimming pool require a journey to a nearby town. The Village Hall is the main centre for indoor sport and leisure/recreation including table tennis, badminton and regular classes such as craft, fitness and dance. The Mission Hall, Congregational Chapel Hall and Pavilion are also used for regular tea/coffee afternoons or monthly Sunday lunch clubs, and are a valuable counter to the threat of loneliness in the old.

12.2 Public Rights of Way (PROW)

The parish is well situated for activities such as walking along countryside lanes and footpaths. Taking a walk used to be part of everyone's 'daily constitutional,' a means of keeping healthy and promoting overall well-being and for most dog owners it still is.

The local footpaths, lanes and bridleways are hugely important not only to parish residents but also to those of nearby towns, such as Bishop's Stortford, who look to the parish's green lungs for their access to wildlife, for country pursuits and meeting some wellbeing needs. The walking routes provide attractive access to seasonally changing arable landscape, woods, the River Ash, parkland, wildlife, and the conservation areas of the parish. Some of the footpath network forms part of the Hertfordshire Way.

The PROWs also bring custom to the pubs, cafés and shop. It is not unusual to see passing cyclists, walkers, and small groups of visitors and occasional coach parties wandering along the High Street. The PROWs are an important facilitator of the low impact tourism described in Chapter 7.

Developments that adversely impact on views from PROWs are considered undesirable, and opportunities to improve and extend the network are desirable. Whilst district policy CFLR3 Public Rights of Way affords considerable protection to the functionality of PROWs, the Neighbourhood Plan overall strives to protect the views and promote safe use of the network too.

12.2.1 Bridleways

Generally, the bridleways have good connectivity but in places where this is not the case and the highway has to be used, the ever-increasing size and speed of motor traffic brings safety concerns for horse riders. This in turn lessens the appeal and, therefore, use of these important leisure routes, which are also used by cross-country cyclists.

Appendix D identifies the bridleways that necessitate road use along Danebridge Road, Watery Lane, Oudle Lane, New Barns Lane or Little Hadham Road. Although remedying this problem is not a planning matter, it is a consideration when assessing planning applications against policies MH CFLR1 Safe Passage and MH CFLR2 Equine Development (both below).

12.2.2 Local Lanes

Whilst Church Lane, Oudle Lane and Malting Lane, locally known as the 'back lanes', are unclassified highways they are very special to the village and form an important part of the footpath network, with nine access points and seven footpaths entering or crossing them, (specifically FP20,22,23,24,25,26&27). These lanes are widely used by "daily constitutional" walkers, dog walkers, churchgoers, horse riders, children (whether on foot, on tricycle/bicycle, or in pushchairs/buggies) and by the less able such as the residents of the

sheltered housing in Ferndale, who need a firm walking surface. New Barns Lane performs a similar function to the west of the B1004.

The lanes are unique, mainly narrow without pavement, flanked by green banks and trees, and we seek to protect their use as part of the PROW network. Any increase in motor traffic would be unsuitable, undesirable and undermine the safety, beauty, tranquillity and leisure usage of these historic lanes.

Policy MH CFLR1: Unclassified Roads

Proposals for development must respect the tranquil nature of unclassified roads and not adversely affect their ability to continue to function safely as routes for walking, cycling and horse-riding.

12.3 Equine Development

Horse riding is popular in Much Hadham, as befits a rural parish. Building of equine facilities such as stables is addressed in district policy CFLR6 Equine Development. This policy has a weakness in permitting new stabling that does not have direct access to the bridleway network. If riders are required to use an unsuitable highway due to stabling in an unsafe location, this may expose them and other road users to potential danger. The Neighbourhood Plan remedies that deficiency.

Policy MH CFLR2: Equine Development

Planning applications for new stables should identify an access route to the bridleway network of sufficient quality to support the number of stable units on the site and demonstrate that use of the access route will not bring added danger to other road users or to horse and rider.

12.4 Recreational Open Spaces

To complete the picture with regard to recreation facilities, the following three sites are very important to residents and were heavily endorsed by the public in the consultation event in September 2017. Each is protected from development in accordance with District Policy CFLR1 Open Space, Sport and Recreation and are designated as such on the district's Policies map.

- The Recreation Ground, which includes a children's playground, tennis courts, bowling green, football pitch and dedicated parking, is situated in the village centre opposite the school. It is also the venue for the large and successful annual Fete. (99% support)
- St. Andrew's School playing fields, which are considered essential for the well-being of school children (99% support). A running track was laid to facilitate the "Daily Mile" initiative and a multi-use games area is a much-used feature.
- Allotments, privately-owned on a not for profit basis opposite the village shop, centrally and conveniently situated, with dedicated parking (94% support).

Policy MH CFLR3: Recreational Open Space

I. The following sites listed below and shown on the Policies Map are allocated as Recreational Open Space:

- The Recreation Ground (R1)
- St Andrew's School Playing Fields (R2)
- Allotments (R3).

II. Development that would result in the loss of all or part of these spaces will not be permitted unless they are replaced with better facilities which are as accessible to the local community as the current recreational open spaces.

There are further privately-owned leisure and recreational facilities along the B1004 to Bishop's Stortford:

- Jobbers Wood Sports Ground – playing fields for The Bishop's Stortford High School
- Great Hadham Golf & Country Club – golf course and health club with supporting facilities such as café bar, physiotherapist and hairdressing salon

These are not specifically designated under Policy MH CFLR3 but still benefit from the general protection for leisure and recreation facilities, and from the presumption against development in the Green Belt or the Rural Area Beyond the Green Belt.



Figure 21 Sports Pavilion at the Recreation Ground

Part 3: Implementation and Monitoring

CHAPTER 13. Delivery and Monitoring

13.1 Delivery

The Neighbourhood Plan will be delivered and implemented by a variety of stakeholders over a 14-year period to March 2033, providing a direction for change through its vision and objectives.

The statutory planning process will direct and control private development in the context of the National Planning Policy Framework, the East Herts District Plan and this Neighbourhood Plan. The policies in this Neighbourhood Plan will guide development in Much Hadham parish and protect those assets and environments most appreciated by the community.

Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing sustainable development. In preparing the Neighbourhood Plan care has been taken to ensure, as far as possible, that these proposals are achievable.

Whilst EHC as the local planning authority will be responsible for development management and enforcement, the Parish Council will also use this Neighbourhood Plan to frame its representations on submitted planning applications. The Parish Council will expect to work with developers and EHC in providing advice and guidance to ensure the policy details are understood, incorporated into development proposals and ultimately delivered to the required standard.

The policies may be amended at intervals to remain in line with the District Plan as it evolves. Flexibility will also be needed as new challenges and opportunities arise over the plan period. Any such review or update will be carried out in accordance with the process and procedures in place at that time.

13.2 Monitoring

Progress towards meeting the minimum housing requirement will be monitored by EHC as part of its Annual Monitoring Report and the Parish Council will work with it to ensure sufficient sites are coming forward.

The Chair, Planning Committee will be nominated to be responsible for reporting progress against the Neighbourhood Plan at Parish Council meetings on an 'as needed' basis but not less than annually.

13.3 Priorities

Through preparation of this Neighbourhood Plan and other initiatives such as the Parish Plan 2011 and the Traffic Working Party, a number of priorities have been identified and adopted by the Parish Council to improve the lives of people living and working in the parish.

Given the relatively long Plan period to 2033, it is recognised that these priorities need to be kept under review and are likely to change over the Plan period. These are currently the priorities identified by the Parish Council:

- Traffic calming measures, particularly on the B1004 and in the hamlets
- Provision of off-road parking;

- Improvement and maintenance of public rights of way e.g. footpaths and bridleways throughout the parish;
- Introduction of no-parking areas in sections of the village where road visibility is poor or where parking detracts from the beauty of the surroundings;
- Provision of support for residents who are elderly or disabled by improving local facilities and increasing the number of local events;
- Setting up extra age group appropriate activities;
- Funding for the River Ash restoration;
- Investment in assets under the custodian trusteeship of the Parish Council such as the recreation ground and village hall, including carbon reduction initiatives.

The Parish Council will request these priorities be reflected in s106 agreements, where appropriate, and will also direct funding received from New Homes Bonus, any future Community Infrastructure Levy and other funding streams towards projects which fall within these priorities as and when opportunities arise.

Additionally, APPENDIX H. PARISH COUNCIL ACTION PLANS contains suggested action plans on a variety of non-planning related topics that have come forward as part of the consultation process.

Policy MH SP1: Funding Priorities

The Parish Council will maintain a schedule of priorities to receive the benefit of funding from the New Homes Bonus, s106 agreements and/or any future funding streams such as Community Infrastructure Levy.

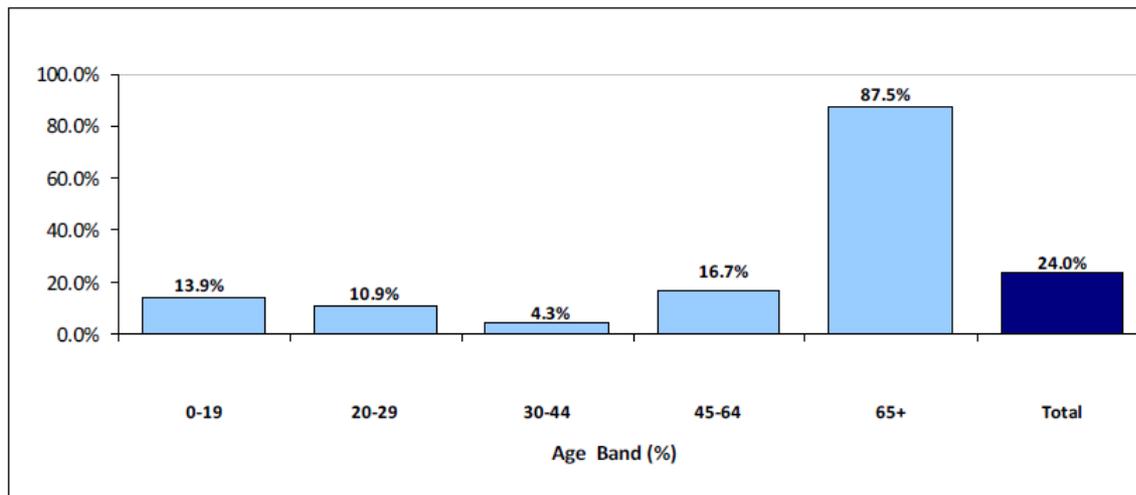
APPENDIX A. HOUSING NEEDS EVIDENCE

The NPPF⁸⁰ specifically excuses Neighbourhood Plan groups from the requirement to obtain additional evidence of housing need where district strategic policies are already in place, as they are in East Herts. However, it is important to understand the district evidence and sense check it against readily available data for Much Hadham.

EAST HERTS - HOUSING NEEDS⁸¹

Housing demand is driven by demographic changes. The ONS predicts that the district population will grow by 24% but this will not be spread evenly across all age groups, as this chart shows:

Figure 3-1 Age Band Percentage Change Forecast, East Herts, 2012 – 2037



Source: Office for National Statistics (ONS)

Considerable growth is to come in the 65+ age-group over the period 2012-37, an 87.5% increase. Indeed, within that segment, the growth in the 85+ age-group (not separately shown in the chart) is forecast to be almost 190%.

In East Herts, 1 in 4 people will be in the 65+ age-group by 2037. This clearly points to a need for more housing that meets the needs of older age-groups, which this Neighbourhood Plan addresses.

⁸⁰ NPPF 2021 - Paragraph 66: "Strategic policy-making authorities should establish a housing requirement figure..... Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areasthese figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."

⁸¹ Source: East Hertfordshire District Council Housing Needs Survey 2014 by David Couttie Associates (DCA)

EAST HERTS – AFFORDABILITY

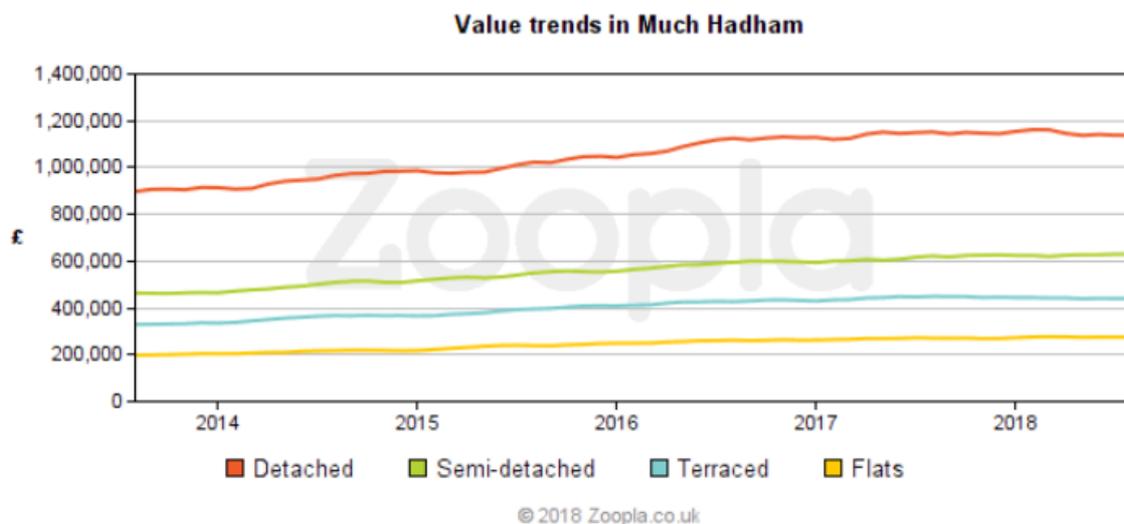
Housing demand is also driven by affordability. According to a National Housing Federation report in 2014⁸², there is a housing crisis in the East of England driven by increasing demand and a lack of new homes being built. The lack of new homes being built has driven house prices out of reach for local people, with the average house price now being close to £244,000, nearly nine times the average income for the region. This makes the East of England the third most expensive region in the country.

In East Herts the average house price is around £325,000 according to the report; just over thirteen times the average income for the district. The income required for an 80% mortgage in the district would be around £90,155, which is three times the average income of approximately £30,000.

The report states that the housing crisis in the East of England will only be solved if more homes are built.

MUCH HADHAM HOUSING STATISTICS⁸³

This first chart shows that, for all types of housing stock, average values in Much Hadham have continued to grow since the NHF report of 2014. The average value of a semi-detached house is over £600,000 and of a terraced house is over £400,000:

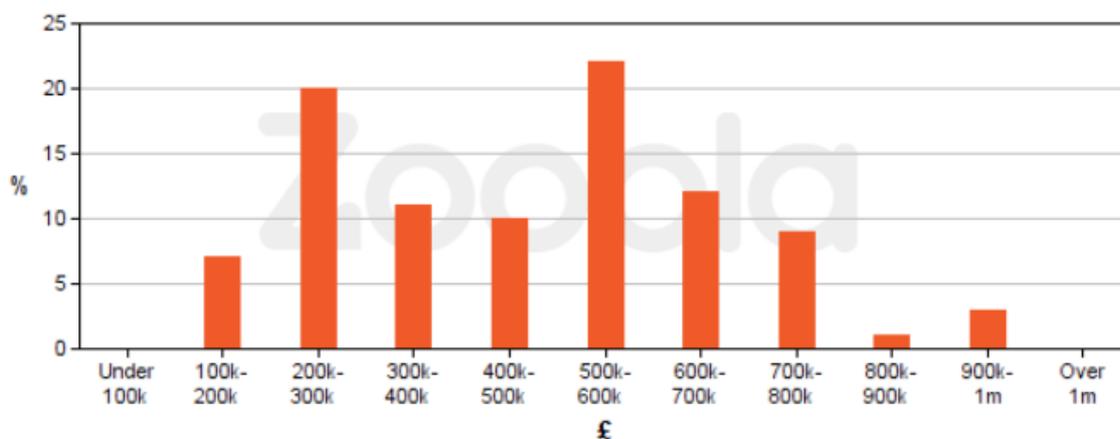


The proportion of Much Hadham’s housing stock in each value range shows that less than 50% of the stock is valued in the ranges below £500k:

⁸² Home Truths 2014/2015: East of England – National Housing Federation, October 2014

⁸³ Source: Zoopla August 2018 – care should be taken in interpreting charts. Figures for housing stock values are based on sophisticated algorithms but low sales volumes and broad classifications can skew results e.g. “terraced house” sale prices in the 12 months to August 2018 varied from £185,000 to £2,170,000.

Value ranges in Much Hadham (Aug 2018)



© 2018 Zoopla.co.uk

There are few houses in Much Hadham available for sale:

Current asking prices in Much Hadham

Average: **£1,010,441**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£411,250 (2)	£560,833 (6)	£818,750 (4)	£1,613,333 (3)
Flats	-	-	-	-	-
All	-	£411,250 (2)	£560,833 (6)	£818,750 (4)	£1,613,333 (3)

Together, these charts demonstrate the extent to which Much Hadham’s housing stock is out of reach to average income earners, much less first-time buyers. Entry level 2-bed properties can sell for more than the £350,000 average house price in East Herts.

This drove the decision to make younger, newly forming households the other primary target of this Neighbourhood Plan.

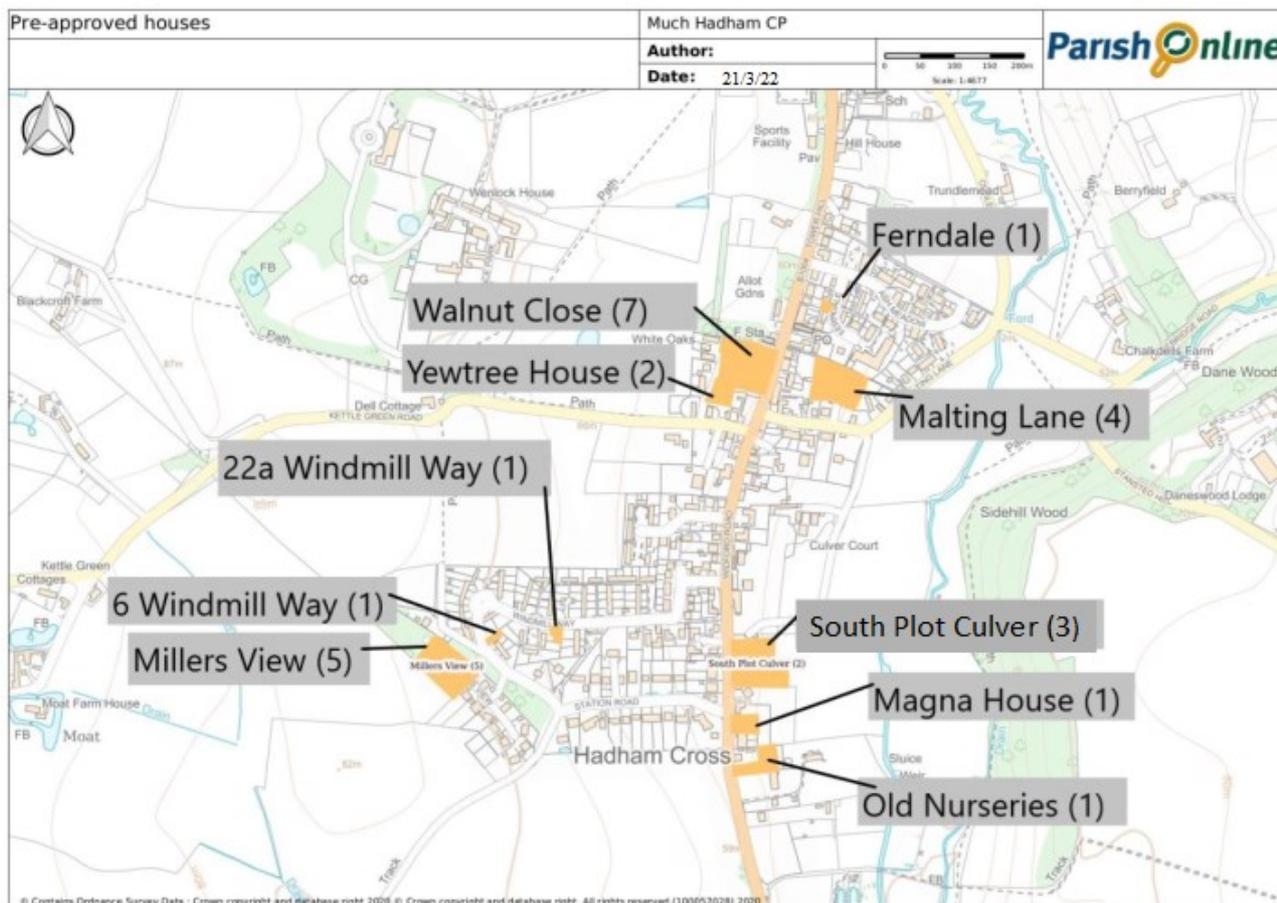
CONCLUSION

For the reasons stated above, we have chosen to focus on two key demographic groupings: older people and newly forming households.

The evidence is that Much Hadham needs more affordable homes but current land prices prevent this. Development of affordable housing therefore needs to be encouraged. If this can be without incurring land acquisition costs, the housing will be more affordable.

APPENDIX B. PRE-APPROVED SITES

Building completions within the village from 1 April 2017 count towards achieving the minimum target of 54 new homes in the plan period to 2033. 10 sites have been completed or have planning permission (as at 3 September 2021):



On 6 sites, the following 19 dwellings are built and count towards the target:

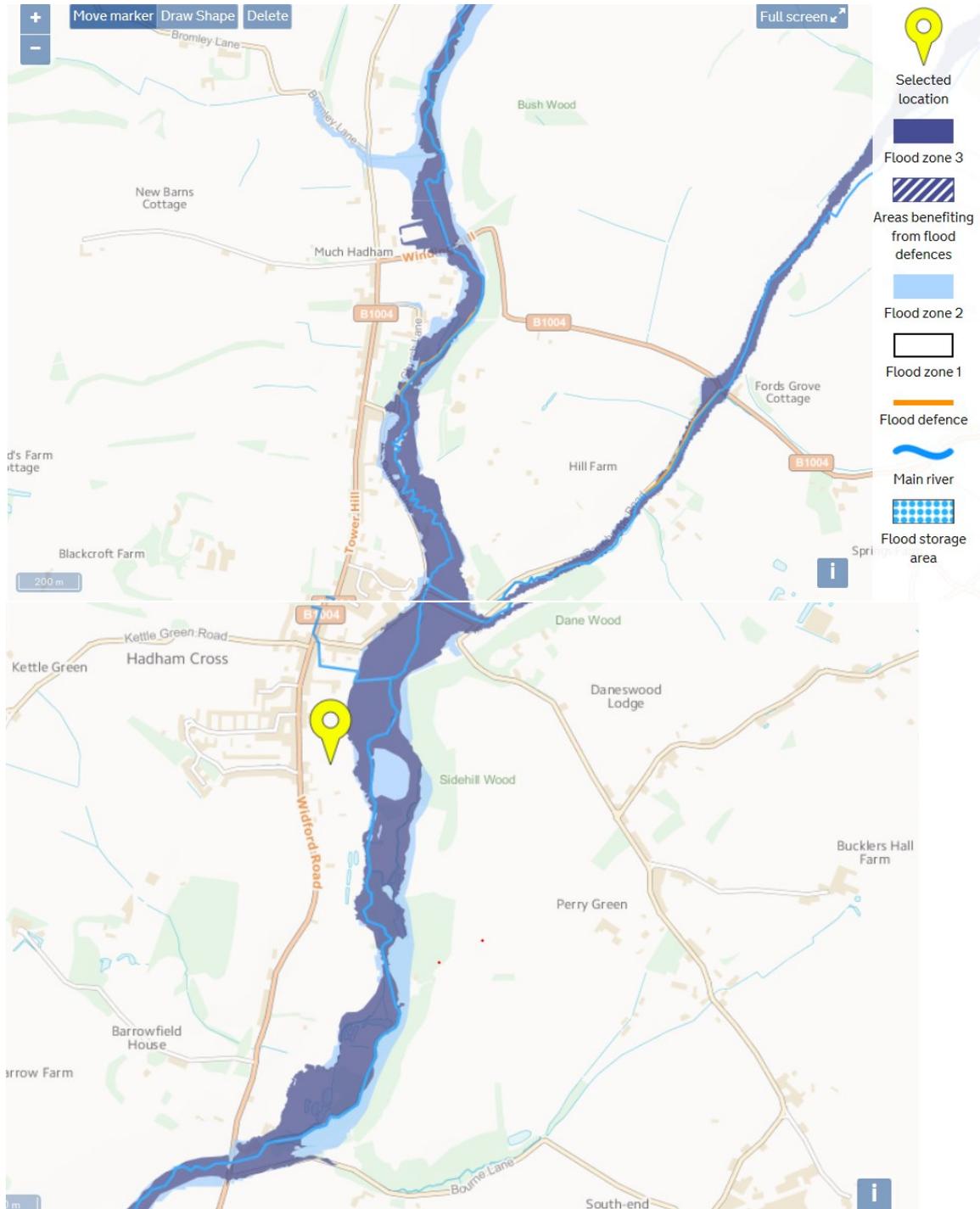
Location	Number and type
Walnut Close	7 units (5 detached, 1 shared ownership, 1 social rent)
Millers View extension ("Station Yard")	5 units (1 detached, 4 semi-detached)
22, Windmill Way	1 detached
Magna House (Station Garage site)	1 detached
Malting Lane (Frederick's Court)	4 detached
6a, Windmill Way	1 detached

A further 7 dwellings across 3 sites have planning permission:

Location	Number and type
Old Nurseries	1 detached
Rear of Ashview, Tower Hill, accessed from Ferndale	1 detached
Yew Tree House (under construction)	2 semi-detached
South Plot Culver (under construction)	3 detached

APPENDIX C. MUCH HADHAM FLOOD MAP

Flood risk management policies are detailed in the District Plan Chapter 23. The Neighbourhood Plan does not add to these.

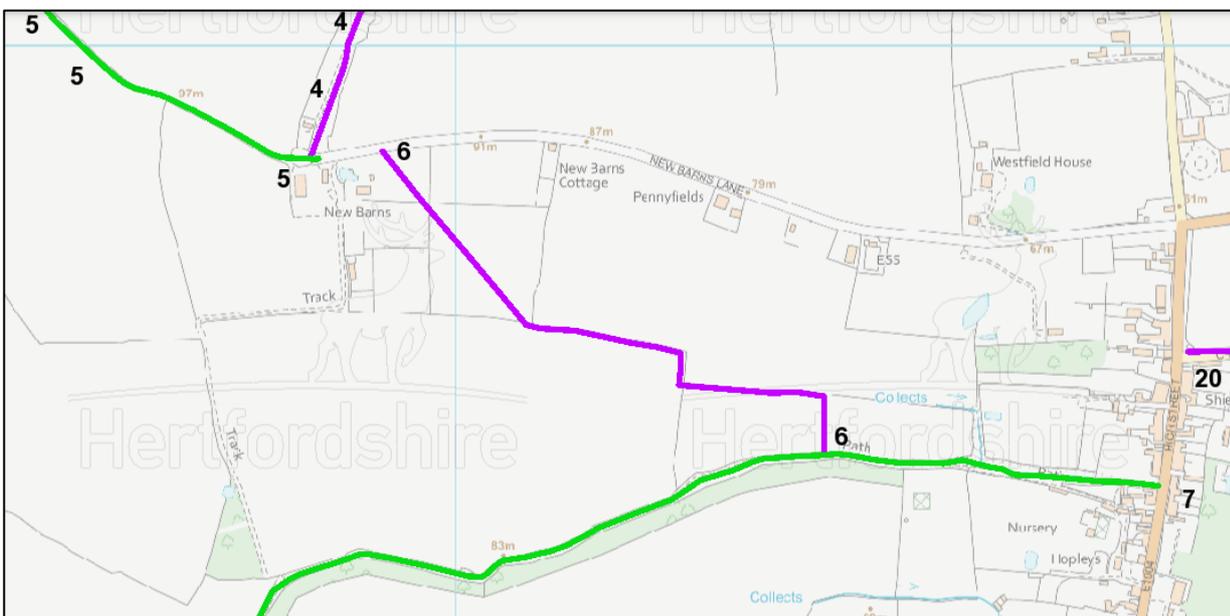
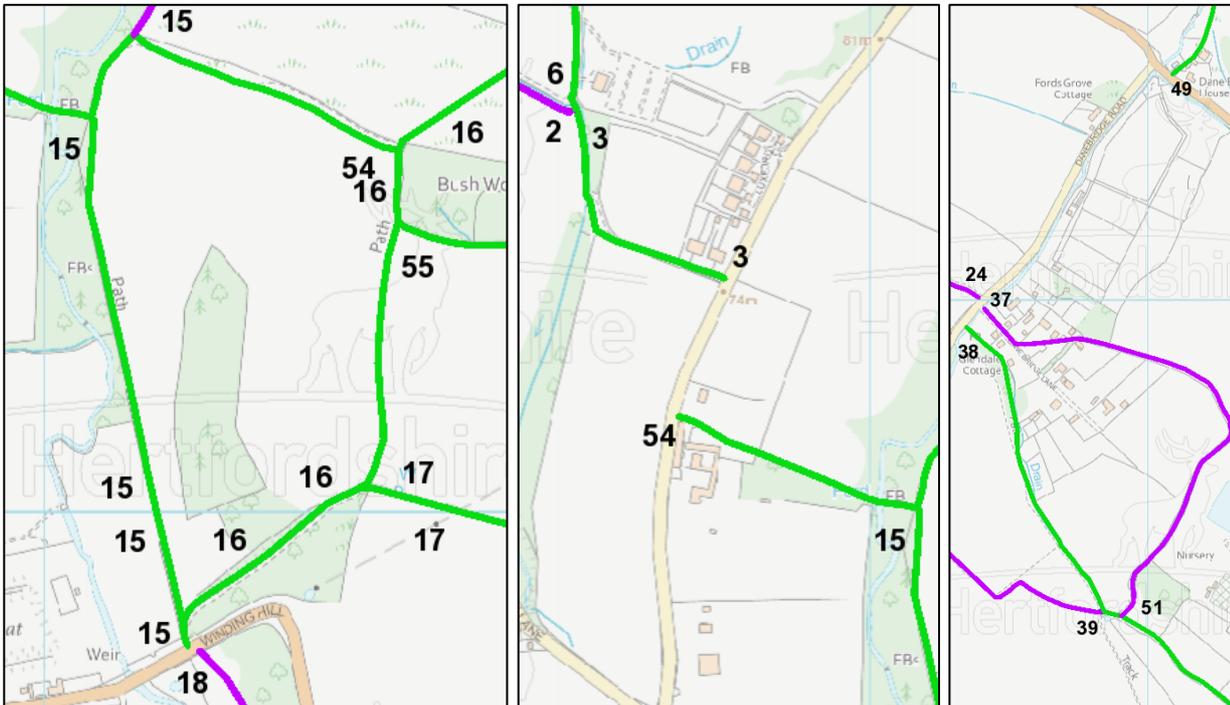


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Source: <https://flood-map-for-planning.service.gov.uk> (composite image)

APPENDIX D. PUBLIC RIGHTS OF WAY, INCLUDING BRIDLEWAYS

The following maps are extracts of [Hertfordshire County Council's Rights of Way Viewer](#). It is not the Definitive Map and is reproduced by Crown copyright and database rights 2020 OS EUL 100019606 | OS Data © Crown copyright and database right 2021 | Contains public sector information licensed under the Open Government Licence v3.0. Greater connectivity between these Bridleways or road safety measures would improve routes.

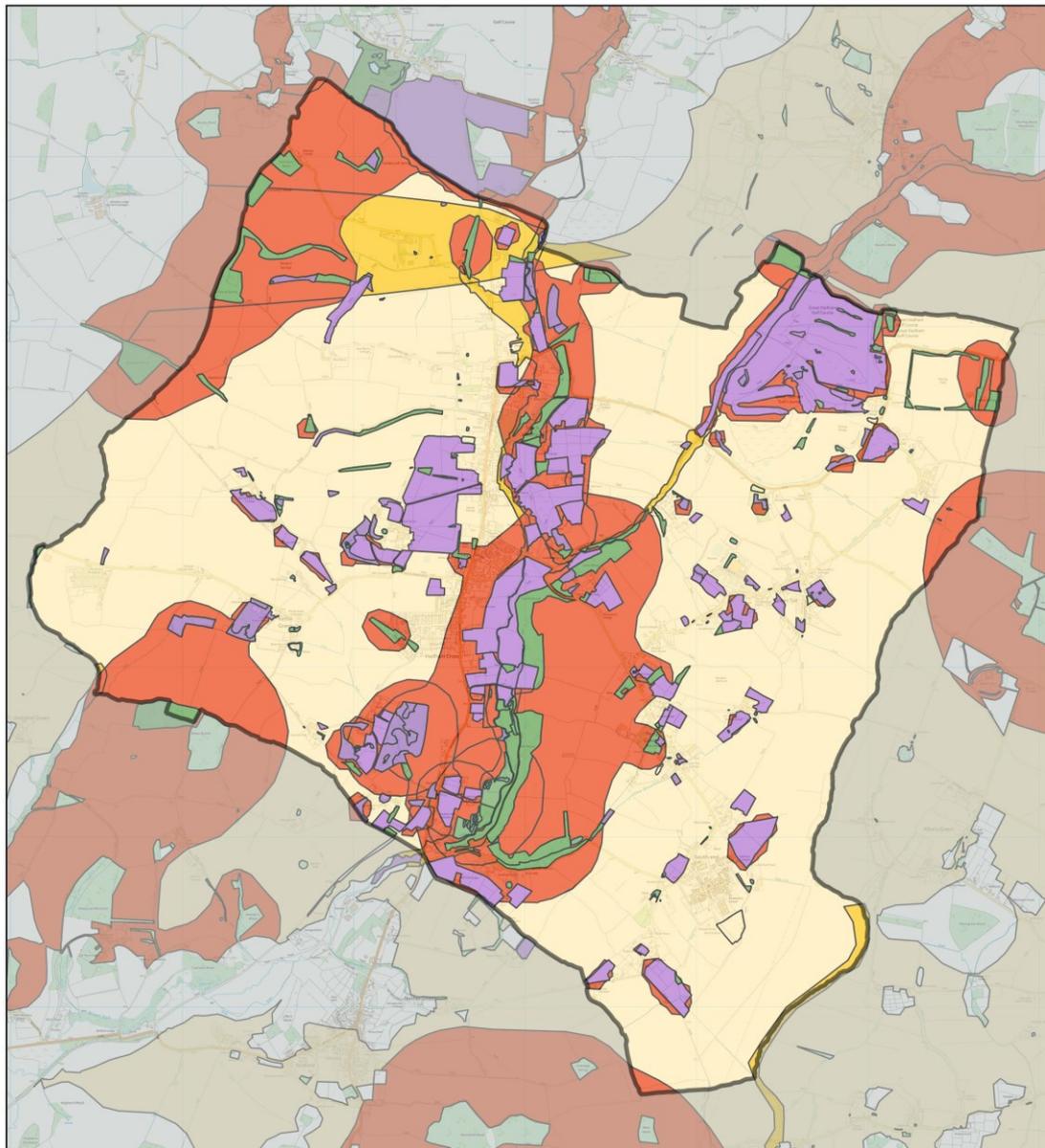


Legend:



APPENDIX E. MAP OF WILDLIFE SITES

As referred to in 9.2.2 Non-Designated Sites and Green Corridors, this map shows the location (in green) of designated sites that 'contain habitats listed within s41 of the NERC Act', as identified by the Hertfordshire Ecological Network Mapping Project. Also identified (in purple) are undesignated (also known as non-designated) wildlife sites.



Herts Ecological Networks

- Existing S41 NERC Act habitat
- Existing habitat not currently qualifying under S41 NERC Act
- No known habitats present (high priority for habitat creation)
- No known habitats present (medium priority for habitat creation)
- No known habitats present (lower priority for habitat creation)



Herts and
Middlesex

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APPENDIX F. LARGEST EMPLOYERS

ST. ELIZABETH'S CENTRE. A School and Children's Home for 5-19 year olds, a College for 18-25 year olds (supported by a Domiciliary Care Agency) and a Residential Care Home with Nursing. Established at Perry Green in 1903, it provides education, care and medical support for people of all ages who have epilepsy and other complex needs. It is one of only two national centres offering a range of services to all age groups with learning difficulties. By far the largest employer in the parish with about 600 full and part-time staff providing 24/7/365 care. We understand there are no plans for expansion.

HENRY MOORE FOUNDATION. At Henry Moore's former home in Perry Green the studios, exhibitions, visitor centre and gardens are open to visitors each summer. The gardens showcase Moore's iconic sculptures in a beautiful setting. Also home to the Henry Moore Archive. Employs around 30 people (including volunteer guides) in a variety of roles connected with the lending of works to exhibitions and museums in the UK and worldwide, the storage and display of Moore's works (and, recently, other famous artists) on site and the catering and maintenance that goes with it. We understand there are no plans for further new buildings.

ST. ANDREW'S CE PRIMARY SCHOOL and NURSERY. St Andrew's is a one form entry Voluntary Aided Church of England Primary School and Nursery in the centre of the village. Pupils come to St Andrew's School from Much Hadham and neighbouring villages and hamlets. Employs around 32 people including full and part time teaching/assistant staff and bursar / administrative support. We understand there are no plans for expansion.

MUCH HADHAM HEALTH CENTRE. Supports 3 doctors and 17 others including nurses, dispensary and administrative staff, all based at Ash Meadow in the centre of the village. The Practice also holds part time surgeries at Hunsdon, St. Elizabeth's School and Little Hadham. The Neighbourhood Plan includes as an objective to "Support the creation of a multi-disciplinary/integrated health centre should the opportunity arise."

GUY & WRIGHT. Employs 16 including fulltime and seasonal workers. A number live on site at Green Tye. The nursery grows mainly tomatoes and the anaerobic digester produces green energy for the greenhouses and the national grid. Some future development / expansion intent is a possibility.

GREAT HADHAM GOLF & COUNTRY CLUB. Employs around 30 people at the site on the B1004 to Bishop's Stortford, including golf professionals., grounds staff, catering / bar staff, administrative and others employed in the tenants' businesses e.g. gym class instructors, hairdressers, physiotherapists etc. Expansion to provide leisure lodges is underway.

APPENDIX G. NON-DESIGNATED HERITAGE ASSETS

Well House and Water Pumps

Well House at Moor Place 51°50'57.5"N 0°03'33.7"E

The Well House is located on the boundary of the historic and grade 1 listed Moor Place house. It is presumed to have been built sometime between 1874 and 1906. The frontage is a castellated style typical of a Flemish gable end house. Most of the building is constructed of English bond brickwork, with an entrance and window with jambs and head formed out of Bullnose bricks. The roof is covered with Rosemary Clay tiles and matching ridge. The building is generally in a good condition, although the frontage is becoming a little overgrown.

This is an attractive building which adds character to the area and is associated with the historic Moor Place estate. It is likely that water was taken from here to Moor Place house in the era before piped water supplies. The building is located close to Footpath 13 and is the only one known to exist in the Parish.



Figure 22 Well House

Water Pump beside the Almshouses, Tower Hill - 51°51'04.0"N 0°04'17.1"E

All domestic water in Much Hadham used to be provided by a variety of hand pumps spread around the parish. Many wells were shallow and it was believed they were prone to contamination and the cause of much sickness: scarlet fever had prevailed over the previous 10 years or more prior to 1906. In that year the Water Works were completed in Bromley Lane to provide tap water. Since then, almost the wells have been removed and there are thought to be no more working water pumps.

Much Hadham parish contains several historic water pumps that remain in public view as important reminders of the time before mains water. They are also attractive artefacts that are visually important to local street scenes and their detail provides an interesting insight into the manufacturing techniques at the time of their production.

The water pump outside the Almshouses is particularly visible to the public and is estimated to be at least 120 years old (i.e. pre-piped water). This pump adds charm to the historic street scene and is an important reminder of a previous era.

Water Pump on Green Tye Common - 51°50'46.3"N 0°05'47.1"E

This water pump is prominently located on grassland next to the Common in Green Tye, and is close to a road that is popular with tourists to the area. The cast iron pump is about 3.5 feet tall and appears to be Victorian. Locals recall the pump having been located there for at least 30 years. The pump is not operational, although the handle still moves.

A naturally picturesque location and rural backdrop from all angles adds context. It is important to the community because of the way it enhances one of the major views in the village and because it is a reminder of the era before a mains water supply.

Other pumps located in the Parish are sited at The Bull Inn, Chapel Cottages, Danebridge Lane, Park Terrace, The Square (behind number 5) and opposite the Prince of Wales public house at Green Tye.



Figure 23 Water pumps at the Almshouses, Tower Hill and Green Tye Common

Bridges

The parish has two railway bridges that were built during the construction of the Buntingford branch line. This opened in 1863 and became a major part of Much Hadham life for over 100 years before its closure in 1965 following the Beeching review. Both bridges are of great historical and architectural value to the parish as two of the last remaining traces of the railway line. It is important to retain these as a legacy for future generations.

Kettle Green Lane Railway Bridge 51°50'48"N, 0°03'31"E

The bridge is shown on an OS map of Much Hadham dated 1874. It has an external construction that is entirely brickwork and it forms an attractive brick-built arch with capstones on the parapet. It provides a roadway that is 5.8 m wide and 13.3m high and provides one of the best vantage points to see the village of Much Hadham and its surrounding countryside. Cyclists and pedestrians often pause for a few minutes to take in the view from the top of the bridge and be reminded of the days of the steam railway passing through Much Hadham.



Figure 24 Kettle Green Lane Railway Bridge

Blackbridge Lane Bridge 51°50'07"N, 0°03'58"E

The bridge is readily visible to those driving on the B1004 and has become a valuable part of the local scenery. It has a span of 6.2m between piers and a height of 13.3m. It is constructed from wrought iron or steel beams that support steel decking plates. All

metalwork is riveted throughout, and the metal girders are supported by brick-built piers. The soffit of this riveted steelwork bridge deck is an example of good structural engineering design and typical of its era.⁸⁴ It consists of a ladder frame of two I-section beams with cross framing and attached cantilevered edge struts. The beams were positioned below the rails in order to support the loads imposed by the trains. The cross framing and cantilevered edge struts are shaped in a curved manner. The curved shapes are a study of materials economy, the outcome of structural engineering, bending moment and shear stress design. It is a physical design solution portrayal that any modern-day student or engineer would appreciate.



Figure 25 Blackbridge Lane Bridge

Footbridge over the River Ash 51°50'53.7"N 0°04'28.7"E

Much Hadham, like many settlements, grew in size in part due to its river setting. There are several small footbridges in the parish but the one situated at the junction of the River Ash, Malting Lane, Oudle Lane and Watery Lane is by far the most prominently situated. This bridge forms part of Footpath 25 and walkers often stop to enjoy the scene.

⁸⁴ https://sremg.org.uk/structures/struct_21.html

There has been a footbridge located on Malting Lane since at least 1838⁸⁵. The current bridge is of a simple design and made entirely from wood. The single span is formed of two long wooden beams. These are set on brick piers that support a wooden deck and two wooden handrails.

The precise age of the current bridge is not known but it is thought to be at least 50 years old based on local knowledge. The design therefore has a long association with the village and is considered to be worth retaining.

The site of this bridge and the adjacent ford are very popular with tourists. The setting is highly photogenic and classically rural, and the simplicity of the bridge's design blends in well. Photographs of the bridge date back to around the 1920's (estimate) and feature in the booklets called 'A Walk Through Much Hadham' and 'Another Walk Through Much Hadham' by local historian Stephen Ruff.

In summary, this footbridge enhances an attractive setting of the River Ash and surrounding pastureland. It is an important asset and is worthy of protection for the benefit of future generations.



Figure 26 Footbridge over the River Ash

⁸⁵ National Archives Ref IR30/15/48

Bus shelters

There are two bus shelters in Much Hadham, both located on the B1004 and owned by the parish council. They were installed to commemorate the Queen's Silver Jubilee in 1977. They blend in well with the village street scene. Unlike many villages, Much Hadham has retained its wooden bus shelters, which enhance the special interest, character and appearance of the conservation area.

Currently, Much Hadham retains a bus service but it is questionable if this will be retained in future. If the bus service should be stopped, these shelters will provide a historic link to an earlier era of travel. They also provide a place of shelter for walkers and cyclists during inclement weather.

Table summarising location and details of bus shelters

Location / Grid Reference	Year	Construction & Condition	History	Comments
On Widford Road at junction with Broadfield Way 51°50'46.0"N 0°04'08.4"E	1977	Oak with wooden shingles - fair	Erected to celebrate the Queen's silver jubilee	Carved endorsement: "Queen Elizabeth II Silver Jubilee 1977". Mentioned in Conservation area management plan 2013
On High Street at junction with Church Lane 51°51'26.2"N 0°04'21.4"E	1977	As above - in need of some repair	As above	As above



Figure 27 Wooden Bus Shelter

Postboxes

With the approval of the government⁸⁶, the preservation and safeguarding of all postboxes in their current locations is a policy delivered through an agreement between Historic England and Royal Mail, last updated in 2015.⁸⁷ It states that 'Post boxes make a significant contribution to the character and appearance of the areas in which they are located.'

There are nine postboxes in the parish. Some are of a relatively rare type. Around 15% of all postboxes are of the George V type and even fewer are of the George VI type. The parish has two of the former and one of the latter. The E11R type represents around 60% of postboxes, reflecting the unusually long reign of this monarch, and the parish has six of these.

Each makes an important contribution to the local street scene. All reflect a high-quality design and construction that is associated with the British manufacturing of the time. Letterboxes of this design and manufacturing quality are unlikely to be produced in future years because of increased competition in the postal market and the declining level of postal traffic. Modern replacements tend to be relatively ugly and plain by comparison.

Each of the nine postboxes falls into one of three design categories: pillar box (1 off), wall box (4 off) or pedestal box (4 off). The last two categories are particularly representative of rural and village locations because their smaller size is more practical in these situations.

The aesthetic appeal of most postboxes is well appreciated. Royal Mail and English Heritage have said 'Royal Mail post boxes are a cherished feature of the British street furniture scene..... they are national treasures.'⁸⁸ The aesthetic and practical appeal of the type B pillar box, such as the example outside the Post Office, is such that the design is essentially unchanged since 1878⁸⁹.

Based on local knowledge all the postboxes within the Parish are believed to have been in place for at least 50 years, and so they have become a well-accepted and highly visible part of the street furniture. In all cases their removal would lead to a less interesting street scene and would remove historic artefacts that pre-date the era of electronic communications.

The rapid decline in letter traffic and the privatisation of Royal Mail means that many postboxes may be under threat in the future and we seek to ensure retention of all nine postboxes listed in the table below.

⁸⁶ <https://www.gov.uk/government/news/preserving-our-post-boxes>

⁸⁷ <https://historicengland.org.uk/images-books/publications/royal-mail-post-boxes/heritage-agreement-for-royal-mail-post-boxes/>

⁸⁸ <https://historicengland.org.uk/images-books/publications/royal-mail-post-boxes/heritage-agreement-for-royal-mail-post-boxes/>

⁸⁹ <http://lbg.org/about-boxes/>

Table summarising location and details of post boxes

Location/Grid Reference	Age	Condition	Type	Comments
Adj. Kirkstalls, Perry Green 51°50'32"N 0°05'01"E	EIIR <1982	Heavily overpainted. Red	Cast Iron Wall Box. Built Carron and Co Pedestal.	One of only two postboxes in Green Tye. Located on a popular cycling route.
B1004/Hadham Mill 51°50'00"N 0°03'56"E	GR Pre- 1936	Heavily overpainted. Red	Red George 5th Wall Box, Manuf. Made by W.T. Allen & Co London Wall Mounted	Age is presumed to pre-date death of George V. One of the older postboxes in the parish and visible to anyone passing on the B1004.
Corner High Street and Church Lane 51°51'25.4"N 0°04'21.9"E	EIIR circa 1980's	Heavily overpainted. Red	Wall Box, cast iron manuf. Made by W.T. Allen & Co London Pedestal box embedded in brick wall	Within conservation area. Set in an attractive corner location
Danebridge Lane 51°51'04"N 0°05'08"E	EIIR Circa 1980's	Good. Red	Pedestal box, on metal post. Cast iron, Carron & Co	Located on a quiet lane. A record of how the Royal Mail serves even very small communities.
Front of village hall 51°51'13.1"N 0°04'18.4"E	EIIR Circa 1980's (est)	Good. Red	Pedestal box, on metal post. Cast iron, Carron & Co	Within conservation area. Set in the heart of the village.
Londis / PO 51°50'53.8"N 0°04'13.8"E	GR Pre- 1936	Heavily overpainted. Red box with black base	EIIR pillar box	Within conservation area, outside the Post Office counter service.
Opp. Green Tye Common 51°50'46"N 0°05'46"E	EIIR Circa 1970's (est)	Good. Painted red with gold embossing	Pedestal box on black metal post.	Within conservation area. Set opposite the common in the heart of the hamlet.
Opp. Hopshill Mount, Perry Green 51°50'01"N 0°05'25"E	GVIR <1953	Good condition. Painted red.	Manuf. by W.T. Allen & Co London Mounted in custom built brick column	Age is presumed to pre-date death of George VI. Box adopted by 'Perry Green and Green Tye Society'. Set prominently on a small traffic island.
Jct of Station Road and Windmill Way 51°50'37"N 0°03'56"E	EIIR <1985	Heavily overpainted. Red	Cast Iron. Pedestal box on metal post	Located next to (and shown in Figure 30 with) K6 phone box, reflecting a time when both services were provided under the single ownership of the GPO.



Figure 28 Postboxes Perry Green, Hadham Mill, High Street, Danebridge



Figure 29 Postboxes Village Hall, Londis, Green Tye Common, Perry Green

Telephone Box

K6 Telephone Box at Junction of Windmill Way and Station Road - 51°50'37"N, 0°03'56"E

The iconic red telephone box has substantially declined in numbers in recent years. In 1978 there were over 73,000 phone boxes in the UK. In 2006 it was reported that the number of red phone boxes had been reduced to only 13,000.⁹⁰ They are already relatively rare but the village of Much Hadham contains two with a further one at Perry Green. Each has been decommissioned. The boxes at Tower Hill and Perry Green are Grade II listed.

⁹⁰ <https://www.bt.com/bt-plc/assets/documents/about-bt/our-history/bt-archives/information-sheets-and-timelines/telephone-kiosks.pdf>

The K6 design by the renowned architect Sir Giles Gilbert Scott is particularly representative of the red GPO/BT phone boxes. It was introduced in 1936 to celebrate the silver jubilee of King George V and represents around 70% of all boxes installed in the UK⁹¹.

It is believed that this phone box is at least 60 years old and installed before 1960 to service Great Hadham Railway Station, Station Road and the relatively new Windmill Way development. It is located at the junction of Windmill Way and Station Road, as map reference 51.843791, 0.065415. The aesthetic and heritage appeal of these boxes is generally recognised e.g. through listed status and this one is an interesting and appealing addition to the local street scene.

Close by, there was a railway station and one of tallest windmills in the country. Both of these landmarks have been destroyed but they are shown in a photo display within the phone box. Around 2018 this phone box was repainted by local volunteers and the photo display provided.

This box is located at the junction of footpaths 11 and 12, and bridleway 14. It provides an interesting stop for the many walkers who pass by. The fact that it is located next to a postbox is a historical reminder of the days when these two services were provided by the GPO.



Figure 30 Postbox and K6 Telephone box, junction of Windmill Way/Station Road

⁹¹ https://en.wikipedia.org/wiki/Red_telephone_box#K6

APPENDIX H. PARISH COUNCIL ACTION PLANS

This appendix captures issues for consideration by the Parish Council. Not all are planning matters but they emerged as a by-product of the consultation exercises and are reported here to encourage action on them.

1. Footpaths and bridleways: identify ways to improve the network of footpaths and bridleways

Much Hadham parish has a reasonable network of footpaths and bridleways. There is, however, a problem with a lack of interconnectivity with bridleways, which means that cyclists and horse riders are forced on to local roads more than is desirable. Often these roads have no speed limit or pavement, and travel east/west is particularly dangerous.

Problem areas of special note are:

- a) Bridleway 49 at Dane Bridge requires road travel along Danebridge Road (national speed limit applies) to connect with Bridleway 38 near Danebridge Lane or further on to connect with Bridleway 28 at the foot of Stansted Hill
- b) Bridleway 28 at Stansted Hill requires road travel along Watery Lane and Oudle Lane (national speed limit applies) to connect with Bridleway 7 at Cox Lane in the High St.
- c) Bridleway 15 & 16 by the Ash bridge on the B1004 requires use of that road (30mph limit) to the High St and then the length of New Barns Lane (very narrow) to connect with Bridleway 5.
- d) Bridleway 3 by Old Lordship Farm Cottages requires road travel along the undesignated road to Little Hadham to Bridleway 54 at Lordship Farm House (approx. 150 metres, national speed limit)
- f) Bridleway 14 ending at Station Road has no obvious onward connection
- g) Bridleway 52 to connect with public right of way 48 along Kettle Green Lane (over the railway bridge).
- h) A well-used path up Steep Jack Hill is not formally designated
- i) FP36 terminates at the B1004 where the carriageway is narrow, the speed limit is 60mph and there is no footway. This effectively renders it unusable.

Recommendations for the Parish Council:

- 1.1 Consider a campaign for the installation of 'Horse Route' or 'Beware Horses' signs where road usage is required on the above routes.
- 1.2 Consider requesting HCC Highways to install 30mph speed limits on all roads mentioned above, where not already in place.
- 1.3 Consider extending the current speed limit (40mph) on the undesignated road to Little Hadham to include the section from Bromley Lane to the Ash View Golf Course, with a view to further reducing to 30mph (see 1(d) above).
- 1.4 Consider requesting a 20mph speed limit on Oudle Lane and New Barns Lane (see 1 (b) & (c). above).

1.5 Work with the landowner to upgrade the existing undesignated path to the top of Steep Jack Hill as a permissive path or PROW.

1.6 Seek to work with the landowner to create a permissive path or PROW in the Barn School field adjacent to the Oudle Lane boundary, connecting FP25 to the undesignated path at the Pre-School boundary.

1.7 Seek to work with the landowner to create a permissive path or PROW extending FP36 from where it currently terminates at the B1004 to terminate instead at Dane Bridge, opposite Bridleway 49.

2. Water levels in River Ash - identify ways to improve water flows

The problems with the River Ash are discussed in Chapter 9. To halt the current deterioration in the water levels, reverse the trend and set up a monitoring process with the aim of protecting the future well-being of the river and surrounds, these are suggestions for PC action in unison with other parishes along the River Ash:

Recommendations for the Parish Council:

2.1 Liaise with other Parish Councils and the Environment Agency to investigate ways to improve water flows;

2.2 Petition the Environment Agency to restrict the granting of more water abstraction permits and to reconsider the water abstraction permits already issued;

2.3 Petition the Environment Agency to capture and conserve more of the excess water in times of plenty; and

2.4 Consider the merit of constructing a number of small and simple weirs along the Ash (northern section) to help retain water for the benefit of wildlife.

2.5 Consult the Environment Agency on how to clear Himalayan Balsam and seek volunteers to implement recommendations.

In planning this work and the approaches to take, it will be necessary to understand the intended downstream impact of the flood alleviation scheme currently underway as part of the A120 Little Hadham bypass.

3. Parish Council to develop and publicise a code of best practice for local homeowners

We seek to maintain the attractive rural nature of the parish but in many areas it is not practical or desirable to achieve this via planning rules. In these circumstances it may be that the goals of the Neighbourhood Plan can be achieved by raising awareness of specific problems. Examples of these problems include:

- Installation of external lighting such as uplighters that is not in keeping with a rural atmosphere and which damages the surrounding 'night sky' environment. This light pollution is detrimental to wildlife and to the appreciation of the night sky.
- Planting of laurel hedges and leylandii is becoming more common. These are unnatural in the local setting and are often considered a blight on the area.

- Boundary planting allowed to overgrow pavements, thereby forcing pedestrians onto the road.

Recommendation for the Parish Council:

3.1 Develop and publish a code of best practice for local homeowners

4. Establish and publicise a Parish Endowment fund

If the Parish Council ever has suitable funds, it may improve the local environment by, for example, buying land to create a wildlife meadow or enhancing the footpath network. Members of the public may wish to donate or leave a legacy for similar purposes.

Recommendation for the Parish Council:

4.1 Consider establishing a Parish Endowment fund to invest in improving the natural environment.

APPENDIX I. SUMMARY OF CONSULTATION EVENTS

Full details of all these events are contained in the Much Hadham Consultation Statement

Event	Brief description	Date	Venue	No. attendees/ respondents
Launch Event	To introduce the Neighbourhood Plan	21 July 2015	Much Hadham Primary school hall	46
NP Exhibition (Village fete)	Display to introduce the Neighbourhood Plan	31 August 2015	Pavilion	Unknown
Public meeting	To enable residents to nominate themselves to be a member of the NP Steering Group	30 September 2015	Much Hadham Village Hall	Unknown
Village survey	To enable residents to provide feedback on topics such as housing design and the environment	January 2016	Online survey & feedback form	169
Visit to St Elizabeth's Centre	To explain the objectives of the NP and discuss the planning needs of St Elizabeth's	28 January 2016	St Elizabeth's	
Open Day – Vision & Objectives	To obtain feedback on the draft vision & objectives and to request feedback on housing preferences and land use	18 June 2016	Village Hall	110
NP Information Display (Village fete)	Display of progress on NP and enabling residents to ask questions of the team	29 August 2016	Pavilion	Unknown
Environment workshop	To elicit feedback on environment related topics including areas to protect and views	25 February 2017	Much Hadham Village Hall	85
Business survey		Feb-Mar 2017	Online survey	25 contacted (5 responses)
Public Consultation Day	To provide information and elicit feedback on proposed development sites, local green spaces and priority views	17 September 2017	Much Hadham Village Hall	248
School visit – St Andrew's	To inform local children about the Neighbourhood Plan and obtain their views on what they wanted to keep and improvements they would like to see	6 October 2017	St Andrew's School. Much Hadham	24 (year 6)
Neighbourhood Plan site presentation	To inform residents of changes to the proposed development sites and facilitate feedback in focus	14 June 2018	Much Hadham Primary school hall	67

Event	Brief description	Date	Venue	No. attendees/ respondents
	groups and a Q&A session			
NP Public Steering Group meetings	Several NP SG meetings were open to the public and provided an update on progress with the NP and a Q&A session	A few/year	Much Hadham Village Hall	Variable
Much Hadham Parish Council monthly public meetings	At each of the meetings, a councillor who is a Neighbourhood Plan representative provided, as a regular agenda item, a summary of progress and answered any questions from councillors and residents.	Monthly	Much Hadham Village Hall/Zoom	Variable

APPENDIX J. ADDITIONAL INFORMATION SOURCES

This is a list of documents containing background information that were consulted or created during the preparation of the Neighbourhood Plan, but which are not specifically referenced in it.

Brief description of document content	Source of data if from another organisation, or file name if in NP 'additional evidence base'
MHNP analysis of DCLG Housing needs projections 2016	Filename=Analysis of DCLG Projections 2016
Summary of affordable housing in Much Hadham 2016-17	Filename=Brief Summary of Affordable Housing
General information about Broadfield Close housing	Filename=Broadfield Close info
EHC Housing needs survey 2014 EHC Housing report and survey (done by DCA in 2014)	Available from East Herts Council website in Feb 2019 by searching for ' east herts council housing needs survey dca'
Housing needs projections by the government (DCLG) in 2014	Filename=DCLG Household Projections-2014
East Herts Strategic Housing Market Assessment (SHMA) -Done by 'ORS'	Available from East Herts Council website in Feb 2019- Included as a file in their evidence base to support the district plan. Can be found by searching for ' Evidence Base - East Herts District Council'
Vehicle ownership statistics for East Herts- from DOT	Filename=Vehicle ownership in Much Hadham
A review of land used for employment within the East Herts District -2013	Available from East Herts Council website in Feb 2019. Can be found by searching for 'employment land update 2013- East Herts Council'
Housing Needs Survey - East Herts District Council	Available from East Herts Council website. Can be found by searching for 'EHC Housing Needs survey'
A guide to estimating housing needs guidance note from the DCLG	Filename=estimating housing needs guidance note
Information from the internet about Ferndale	Filename='Ferndale'
Map showing registered Green Tye Common	Filename='Green Tye Common'
Map showing registered Perry Green Common	Filename ='Perry Green Common'
Much Hadham Conservation area -appraisal, management plan and map- by East Herts Council	Available from East Herts Council website. Can be found by searching for 'much hadham conservation area management plan and map'
Green Tye Conservation area -appraisal, management plan and map- by East Herts Council	Available from East Herts Council website. Can be found by searching for 'green tye conservation area management plan and map'
Herts County Council Rights of Way improvement Plan 2017-18	Available from Hertfordshire County Council website. Can be found by searching for ' HCC ROW improvement plan 2017-18'

Brief description of document content	Source of data if from another organisation, or file name if in NP 'additional evidence base'
Archaeological sites within 3km of Much Hadham High Street- Listing and map	Obtained from Hertfordshire County Council. Not reproduced here for copyright reasons.
Hertfordshire Strategic economic plan produced by the Local Employment Partnership	Available from the internet. Can be found by searching for 'Hertfordshire lep Strategic economic plan'
Herts Ecological Network Mapping report from 2011-13. Produced by a steering group that included representatives of the County Council and DEFRA.	Filename='Herts Ecological Network Maps'
Historic Parks and Gardens 'Supplementary Planning Document' by East Herts Council	Available from East Herts Council website. Can be found by searching for 'East Herts Historic Parks and Gardens Supplementary Planning Document (September 2007)'
Herts County Council Landscape Character Assessment (for area 093)	Available from Hertfordshire County Council website. Can be found by searching for 'Herts County Council Landscape Character Assessment'
East Herts Council Landscape Character Assessment 2007	Available from East Herts Council website. Can be found by searching for 'Landscape Character Assessment SPD - East Herts Council'
Light pollution map for district	Filenames='Light pollution map 1 & 2'
HERC Local wildlife sites map	Map provided by Hertfordshire Environmental Records Office and showing statutory wildlife sites and Ancient Woodland Inventory within Much Hadham Parish
Analysis of house sales in 2013- source= Rightmove	Filename='MH parish homes sales 2016'
Much Hadham Parish Plan 2011	Filename='Much Hadham parish plan'
List of listed building in Much Hadham parish	Filename='listed buildings list'
Raw results of first consultation meeting	Filename='Poster votes CE1 with responses'
General analysis of 2011 census- Word version	Filename='Analysis of census data 2016'
General analysis of 2011 census- Raw data	Filename='2011 census V2 data'
A preliminary review of the need for a housing needs assessment for the NP	Filename='Much Hadham Housing Needs Assessment'
Flood risk maps from environment agency	These are available via the environment agency website. Maps are available for different types of floodwater.
Map showing MH is in an area that is 'Nitrate vulnerable'	This is available via the Environment Agency website. Search on 'environment agency nitrate vulnerable zones map'
List of community facilities from consultation event	Filename = 'Community facilities and clubs'

APPENDIX K. ABBREVIATIONS AND GLOSSARY

DPH(A)	Dwellings per hectare (acre)
EHC	East Herts Council
HCC	Hertfordshire County Council
HERC	Hertfordshire Environmental Records Centre
HPG	Historic Park or Garden
NHBC	National House-Building Council
NPPF	National Planning Policy Framework 2021
ONS	Office for National Statistics
(P)ROW	(Public) Right of Way
SPD	Supplementary Planning Document (from East Herts Council)
SQM	Square Metres

A full glossary of terms such as “Affordable Housing”, “Green Belt” and “Section 106 Agreement” can be found in the East Herts District Plan 2018 Appendix C:

https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District_Plan_30_-_APPENDIX_C_-_GLOSSARY_NPPF_2012.pdf

An extensive planning glossary is also included in Annex 2 of the NPPF:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

APPENDIX L. ACKNOWLEDGEMENTS

In Autumn 2015 a group of parish residents volunteered to form a Steering Group to develop this Neighbourhood Plan, under the auspices of the Parish Council. They researched a wide range of topics; they ran consultation events, public meetings and workshops; they liaised with local authorities and other local and national bodies. The result was a vast amount of information, which has been compiled and structured to prepare this Neighbourhood Plan.

The core members of the Steering Group are:

Martin Adams
Michael Byrne
Neil Clarke
Ken Howlett
Cllr Ian Hunt (Chair)
Hugh Labram
Cllr Bill O'Neill
Clive Thompson

Cllr Ian Devonshire liaised with EHC and attended Steering Group meetings as a non-voting member.

From Spring 2017 the Steering Group has been professionally advised and supported by:

Govresources Ltd. (Jacqueline Veater & Ruth Fleetwood)

Additional members of the Steering Group in its early days were:

Mark Ashwell
Mari Fleming
Lynne Mills
Cllr Penny Taylor
Cllr Alex Young

Website administration is provided by Lynne Mills.

Grant applications, financial controls and financial reporting are managed by Fiona Forth (Parish Council Clerk), who also minutes the public meetings.

We are grateful to St. Andrew's School for making its facilities available for two consultations and the enthusiastic involvement of Year 6 in providing ideas for the (former Barn School) site next to the school.

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We are unable to acknowledge each individual photographer but thank you to all those who captured the splendid images that accompany the text.

The Neighbourhood Plan could not have come together without help from many other volunteers and community groups who delivered leaflets, lent equipment for events, provided

catering and helped out in myriad ways. We thank them all and, in particular, the Art Society for providing display stands at the public consultations and the Bowls Club for use of the clubhouse for many of the workshops.

The Steering Group would like to record its appreciation for the considerable support from parish residents in the preparation of this Neighbourhood Plan, who provided very many ideas, suggestions, challenges and comments. We hope we have done justice to them.

Finally, the members of the Steering Group would like to warmly thank their respective spouses for their unstinting support over the 6 years of the project – it helped enormously!



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HUNSDON AREA NEIGHBOURHOOD PLAN

2019 – 2033

Foreword

This is the Hunsdon Area Neighbourhood Plan – a very important statutory planning document, which will affect Hunsdon and planning decisions in Hunsdon for years to come. Neighbourhood Planning is a new concept introduced by the Localism Act 2011 to allow communities, such as Hunsdon, to shape development in their areas through the production of a Neighbourhood Plan. Under current planning policies this may prove to be the only effective way for local communities to have their voices heard on planning matters that affect them. In short, all planning applications within the Neighbourhood Area will have to comply with this Neighbourhood Plan.

This is a community initiative sponsored by Hunsdon Parish Council with additional funding from central government. Members of the local community formed a Neighbourhood Plan Group and under the Chairmanship of Frank O’Shea have worked to develop this plan with technical support from professional consultants.

The Hunsdon Area designated under this Plan covers the Parish less the parts (to the south which will be village 7 and the Airfield and woodlands to the east of the parish) which fall within the Gilston Area allocated for development under the District Plan 2018. They are covered by the parallel Neighbourhood Plan with the parishes of Eastwick and Gilston, called the Gilston Area Neighbourhood Plan.

The vision, objectives and policies developed in this Plan are derived from the aspirations of Hunsdon residents gleaned from the household surveys and an open community event and will provide the framework governing how we all want to see Hunsdon develop over the coming years, whilst sustaining and enhancing those aspects that we cherish, all in the light of the challenges that the community faces.

Our Neighbourhood Plan is a plan for our community made by our community.

I wish to add my thanks on behalf of the Parish Council to Frank O’Shea and all the team in the Neighbourhood Plan Group for their hard work driving forward this initiative for the community.

Bob Toll
Chairman, Hunsdon Parish Council

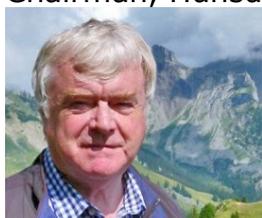


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Section 1 Introduction to Hunsdon Area Neighbourhood Plan

1 Introduction

The purpose of Hunsdon Area Neighbourhood Plan

- 1.1 The Hunsdon Area Neighbourhood Plan ('the Neighbourhood Plan') has been prepared under the provisions of the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, and the Neighbourhood Planning Act 2017 (as amended). Under the legislation, Hunsdon Parish Council is the "qualifying body" to produce the Neighbourhood Plan, which is a community-led framework for the future development and growth of the parish. It has been compiled on behalf of the Parish Council by the Hunsdon Area Neighbourhood Plan Group, which was set up on 18 April 2018 for the purpose of managing the process and drafting the document.
- 1.2 The area covered by the Neighbourhood Plan is shown in Figure 1 and on the Policies Map in Figure 11. This was formally designated by East Herts Council on 29th November 2017.
- 1.3 The Neighbourhood Plan has been prepared having regard to the policies of the East Herts District Plan, adopted in October 2018. It consists of a written statement and a policies map, which is depicted on an Ordnance Survey base. Once adopted, the Neighbourhood Plan will sit alongside the National Planning Policy Framework (NPPF) and East Herts District Plan as the three principles of planning policy used to determine any planning application in the area.
- 1.4 Chapter 11 of the District Plan shows proposals to construct seven distinct "Villages" in the Gilston Area, to the north of Harlow. In total at least 3,000 dwellings will be completed by 2033 and another 7,000 dwellings beyond that date. Within Hunsdon Parish, the development will cover an area to the north of the A414 trunk road, on both sides of Church Lane, which is known as Village 7. This area will also include the former Hunsdon airfield and woodland to the north. These assets are to be dedicated to the community and protected in perpetuity. The Gilston Area is covered by a joint Neighbourhood Group representing Hunsdon, Eastwick, and Gilston; this is separate to this Neighbourhood Plan Area, which covers the rest of Hunsdon parish. The two Neighbourhood Plan Areas are shown for reference in Figure 1).
- 1.5 The Plan has also been checked against government planning policies in the National Planning Policy Framework February 2021 (NPPF) and the on-line planning practice guidance (PPG). Within both the national and local frameworks, the Neighbourhood Plan is concerned with the development and use of land in the designated area 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 designated area, coupled to a range of planning objectives, policies, and proposals.

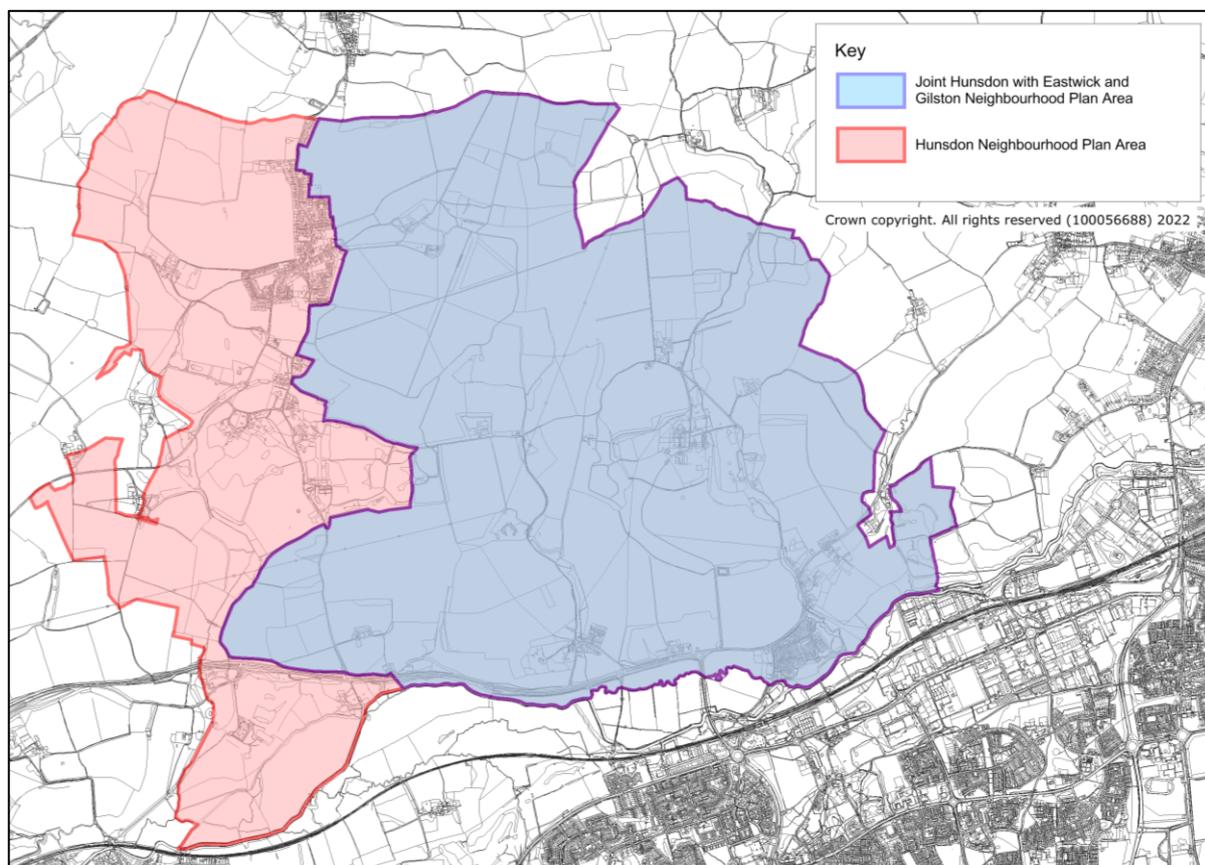


Figure 1: Interrelationship of both Designated Neighbourhood Plan Areas in Hunsdon Parish

- 1.6 A wide range of topics are covered in the Neighbourhood Plan, including the environment, heritage, housing, employment and business, infrastructure, transport, and community health and well-being. The selection of topics was very much influenced by the community in consultation and reflects concerns which are important for the area and its residents. Specific topic-based policies and proposals are set out below in Chapters 5 to 12. These indicate the designation of land for various forms of development, as well as highlighting those sites and areas which should be protected and enhanced. Where appropriate, policies and proposals are shown on the Policies Map, which is cross-referenced to this document. It is important to note, however, that this document is concerned primarily with the development and use of land within the designated area. Wider community aspirations have been raised in the various rounds of public consultation, but not all of these can be accommodated within land use policies. For this reason, non-land use matters are not included in the policies covered in Chapters 5 to 12.

- 1.7 These non-land use matters are captured in **Appendix B: Task List**. The Action Plan sets out a list of projects and proposals that can be carried out by the community, the Parish Council, and other bodies during the life of the Neighbourhood Plan.
- 1.8 The process of preparing the Plan is set out in Chapter 3, showing that it is based on proactive involvement with the local community at all stages of its formulation. As a result of this process of active engagement, it is believed that the document captures the essence of life in the community. Despite the pressures associated with the development of the Harlow & Gilston Garden Town, the Plan aspires to ensure that the vitality of the community continues, whilst not inhibiting local enterprise and innovation.

The Basic Conditions

- 1.9 The Neighbourhood Plan must comply with other local, national and European (or UK equivalent) policies, as required in the Localism Act. Specifically, it is required to meet four criteria called 'Basic Conditions' as set out in paragraph 8(s) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), as referred to by Section 38A of the Planning and Compulsory Purchase Act 2004 (as amended):

- (i) The Plan must have appropriate regard to national policies and advice contained in the NPPF;
- (ii) The Plan must contribute to the achievement of sustainable development;
- (iii) The Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case, the East Herts District Plan; and
- (iv) The Plan must abide by the relevant EU regulations (or UK equivalent).

A separate document has been prepared to demonstrate how the Hunsdon Neighbourhood Area Plan meets these Basic Conditions.

2 About the Neighbourhood Plan Area

Hunsdon Parish

- 2.1 The parish of Hunsdon lies within the District of East Herts. It is a typical rural parish having primarily agricultural economic activities with the bulk being arable farming. The parish enjoys a rich heritage. To the south it borders the River Stort, marking the Herts/Essex boundary and extends to the limits of Widford in the north. The western boundary broadly follows the watershed overlooking the Ash and Lea valleys and in the east the parish takes in much of the old RAF Hunsdon Base bordering Eastwick. However, part of the parish comprising the old airfield and Brickhouse Farm lies within the allocated Gilston Area and consequently are not within the designated boundary of this Plan (see Figure 1).

Hunsdon Village & Surroundings

- 2.2 Hunsdon village centre is a conservation area with the High Street lined with 16th and 17th century cottages. To the south, Hunsdon House was once a palace owned by Henry VIII used for hunting and surrounded by deer park. It also became a country residence for both the King and his offspring. The remains of four fishponds associated with the House at Lords Wood are a Scheduled Monument.
- 2.3 The A414 dual carriageway Primary Route cuts east/west across the parish linking the village at its junction with Church Lane to nearby town centres, Harlow, Hertford, Ware and the M11 and A10. Church Lane northwards from the A414 joins with Acorn Street at Hunsdonbury and goes on to meet the B180 (High Street) in the village centre. The B180 connects Stanstead Abbots, through Hunsdon, north to Widford where it joins the B1004 north to the Hadham's and on to the A120 west of Bishops Stortford. The north south route from the A414 through Hunsdon and via the B1004 provides a convenient rat-run for drivers wishing to avoid congestion in the Harlow/Bishops Stortford corridor. Statistics available from ACRE (Action with Communities for Rural England) relating to the Community profile for Hunsdon 2013 show the population of the parish is approaching 1100 in some 450 dwellings. All bar one of the residential properties in the parish are within the defined Neighbourhood Plan Area. The populated area is centred in the village together with a cluster around Hunsdonbury and the Church and ribbon development northwards on Widford Road (B180).
- 2.4 The ONS 2011 Census shows 194 residents in the Parish of Hunsdon to have been under 16 years of age and 188 were over 65 or over. The average ages of the working age population and the residents 65 and over were marginally higher than the average for the District and England. There were no significant ethnic minority groups. Those stating to be in good or very good health made up over 80% of the population, which was lower than in East Herts but higher than the national average. Households in owner/occupied properties were close to the National average at 68%. The percentage of households in rented social housing is significantly higher than the District

and National average at 23%. Households with 2 or more cars is double the National average but typical of many rural areas with limited public transport.

- 2.5 Whilst there are still some local employers, the traditional source of local employment, agriculture, is not labour intensive and consequently most residents commute to places of work.
- 2.6 Hunsdon is a vibrant community with a JMI School of some 100 pupils, a village stores/Post Office, garage for car repairs, servicing, and fuel and two public houses. The Ash Meadow Much Hadham medical practice provides morning surgeries and a prescription service at the Village Hall. The parish Church of St Dunstan is situated adjacent to Hunsdon House, remote from the village centre, providing for regular worship and wedding and funeral services.
- 2.7 The school is the driver of many of the social activities for families in the area through fund raising events etc. Also, community activities are centred on the Village Hall; these include amateur dramatics, scouts, cubs, beavers, toddlers, badminton, yoga, Pilates and other fitness classes, annual fete, gardening club, history society, and carpet bowls. Hunsdon achieved Village of the Year in 2004/05 and 2011 and has twice been awarded Business Village of the year.
- 2.8 The community is served by only 1 bus route connecting the village to Hertford, Ware, and Bishops Stortford. Rail connections are conveniently situated at Harlow and Stansted Abbots. There is no public transport link to the nearest major town, Harlow.

Settlement Pattern and the History of Hunsdon Village

- 2.9 There is widespread archaeological and topological evidence of settlement in the Hunsdon Area spanning the Stone Age, Bronze Age, Roman occupation, and Anglo-Saxon period, although there are no building remnants from any of these periods. The earliest surviving buildings in Hunsdon date from the C15 and include several houses and cottages in, what is now, the High Street, as well as the original parts of Hunsdon House.
- 2.10 The village of Hunsdon has expanded in size over the centuries mainly through "ribbon development" following the line of the main road from Widford to Stanstead Abbots. Some isolated building developed in the 'gap' (of 1½ km) south of the village to the church / Hunsdon House. These developments progressively agglomerated, and in time adopted the name of Hunsdonbury from one of the largest houses in that area. Other settlement developed in the far south of the parish where it adjoins the River Stort (Hunsdon Pound).

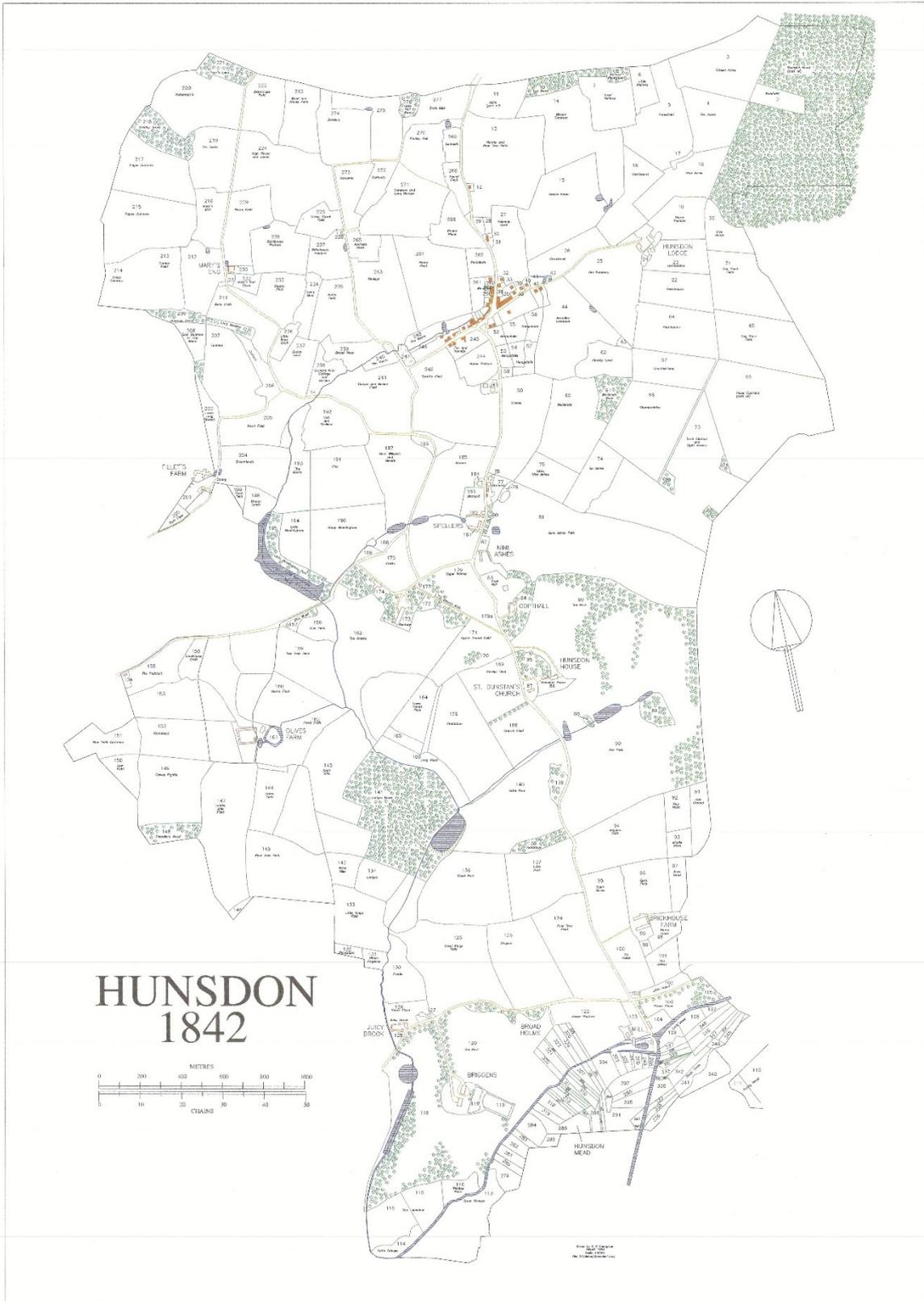


Figure 2: Map of 1842 based on the tithe map then

- 2.11 The oldest and original part of the village is the main village centre which contains many old houses, some known to date back to at least the 15th century, and Hunsdon was registered in the Domesday Book (1086). The village centre is dominated by what is today the Village Hall. This had previously been the village school before the more modern one was built further up Widford Road. This building was originally believed to be a house called Harlowes, owned by John Harlowe in the 15th century, which overlooked Harlowes Green, one of the 5 Greens in the parish, and which is now the Village Hall car park and a small green on which stands the War Memorial.



Figure 3: Village Hall (c.mid 1920s)

- 2.12 To the right of the Village Hall is a 15th century house called White Horses. Beyond this are several timber-framed cottages dating from the 17th and 18th centuries, known as Garlands Terrace until the beginning of this century.



Figure 4: White Horses and Garlands Terrace

- 2.13 The row of boarded houses before the Hunsdon Garage was a single old house owned and occupied in 1494 by John Smythe and known as Smythes House. It stood roughly opposite what is believed to have been Smythes Green, where the village pump now stands and is now several private dwellings. Facing the village pump stands The Pump House which in the early 16th century was called Hooks. The house at that time stood in 7½ acres of

land and was one of the most important yeoman houses in the village. During the 1939 - 1945 period it was used variously as billets for men of The Essex Regiment and RAF personnel.

- 2.14 The Old House further up the Widford Road beyond the school on the east side is one of the oldest houses in Hunsdon, having started life as a medieval hall house with a chimney inserted later. Called Tippings in the 17th century, it was inherited by a nephew of the owner of The Pump House who converted it to a public house and called it The Wheatsheaf. The cartouche on the wall is the original pub sign of the Wheatsheaf.
- 2.15 Pipers in Drury Lane, now called Orchards, was at one time the village poorhouse. The red brick house opposite The Pump House, The Old Post Office, is a timber-framed building of 17th century origin which had a brick face built on in the 19th Century. It became the village Post Office in 1930. A few years later the Post Office was moved further south in the High Street.



Figure 5: Terrace of houses now part of High Street formerly Widford Road (Left: from c. 1900, right: village pump and High Street in the late 1940's)



Figure 6: Hooks (later the Pump House)

(Photograph courtesy of Hertfordshire Archives and Local Studies)

- 2.16 The Fox and Hounds public house in the High St was originally built as a yeoman's house in 1670, then called Hickmans. It was bought by Edmund Calvert of Hunsdon House in 1819 and made into a public house called The Horse and Groom to replace one he had demolished in Hunsdonbury, known as The Three Rabbits. The name was later changed to The Fox and Hounds.



Figure 7: On the left Old House, Widford Rd; On the right Orchards, formerly the Workhouse, Drury Lane

- 2.17 Opposite the Fox and Hounds lies a small cottage set back from the road called Quaker Cottage. This was originally built in 1695 as a Quaker Meeting House by Daniel Wharley, who was a prominent Hunsdon Quaker.



Figure 8: The Old Post Office and The Fox & Hounds



Figure 9: Quaker Cottage on the High Street

- 2.18 The history, social and economic context, and geographical features of Hunsdon contribute to its very special character. The Neighbourhood Plan seeks to retain this character, accommodate sustainable development, and promote the wellbeing of its community.

3 Summary of Plan Preparation Process and Consultation

3.1 The process can be summarised in the chart below:

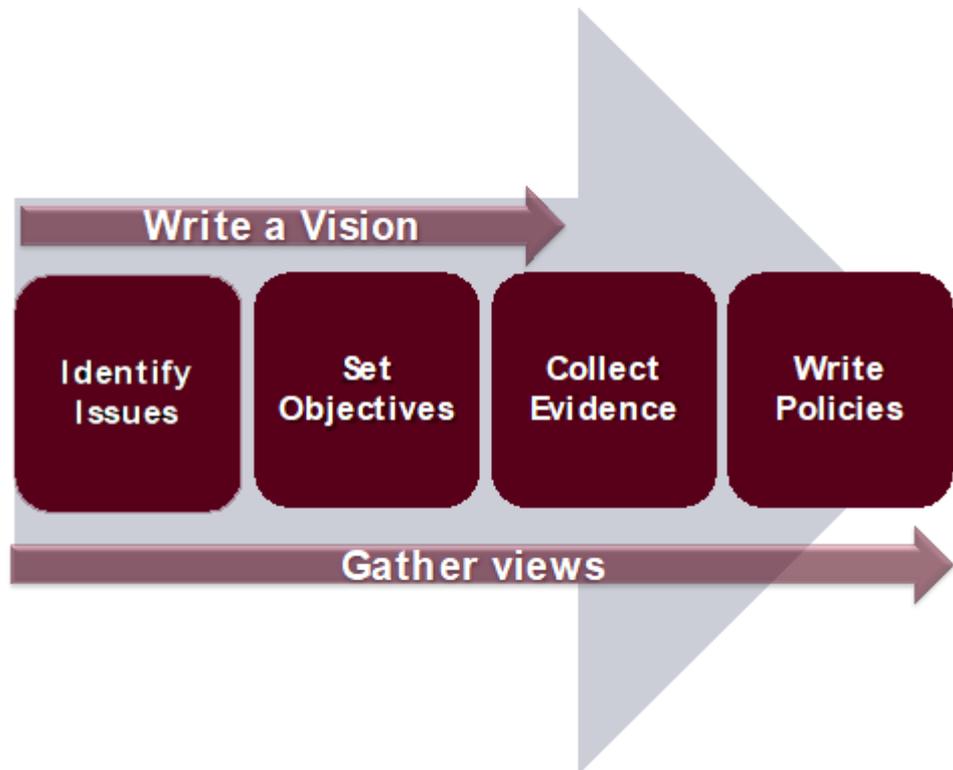


Figure 10: Plan Preparation Process Chart

Community Engagement

3.2 An experienced neighbourhood planning consultant was appointed to guide the preparation of the Neighbourhood Plan in June 2018. Initial work was undertaken within the Group with guidance from their consultant to gather views about the Parish: the important characteristics of Hunsdon Parish; housing; transport; environment; heritage and conservation; business and employment; community health and wellbeing.

3.3 In the absence of a Parish plan or design statement, the Hunsdon Area Neighbourhood Plan Group (HANPG) initiated work and research which formed the basis of the key policy areas for the Neighbourhood Plan. The key policy areas in the Neighbourhood Plan examined were:

- Housing (covering protection of the green belt, housing requirement)
- Transport (traffic impact, sustainable transport)
- Environment (green spaces, wildlife, cherished views, areas of Special Scientific Interest, renewable energy)
- Heritage and conservation (non-designated heritage assets, proposals to align preserve and enhance the character of the Hunsdon conservation area)

- Business and employment (local employment opportunities)
 - Community health and wellbeing (recreation space, multifunction open space, access to health facilities).
- 3.4 Details of the community engagement undertaken throughout the process of preparing the Neighbourhood Plan can be found in the final version of Hunsdon Area Neighbourhood Plan’s Consultation Statement. This includes the launch community event over two days, other community events and open days, the Household Survey (hand delivered to each house in the Parish), and access to a Housing Needs Survey. It also contains lists of consultees and the results of the Regulation 14 Consultation.
- 3.5 The Group held an interactive community consultation event in February 2019 at which draft key proposals and draft Vision and Objectives for the Neighbourhood Plan were shared with residents. That was closely followed by the Household Survey which was delivered to every household in the Parish of Hunsdon. Responses to that, both on paper and online were collated and analysed together with the feedback from the February consultation event. These responses and their analysis shaped the drafts of the Neighbourhood Plan.
- 3.6 Many ideas and suggestions on how to improve the lives of people living and working in the Parish were collected during the plan preparation process. Those issues and suggestions that could not be achieved through the Neighbourhood Planning process have been captured in **Appendix B: Task List**.
- 3.7 The Parish Council received regular reports on the progress achieved by the HANPG. The HANPG has kept residents informed of every stage of the neighbourhood planning process through a mix of methods, for example, Hunsdon Parish News, social media (HANPG Facebook, Hunsdon Community Hub Facebook), [Hunsdon Neighbourhood Plan website](#), posters on noticeboards in the Parish, leaflet drops to every house, and monthly updates to the Parish Council placed on the [Hunsdon Parish Council website](#).
- 3.8 Following the regulation 14 consultation, HANP and its consultant considered the responses given by residents and other consultees both statutory and non-statutory.
- 3.9 The current number of residents in the parish of Hunsdon is estimated to be 1300, living in approximately 530 separate households. All bar one of these householders live within the Designated Neighbourhood Plan Area.
- 3.10 The Summary Booklet of the draft plan and its policies and the accompanying paper questionnaire were hand delivered to every household in the Parish in January 2021. As well as summarising the draft policies in the plan, it invited all residents to respond to the draft plan either by completing the paper questionnaire or through the website using the link provided. The full version of the Neighbourhood Plan was available on the website but residents without access to the internet could request a paper copy.

- 3.11 A total of 60 residents replied generating 1402 comments, all of which were logged into a spreadsheet referred to in the Consultation Statement and available as a download from the website at:
- <https://hunsdonneighbourhoodplan.org.uk/wp-content/uploads/2021/09/2021.04.01-hanp-reg-14-submissions-REDACTED.xlsx>
- 3.12 The vast majority of residents' responses (over 96%) expressed support for the draft policies and measures. Just over 3% disagreed and some added qualifications or suggestions. The housing policies were widely supported although some residents opposed even infill development. Most supported infill development comprising small affordable homes for local people. The impact of development on traffic in the Neighbourhood Plan Area was a concern of many. Adaptation for climate change and renewable energy generation had support too.
- 3.13 Notification of the consultation was sent to more than 85 other consultees either posted, hand delivered or by email. These addresses included statutory consultees, local landowners, charities, adjacent parishes, local businesses, and East Herts Council. The full List of Consultees is in the Consultation Statement and is available as a download from the website at:
- <https://hunsdonneighbourhoodplan.org.uk/?mdocs-file=500>
- 3.14 The statutory and other consultees who replied comprised:
- 3 Charities with local interests (Herts & Middlesex Wildlife Trust, CPRE Hertfordshire, Herts Gardens Trust)
 - 5 landowners
 - Hertfordshire Country Council and East Herts District Council
 - Natural England, Historic England, Environment Agency, Thames Water, National Grid, Canal & River Trust.
- 3.15 A second spreadsheet was extrapolated from the full list of responses. This included entries with more than simply "agree" or "disagree" and the action requested or recommended noted in full or summary. The record of the HANPG response shows action taken or the reason for declining to act, along with the changes made to the draft plan, if applicable. This Comments Log is referred to in the Consultation Statement and is available as a download from the website at:
- <https://hunsdonneighbourhoodplan.org.uk/wp-content/uploads/2021/09/2021.08.31-hanp-reg-14-final-comments-log.xls>
- 3.16 Many of the changes required or suggested referred to precision of the language and clarity, the need for cross-referencing or integration with other policies, or guidance provided by the relevant authority or national policy. Landowners' objections tended to relate to policies affecting their properties. Many of the comments from Statutory Consultees were reflected in the Submission version of the Neighbourhood Plan, fully revised by HANPG working with their consultant.

Evidence Base Overview

- 3.17 Evidence to support the preparation of the draft Neighbourhood Plan has been gathered continuously throughout the preparation process. The analysis, objectives and policies in the Neighbourhood Plan have drawn on a wide variety of other sources. These include:
- The evidence bases for East Herts District Plan
 - Hertfordshire County Council
 - The Office for National Statistics: 2011 Census
 - Hunsdon History Society
 - Hunsdon Scout Group
 - Places for People Housing Needs Survey
 - Herts Environmental Records Centre (HERC)
 - The Environment Agency
 - Historic England records and
 - Local Service providers (the shop and pubs, the school)
- 3.18 More detailed information on the evidence base will be found in the Consultation Statement and in the Appendices and supporting documents which accompanies this draft of the Neighbourhood Plan.

4 Vision and Objectives

Vision

- 4.1 The Vision for the Neighbourhood Plan was put together through an initial exercise with the HANPG and then refined as a result of consultation. The vision statement is as follows:

Through our Neighbourhood Plan we aim to safeguard Hunsdon as a welcoming and inclusive place to live, work, learn and play. Our aim is to preserve and protect the character and tranquillity of our rural environment and community assets, whilst ensuring that development is sustainable and that infrastructure, services, business and transport support and promote wellbeing for the benefit of our community.

Our Neighbourhood Plan will be a plan for our community made by our community.

Objectives

- A. To protect, sustain and enhance all aspects of the rural environment, to conserve the character and appearance of the area, balancing the needs of business, residents and wildlife
- B. To identify and protect the historic environment, including locally listed buildings, and enhance their settings
- C. To ensure that new development is accessible to and meets the needs of our community
- D. To improve transport links (car, bus, rail, bike and walking), reduce the effect of excessive heavy goods traffic, street parking, speeding and rat-runs in the light of the increasing demands from developments outside the area, and to provide sustainable modes of transport including active travel
- E. To promote healthy lifestyles through maintenance and improvement of recreational and community facilities to enhance the health and wellbeing of residents
- F. To encourage employment opportunities within the parish across all ages, skills and market sectors in order to support residents and other village assets (shop, pubs)
- G. To protect and enhance features important to the visual appearance and rural character of the parish; cherished views; green spaces; woodland; and natural habitats and watercourses

Section 2

Neighbourhood Plan Policies

5 Policies and the Policies Map

5.1 The Objectives listed above focus on specific parts of the vision statement and provide the context for the formulation of the planning policies. Table 1 below shows how each of those objectives will be achieved through the policies in the Neighbourhood Plan.

Table 1 Mapping of Policies to Objectives

Ref	Key Objective	Policies that achieve the Key Objectives
A	To protect, sustain and enhance all aspects of the rural environment, to conserve the character and appearance of the area, balancing the needs of business, residents and wildlife	All Policies
B	To identify and protect built heritage, including listed and locally listed buildings, and enhance their settings	HHD6 HHC1 HHC2
C	To ensure that new development is accessible to and meets the needs of our community	HHD2 – HHD6 HT1 HWB3
D	To improve transport links (car, bus, rail, bike and walking), and reduce the effect of excessive heavy goods traffic, street parking, speeding and rat-runs in the light of the increasing demands from developments outside the area	HT1 HE6
E	To promote healthy lifestyles through maintenance and improvement of recreational and community facilities to enhance the health and wellbeing of residents	HWB1 – HWB3 HIM1
F	To encourage employment opportunities within the parish across all ages, skills and market sectors in order to support residents and other village assets (shop, pubs)	HB1
G	To protect and enhance features important to the visual appearance and rural character of the parish; cherished views; green spaces; woodland; and natural habitats and watercourses	HHD1 HHD6 HE1 – HE6

5.2 The Policies Map is an essential part of the Neighbourhood Plan which illustrates each of the designations, site allocations and protected views.

Policies Map

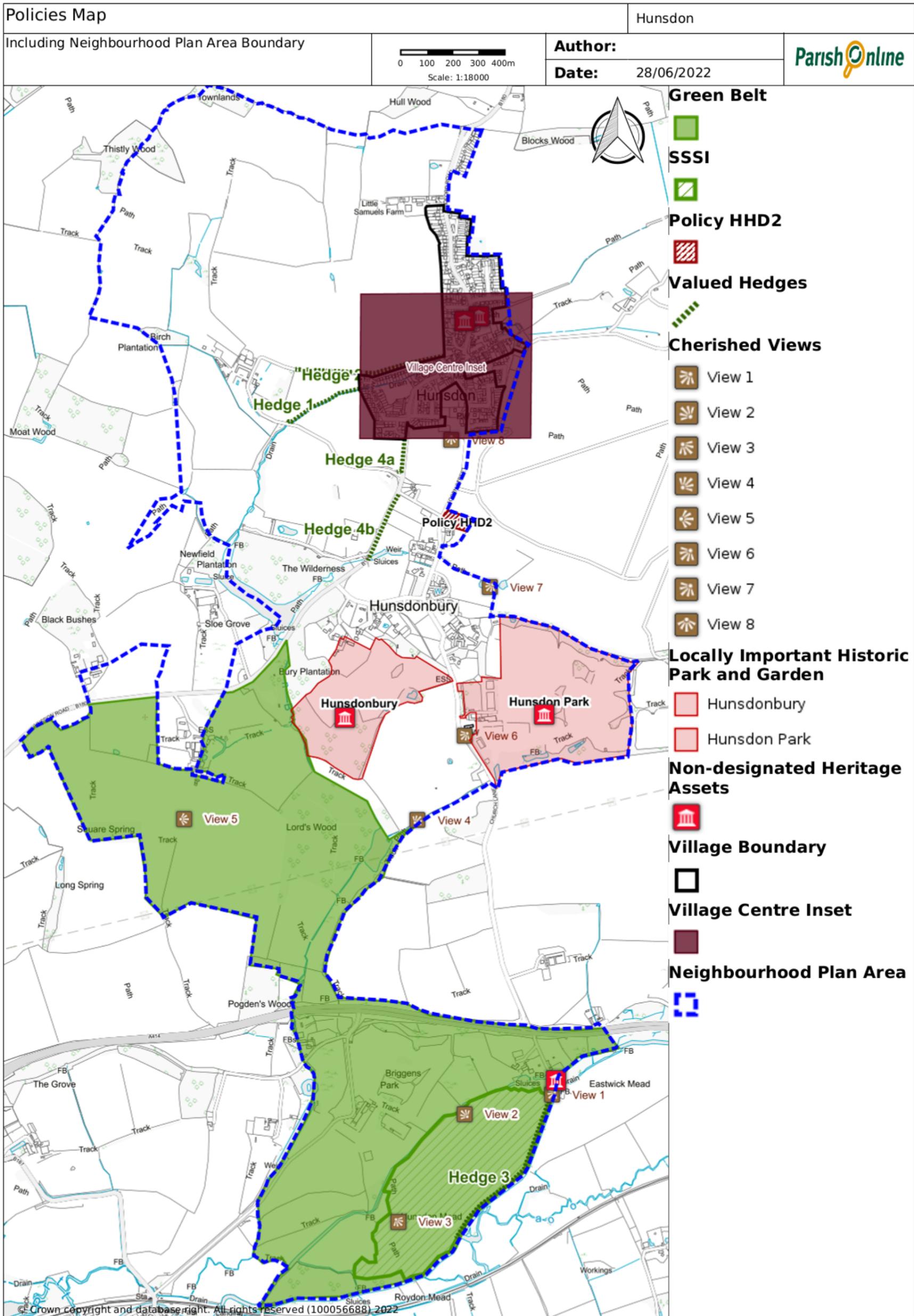


Figure 11: Policies Map - Neighbourhood Plan Area

6 Housing Development

Protection of the Green Belt

- 6.1 The southern part of the Neighbourhood Plan Area, including the valley of the River Stort and the Briggens House Estate, is covered by the Green Belt, the extent of which is shown on the Policies Map. The context for Green Belt policy is set out in the National Planning Policy Framework (NPPF) and in Policy GBR1 of the adopted East Herts District Plan. The aims and purposes of the Green Belt are clearly set out in the NPPF.
- 6.2 Paragraph 140 of the NPPF states that, once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. The extent of the Green Belt in the Stort Valley was established in the Hertfordshire County Structure Plan, approved in 1979. Detailed boundaries were shown in the East Hertfordshire District Plan, adopted in 1982 and in subsequent reviews. In the preparation of the current District Plan 2018, East Herts Council successfully made the case for the establishment of the Gilston Area to the north of Harlow. Consequently, there have been major local changes to the Green Belt boundary, thus reducing its coverage. Full details are set in Chapter 11 and Policy GA1 of the District Plan. The Gilston Area forms part of the Harlow & Gilston Garden Town.
- 6.3 As a result of these most recent changes to accommodate the Gilston Area Development, the District Council does not expect that any further alterations will be made to the Green Belt boundary in the area, (see paragraph 11.1.2 of the District Plan). A significant part of Hunsdon's Green Belt lies in the designated Gilston Area and has been removed from the Green Belt on adoption of the District Plan in 2018, after the designation of the Neighbourhood Plan Area in 2017.
- 6.4 Both the NPPF and planning practice guidance (PPG) have been updated since the adoption of the District Plan. Consequently, the strategic plan does not include policies for compensatory improvements to the environmental quality and accessibility of Hunsdon's remaining Green Belt land. NPPF and PPG encourage such compensatory improvements. Proposals for new or enhanced green infrastructure, woodland planting, landscape enhancement, biodiversity improvements including connecting existing habitat, and improved access will be supported where they meet the requirements of the policies in this Neighbourhood Plan.
- 6.5 To the north of Harlow, the Gilston Area Development will consist of seven distinct "villages". One of these, named Village 7, subject to planning consent will be located within the adjacent Gilston Area Neighbourhood Plan. It is expected to accommodate up to 1,500 dwellings. Retention of the visual and spatial openness of the Green Belt in the Neighbourhood Plan Area will be a paramount consideration in any development proposal, including proposals for enabling development to secure the future conservation of a heritage asset.

6.6 Residents feel strongly about the retention of the Green Belt to the south of the village. This was demonstrated by 92% of visitors to the consultation event in February 2019 confirming that the Green Belt is very important to them and 91% responding to the Household Survey thought said that protection of the Green Belt was important or very important (Figure 13: Extract from results of the Household Survey - How important is it to minimise the impact of development on the Green Belt).

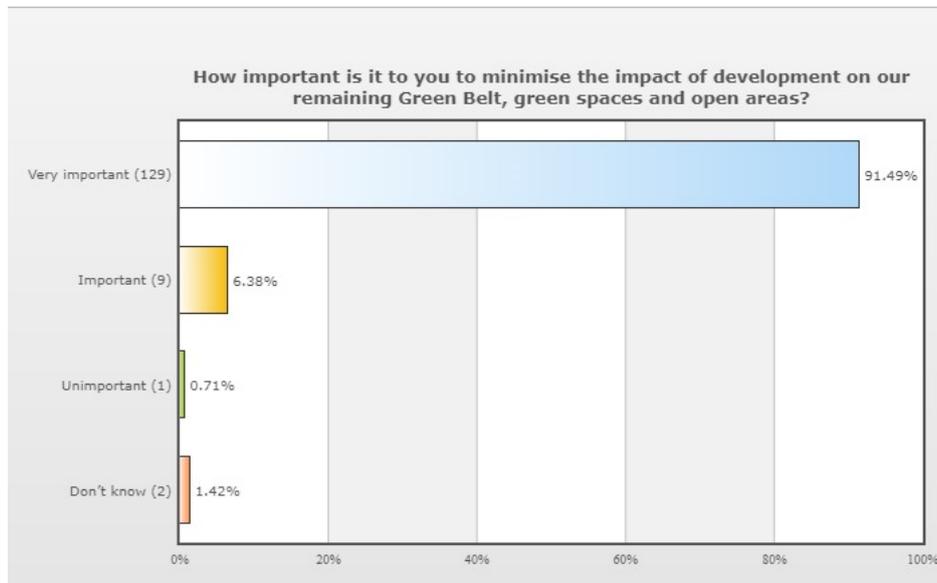


Figure 13: Extract from results of the Household Survey - How important is it to minimise the impact of development on the Green Belt

POLICY HHD1 Green Belt

Green Belt land in the Neighbourhood Plan Area will be protected in accordance with the National Planning Policy Framework, current planning practice guidance and Policy GBR1 of the East Herts District Plan.

Housing Land Supply

6.7 The northern part of the Neighbourhood Plan Area, including Hunsdon village and the hamlet of Hunsdonbury, is designated in the East Herts District Plan as Rural Area Beyond the Green Belt. Details are set out in Policy GBR2 of the District Plan. Village settlement policies are contained in Chapter 10 of the District Plan, including a hierarchy of settlements. In Policy VILL1, Hunsdon is classified as a Group 1 village, and will need to accommodate at least a 10% increase in housing stock (based on the 2011 Census) over the 16-year period between 1st April 2017 and 31st March 2033. In its village policy the District Council gives positive support to parish councils to provide for this housing growth in Neighbourhood Plans.

- 6.8 According to Table 10.1 of the District Plan there were 367 households in Hunsdon village at the time of the 2011 Census. Over the period of the District Plan therefore, the 10% increase would amount to 37 dwellings. Calculations by the Parish Council show that this figure had already been exceeded by the spring of 2019, with a net total of at least 37 dwellings having been permitted since 1st April 2017.
- 6.9 Not all these dwellings, however, are located within the Hunsdon village boundary, as depicted on the District Plan Policies Map. One site is in the hamlet of Hunsdonbury, which is classified in Policy VILL3 of the District Plan as a Group 3 village. In terms of Policy VILL3, only limited infill will be permitted in these smaller settlements, if this is supported by a Neighbourhood Plan.
- 6.10 In consultation with the District Council planning policy team, the Parish Council has considered the implications of the District Plan policies. It has been agreed that the requirements of Policy VILL1 have been fulfilled. **Appendix F: Housing Calculation**, sets out how this has been achieved. Although some of the 37 dwellings have been permitted in Hunsdonbury, the hamlet is closely related to the main village of Hunsdon, both geographically and functionally. At the time of preparing the final draft of the Neighbourhood Plan, housing on the Hunsdonbury site was under construction. To ensure that the full number of permitted homes are counted in the housing requirement for Hunsdon, the site is the subject of a housing allocation in the Neighbourhood Plan, **Policy HHD2** below.

POLICY HHD2 Housing Allocation

In accordance with Policy VILL1 of the East Herts District Plan, the site of Well House, Acorn Street is allocated for housing 12 dwellings. The site is shown on the Policies Map.

Settlement Pattern

- 6.11 The East Herts District Plan, in its settlement hierarchy, makes a clear distinction between the main village of Hunsdon (Group 1) and the hamlet of Hunsdonbury (Group 3). The farmland separating the two is in the Rural Area Beyond the Green Belt in the East Herts District Plan. This green gap is an important part of the character of the area, showing a change in scale between the main settlement and the subsidiary but closely related hamlet. This area is highlighted in the Landscape Character **Policy HE3**.

Providing for Local Housing Needs

- 6.12 The views of the Parish Council were borne out by the public response to the consultation event, held in March 2019 and the Household Survey. Comments from residents at both events showed that 80% of respondents felt that no further housing should be built in the village in the Neighbourhood Plan period. Nevertheless, there was some support for the provision of affordable

housing for local people, particularly for the young and the elderly age groups.

- 6.13 The policies below reflect the current housing circumstances. No additional sites for market housing have been allocated in this Neighbourhood Plan. In addition to the VILL1 policy having been satisfied, there are three other factors. First, there is clear evidence that local facilities are stretched to the limit, particularly at the village school and the Doctors' GP surgery. Second, there is the longer-term prospect of the construction of the Gilston Area Development, including Village 7, which would more than provide for the needs of Hunsdon. Thirdly, additional homes will be car dependant because of the lack of public transport.
- 6.14 A key objective of the adopted East Herts District Plan seeks to ensure that all new housing is accessible and meets the needs and aspirations of local communities. Hunsdon Parish Council endorses this policy aim and has considered the issues of housing needs expressed by residents in consultation and in survey results.
- 6.15 The District Plan (Chapter 14) sets out the aspirations of East Herts Council for the supply of housing of various types. There are policies relating to the type, mix, and density of new housing and the provision of affordable housing. Overall requirements were informed mainly by the West Essex and East Herts Strategic Housing Market Assessment (SHMA), the East Herts Housing and Health Strategy, as well as population and housing statistics and forecasts. The SHMA set out the criteria for housing tenure and size mix. These are elaborated in District Plan policy HOU1, which requires "an appropriate mix of housing tenures, types, and sizes" in proposed developments of five or more dwellings.
- 6.16 The Parish Council supports the general thrust of policy HOU1 with regards to housing mix. Figures from the District Plan show that the average age of the population in Hunsdon is increasing. Responses from the Household Survey show that there is considerable interest from the older age groups in down-sizing. When asked for whom new homes in Hunsdon should be built, 61 respondents said for 'the elderly'. Opportunities to down-size, however, are extremely limited in the current housing market. In addition, 61 respondents said homes should be built for 'young people'.
- 6.17 Residents were asked what sort housing was needed in Hunsdon at the consultation event in February 2019 and again in the Household Survey. In addition to the 80% that didn't want any housing, 15% felt housing for local needs could be acceptable. When asked in the survey, for whom new homes should be built, 112 answered for 'local people'. There were also over 40 comments from respondents reiterating this.
- 6.18 In response to the Regulation 14 consultation, residents reiterated their views. The housing policies were widely supported although some residents opposed even infill development, most supported it with a concentration on small affordable homes for local people and thought that when development was allowed, it should be in keeping with the existing character of the village.

The impact of development on traffic in the parish was a concern of many. Adaptation for climate change and renewable energy had support too.

- 6.19 The results of the surveys are reinforced by the conclusions of the Gilston Housing Needs Survey, which were published in the autumn of 2019. This showed that Hunsdon had a high proportion of retired households and those suffering from a life-limiting health problem. Current housing stock is typically larger than in the surrounding parishes. The report indicated a "latent demand" for down-sizing, with a particular need for two-bedroom accommodation.
- 6.20 At the same time, there are very limited opportunities for younger people, born and bred locally, to obtain accommodation, either to rent or to buy. The problems are exacerbated by a shrinking pool of housing on the open market. In community terms, a stable population profile is required to support local businesses, the public houses, and other facilities and services. In these circumstances, an appropriate mix of housing types and tenures is essential.
- 6.21 The extensive consultation that was carried out with residents also concluded that small scale developments of between 1 and 20 homes were preferred by most respondents and that 93% of respondents would prefer development to be on brownfield sites. In addition, 20% of respondents thought infill in gardens of existing homes would be acceptable. To provide for local housing needs, the Neighbourhood Plan supports small-scale housing developments on infill sites within the village boundary defined on the Policies Map. District Plan Policy VILL1 (VII.) provides criteria on which an application for development in Group 1 villages should be judged.
- 6.22 Outside the boundary, some limited developments for the provision of local needs may be permitted, in accordance with District Plan Policy HOU4. Other than the site allocation in this Neighbourhood Plan, there is no other development identified in Hunsdonbury and in accordance with District Plan Policy VILL3, development will not normally be permitted. There is a presumption against housing development in the Green Belt, unless very special circumstances can be demonstrated, in accordance with the NPPF.

POLICY HHD3 Infill Development

Applications for small scale housing units on infill sites within the Village Boundary will be considered favourably if they make a positive contribution to the street scene and to settlement character and meet policy HHD4 on housing mix

POLICY HHD4 Housing Mix

There will be a mix of housing tenures, types, and sizes in accordance with current and future local housing need and market assessments. Priority will be given to the following types of housing:

- **Starter homes and smaller dwellings, including First Homes**
- **Affordable housing for rent or shared ownership**
- **Smaller units, including bungalows, for older residents to down-size.**

POLICY HHD5 Affordable Housing

All affordable housing will be prioritised for applicants with a strong local connection. The eligibility criteria are as follows:

a) In the first instance, affordable housing units shall be allocated to an applicant(s) who:

- **have been ordinarily resident 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;**
- **have a strong local connection with the Parish through (a) a close family connection or (b) being employed within the Parish.**

b) 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.

Design of Development

- 6.23 Chapter 12 of the NPPF seeks to achieve high-quality places through good design. The East Herts District Plan also recognizes the importance of design quality, which helps to protect and enhance local character. Detailed criteria are set out in Chapter 17 and Policy DES1 (Design and Landscape) and Policy DES4 (Design of Development) of the District Plan. From the response to the surveys and public consultation, it is clear that residents feel strongly that any new housing should be constructed in sympathy with the historic environment of Hunsdon.
- 6.24 Whilst some of the recent housing development in Hunsdon is visually attractive, some is architecturally disappointing and not in keeping with the locality. This is evident in the detailed designs and choices of materials which are more akin to a modern urban setting. New developments should reflect

the local character distinctiveness of traditional properties in rural East Hertfordshire.

- 6.25 There are many examples of typical construction techniques in the village, mainly timber framed with weatherboard or timber framed with brick infill and lime or cement render. Over the years other dwellings have been built using similar techniques but with more modern materials. Some of these are conversions of other structures such as barns and larger outbuildings.
- 6.26 Roofs tend to be steep pitches and covered with clay tiles with only one or two slate roofed buildings which tend to have been built or converted in the late 40s. There are also numerous examples of gables both full size and smaller dormer style gables in roofs. These are finished with decorated or sculpted barge boards. Property boundaries, particularly in the High Street within the Hunsdon Conservation area are predominantly traditional. Good examples can be seen in Figure 4 above and Figure 14 and Figure 15 below.



Figure 14: Historic cottages in the Conservation Area-High Street



Figure 15: New Houses built in 2020 off Drury Lane show sympathetic design and reflection of character of local boundary treatment



Figure 16: Homes under construction at Well Court in Hunsdonbury reflect roof lines and dormer features

- 6.27 The District Plan also supports the principles of sustainable design, setting out the Council's approach to the determination of planning applications. This includes the use of Design Codes in paragraph 17.5 and Design Reviews in paragraph 17.6 along with reference to use of the Hertfordshire Design Review Panel in Policy DES4. This positive attitude to good design is supported by Hunsdon Parish Council. Accordingly, when proposed new housing potentially conflicts with policies in this Neighbourhood Plan, such as impacting on public views or the setting of historic buildings, developers must show that the design of the scheme seeks to minimise its impact. The following policy HHD6 will be applied.
- 6.28 Hertfordshire County Council's Local Transport Plan (LTP4) seeks to encourage a switch from the private car to sustainable transport modes wherever possible. However, in rural villages this will take longer to achieve than in urban centres. Objectives in the LTP include preserving the character and quality of the environment and reducing carbon emissions. Policy 12(e) in the LTP however, recognises the need to control on-street parking to prevent congestion. The centre of Hunsdon village experiences congestion at busy times due to residential parking on the road. Where possible, additional residential parking on the roads in the centre of the village should be avoided by providing space to park off-road.

POLICY HHD6 Design Criteria

The scale and design of new development will reflect the traditional character of the built environment in the parish of Hunsdon. The following guidelines will be applied:

- a) All new development must respect the historic design vernacular of the parish and its local setting.**
- b) Building materials should be in harmony with existing properties, with particular attention to detail in Hunsdon Conservation Area.**
- c) The boundaries of properties on the High Street, within the Hunsdon Conservation Area should be traditional, i.e. iron railings, picket fences or formal hedges.**
- d) New buildings should respect neighbouring roof heights (normally no more than two storeys except where adjacent buildings are higher), profiles, and pitches, the characteristic spaces between buildings, historic building lines, and the overall density of development in the surrounding area.**
- e) Applications for the extension or alteration of dwellings in the village of Hunsdon, to provide more bedrooms and which are likely to create additional parking demands, should include additional off-street parking space in recognition of the lack of off-street parking spaces in the village centre, the lack of public transport available and the need to reduce overspill onto the road.**
- f) Where planning permission is required, the loss of gardens areas to create more off-street parking should be constructed of porous materials to reduce run-off.**
- g) Infilling in the settlements should not obscure public views of the surrounding countryside or the settings of historic buildings, nor should it significantly reduce the garden areas which are essential to the setting of existing residential properties.**
- h) Replacement, alterations, or extensions to historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials, and form.**
- i) Integrated bird and bat boxes will be required in housing or commercial developments bordering open spaces or wildlife habitat.**
- j) The enclosure of the gardens of new homes should be designed to include access for hedgehogs.**
- k) New Homes should meet a minimum energy efficiency of EPC C or above or Passivhaus Standard.**

7 Environment

- 7.1 The community greatly values the green spaces in and around the village. In rating the attributes of the village's natural and heritage environment, the most valued are green spaces and the rural character of the area. The village of Hunsdon and the settlement of Hunsdonbury to the south sit in open countryside comprising farmland (mostly arable) with scattered woodlands. South of the A414, Hunsdon Mead lies in the valley of the River Stort. The area is rich in wildlife with farmland birds, skylarks, red kites, buzzards, deer, badger, hare, otters, bats and newts. Support for the protection of green spaces and wildlife habitats, was reflected in 40 of the recorded consultation responses.
- 7.2 The village lies on the Hunsdon Plateau, identified as Character Area 83 in East Herts Landscape Character Assessment. It is also mentioned in the Gilston Area Landscape and Visual Appraisal 2016. From the plateau, the land gradually falls southwards towards the River Stort. South of Hunsdon House and the Church the terrain becomes more undulating and attractive with views over the Stort valley.
- 7.3 The valley of the River Stort defines the southern extent of the parish and early in the period of 'canalmania' an Act was passed to make the river navigable from its junction with the River Lea at Feildes Weir, east of Hoddesdon, to Bishops's Stortford. Work began in 1766 and took three years to make the gently winding 14 miles of river navigable. At the southern end of Hunsdon Mill Lock (now known as Hunsdon Lock), the towpath swaps from the south/east bank to the north/west bank and continues on that bank through Hunsdon Parish westwards, to beyond the Parish boundary. For information on the heritage value of Hunsdon Lock see Chapter 8 Heritage and Conservation.
- 7.4 This green corridor provides a well-used recreational footpath which is tranquil with attractive views along it. The towpath also provides the best place to view Hunsdon Mead SSSI glimpsed through the hedge and to access the Mead. The towpath itself is a statutory right of way, Footpath 016. Any hard surfacing of the towpath, that is impermeable or has the appearance of a road surface or widening or lighting the towpath will be considered on the merits having regard to **Policy HE5** II. Hunsdon Mead and the towpath are vulnerable to increased use for commuters using Roydon station as Gilston Area Development is built and occupied.

Rural Footpaths and Bridleways

- 7.5 An extensive network of footpaths and bridleways affords easy access to the countryside. The network is well maintained and enjoyed by many ramblers and dogwalkers (see [Hertfordshire Country Council Rights of Way Map](#)) and "[Walking Around Hunsdon](#)" produced by Hunsdon Parish Council Parish Paths Partnership. Hunsdon Parish Council is a member of the HCC Parish Paths Partnership.

Wildlife Sites, Habitats and Corridors

- 7.6 Hertfordshire’s State of Nature (2020) report builds on work done nationally and uses the latest local knowledge to understand where conservation efforts should be focused in the county. It includes ideas on how landowners and local communities can help to create a wilder future.
- 7.7 Sites within the Neighbourhood Plan area are designated for their conservation value and information on their value is kept by the Herts Environmental Records Centre see Table 2 below. Local Wildlife Sites (LWS) are local sites designated by the Hertfordshire Local Wildlife Sites Partnership (which includes Herts and Middlesex Wildlife Trust (HMWT)). Public access is often not compatible with the management of these sites for conservation. Of the LWS in the list below, only the Hunsdon Churchyard (around the church) is publicly accessible.

Description	Ref No.	Designation	Access
Hunsdon Mead		SSSI part of HMWT Nature Reserve	Footpath and adjacent towpath
Thistly Wood	61/005	Ancient Woodland	Adjacent footpath
Lords Wood	61/004	Ancient Woodland & LWS	Adjacent footpath
Hunsdon Churchyard	61/007	LWS	Public access
Tanners Way Area	61/030	LWS	Public highway
Bury Plantation	61/034	LWS	Private property no public access
Bonningtons (part of the lake only)	61/002	LWS	Private property no public access
Hunsdon Mill House Meadow	61/024	LWS	Private property no public access

Table 2 Sites of Conservation Value

- 7.8 In addition, Veteran and Mature Trees of significance are recorded at St Dunstan’s Church, Lords Wood, Copthall, Hunsdonbury and Olives Farm.
- 7.9 Although the Local Wildlife Sites (LWS) have no statutory protection, they must be considered in the planning process and are recognised in the NPPF as sites of importance for biodiversity. To minimise the impacts on biodiversity and geodiversity, these sites are identified in the Neighbourhood Plan to promote their conservation, restoration, and enhancement.
- 7.10 Development proposals that may irreversibly damage important species or habitats should be resisted and the enhancement of biodiversity through incorporating mitigation and the long-term favourable management of biodiversity rich sites are encouraged.
- 7.11 Herts and Middlesex Wildlife Trust have identified areas where priority species and habitats listed under Section 41 of the Natural Environment and Rural

Communities Act (2006) (NERC) are present in Hunsdon Parish (coloured green (habitat category 1). Also identified on the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping are areas with habitat not currently qualifying under NERC but with high potential to do so and where enhancements and restoration would be appropriate (coloured purple (habitat category 2)). Development should be avoided in both these areas as it is quicker and more cost effective to protect and restore existing habitats than replace them elsewhere. Other areas (habitat category 3a, b, and c) are where new habitats should be created to link areas of existing NERC habitat as part of development proposals.

- 7.12 District Plan Policies NE1, 2 and 3 provide the background for nature conservation and enhancement in the Neighbourhood Plan Area. However, **Policy HE1** seeks to recognise this important work carried out by Herts and Middlesex Wildlife Trust, providing more specific information for Hunsdon and highlight its use in making development management decisions to benefit biodiversity and compensate for unavoidable loss of species or habitat.
- 7.13 Wildlife corridors, whether comprised of green or blue (streams, rivers, ponds etc.) infrastructure provide the means for wildlife to move between habitats. These habitats should be protected and wherever possible enhanced. The opportunity can also be taken to create new corridors as part of development proposals. Existing corridors in Hunsdon, identified in this plan include the River Stort, the River Stort Navigation and Hunsdon Brook and mature hedgerows. Hedgerows are dealt with specifically in **Policy HE4**.

POLICY HE1 Conservation and Enhancement of Biodiversity

I. Development proposals must conserve and enhance biodiversity and deliver net biodiversity gains of at least 10% (in accordance with the current best practice DEFRA Biodiversity Metric).

II. Development proposals that would impact on designated sites identified in Table 2 must show how these sites will be protected, managed and where possible enhanced.

III. Developments located in the top two categories in the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping dataset for the Neighbourhood Plan Area should be avoided.

IV. Where development proposals would impact priority habitats, a buffer of 10 m of complementary habitat would be required.

V. If habitats must be relocated or replaced, then biodiversity offsets are required which should be of at least the same ecological standard and they should preferentially be located within the Neighbourhood Plan area and contribute towards enhancing ecological connectivity.

VII. Existing wildlife corridors should be retained in all development proposals and the opportunity to improve existing wildlife corridors or create new ones should be taken wherever possible.

VIII. Any development proposal adjacent to Hunsdon Brook, the River Stort Navigation, and the River Stort should be designed with a naturalised buffer zone of at least 10m from the top of the banks to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

Local Green Space (LGS)

- 7.14 Local Green Spaces can be designated in Neighbourhood Plans under Paragraph 101 of the National Planning Policy Framework 2021. Potential LGS's in and around the village have been assessed in accordance with the criteria contained in paragraph 102 of the NPPF and other recommended criteria. Sixteen sites were assessed. This detailed appraisal can be seen in **Appendix C: Local Green Space Assessment**. The designated LGS are shown on the Policies Map and the results are summarised below. Table 3 Local Green Space (LGS) Areas Designated shows which spaces were assessed and designated. Table 4 LGS Areas Assessed but not Designated shows those sites which did not meet the criteria together with an

explanation of why they were not designated and notes on alternative methods of protecting those spaces.

- 7.15 The management responsibilities for LGS lie with the landowner and no specific restrictions or obligations are placed on the landowner. In addition, the designation of an LGS does not infer public access. Some LGS are designated primarily for other ecological reasons where increased human activity may not be beneficial. For example, The Dell is designated as a tranquil area and not for active recreation.

No	Description	Justification for Designation
1	The Dell	Central to village, tranquil leisure and wildlife area
2	Recreation Ground (playing field/land around former tennis courts)	Central to village, general recreation and play area
5	Allotments	Central to village, community allotments
7	War Memorial Green with car park	Community facility at heart of village

Table 3 Local Green Space (LGS) Areas Designated

No	Description	Why the spaces did not meet the criteria
3	Spratt's Field (glebe land)	Although important to the community is pastureland providing buffer between village centre and Hunsdonbury.
4	Land East of Widford Road	Site outside the NP designated area
6	School Playing Field	LGS designation would jeopardise potential expansion of the school
8	Meadow and Pond, Drury Lane	Site outside the NP designated area.
9	St Dunstan's Churchyard	Has adequate statutory protection
10	Hunsdon Graveyard	Has adequate statutory protection
11	Field North of Nine Ashes	Field providing buffer to prevent coalescence and ribbon development in Hunsdonbury. See Cherished View 7.
12	Lords Wood	Ancient Woodland, Listed Monument, and wildlife habitat. Adequate protection.
13	Hunsdon Mead	Has adequate statutory protection as SSSI
14	Land South of Whitehall Cottages	Pastureland providing buffer between village centre and Hunsdonbury.
15	Green Belt at Olives Farm	Land providing setting and conservation of Lords Wood See Cherished View 5.
16	Land to the east of Lords Wood	Protection required to safeguard the setting and conservation of Lords Wood. See cherished View 6.

Table 4 LGS Areas Assessed but not Designated

POLICY HE2 Designated Local Green Spaces

I. The areas listed below and in Table 3 are locally significant and are designated as Local Green Space (LGS). They are shown on the policies map and described in further detail, including photographs below.

- LGS1 The Dell
- LGS2 Recreation Ground comprising playing field, playground and former tennis courts
- LGS3 Allotments
- LGS4 War Memorial Green and car park

II. New development will only be allowed within a designated Local Green Space which does not conflict with the purpose of its LGS designation, is necessary for maintenance or preservation of the space or contributes to its enhancement or appreciation.



Figure 17: Extract from Policies Maps showing detail of Local Green Space Designation



Figure 18: LGS1 The Dell

7.16 The Dell is a small green space with a public right of way crossing it. It is on a long lease to the Parish Council from East Herts Council. The central village location provides a tranquil leisure and wildlife area, the vision for which is to enhance the wildlife habitat and make it a more accessible natural area (see also the Community Health and Wellbeing chapter where proposals for the improvement of the space are laid out).



Figure 19: LGS2 The Recreational Ground/Playing Fields and children's playground

7.17 The Recreation Ground comprises a playing field, playground and land around the former tennis courts, central to the village general recreation and play area and leased to the Parish Council from the Diocese of St Albans. New equipment has been installed for children and there are plans to provide outside gym equipment for older children and adults. Two very poor quality and underused tennis courts adjoin the recreation ground. There are plans to convert the tennis courts into a Multi-Use Games Area.



Figure 20: LGS3 The Allotments

- 7.18 The Allotments are located in the centre of the village and well used by local people. They are owned and managed by the Parish Council. They are an essential part of village life.



Figure 21: LGS4 War Memorial green with car park

- 7.19 The War Memorial Green is a triangle of land to the south of a small car parking area and bounded to the east by the Crown PH. The whole area is an important focal point within which there are several signs, decorative, directional, and informational. The grass treatment around the War Memorial, recently listed Grade II, and the tarmacadam surface of the car park are simple and effective. The Green was known as Harlowes Green. According to "Hunsdon Heritage, People and Places" by Gladys Palmer (published by The Hunsdon Local History and Preservation Society (copyright 1998 the late Gladys Palmer of Olives Farm, Hunsdon):

"Harlowes Green was sited opposite what is believed to have been the home of John Harlow, a yeoman living in the village in the 15th century. That house is thought to have been developed over the years to become the present Village Hall. The green would have largely occupied the area on which the War Memorial now stands".

Landscape Character and Cherished Views

- 7.20 Protecting locally valued views and vistas from inappropriate development, particularly in rural areas, helps to preserve landscape character. The NPPF says that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 7.21 In landscape terms Hunsdon falls into two Landscape Character Areas. The main village and northern part of the parish is in the Hunsdon Plateau (Character Area 83 in East Herts Landscape Character Assessment (LCA)). The area is focused on Hunsdon village and Hunsdonbury and the south of the parish is in Stanstead to Pishiobury Parklands (Character Area 81). The Landscape Character Assessment describes Hunsdon House as being on the outskirts of the village of Hunsdon confirming the concept of one village.
- 7.22 The green gap between Hunsdon village and its hamlet, Hunsdonbury fulfils the function of both unifying the two parts of the settlement and showing the distinction in character between them. This green field between the village and hamlet is glebe land; in ecclesiastical law the land devoted to the maintenance of the incumbent of the church. In this case St Dunstan's church located to the south next to Hunsdon House. Its existence is most likely the reason why the hamlet and village have not entirely joined.



Figure 22 Spratt's Field - separating Hunsdon and Hunsdonbury

- 7.23 The glebe land, known as Spratt's Field, is paramount in maintaining that distinction between the primary and secondary parts of the settlement. The 1842 Tithe Map of Hunsdon (See Figure 2) shows the glebe land to have been a larger field which was later divided by the B180 road. The LCA tells us that whereas the landscape is largely open and tranquil, fields are mainly large with much of the original field pattern lost. Spratt's Field still feels enclosed and tranquil. The view from Hunsdon towards Hunsdonbury is Cherished View 8.

- 7.24 To the south, the LCA describes Landscape Character Area 81, on the north side of the Stort valley, as characterised by parkland. These parklands include Hunsdonbury, Hunsdon House and Briggens, described in Chapter 8.
- 7.25 The open character of the landscape comprising the setting of the settlement in the Neighbourhood Plan area, the spaces within the settlement and the views into and out from Hunsdon, should be protected and enhanced.
- 7.26 Views on and from the Hunsdon Plateau and elsewhere have been identified as cherished by the community. Views are over open countryside contributing to the appreciation of the landscape and to the setting of significant landmarks and heritage assets. Each view is identified on the Policies Map and listed in **Policy HE3**.
- 7.27 Mitigation of cherished views could take the form of natural screening such as mitigation planting/boundary treatment (Landscape Issues in your Neighbourhood Plan (CPRE)). Site specific design of buildings and structures could include a careful colour choice, lowering heights, or using appropriate materials. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered.
- 7.28 To assess the landscape and visual impact on cherished views an appropriate methodology should be used. The use of Verified Views such as annotated photographs or photomontages are two such methods (see Historic England Research Report Series 17-2019).
- 7.29 Photographs of all views can be found in the following paragraphs, along with a description of why the view is cherished. Further information is also available in **Appendix D: Cherished Views Evidence**.

POLICY HE3 Landscape Character and Cherished Views

I. Development proposals will only be supported where it can be demonstrated that measures have been taken to contain and mitigate the visual impacts of development on the open character of the landscape setting of Hunsdon.

II. 8 cherished views have been identified on the Policies Map and are detailed below, including photographs and specific features of each view identified are provided in the associated paragraphs:

View 1: Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead

View 2: From Hunsdon Mead SSSI north towards Briggens House Estate

View 3: Hunsdon Mead SSSI across the Stort Valley to Harlow Eastend

View 4: From Footpath H1 towards Hunsdon House and the Church

View 5: From footpath H2 just south of Olives Farm east towards Lords Wood and the Bury Plantation

View 6: From Hunsdon church carpark looking southwest towards Lords Wood

View 7: From Nine Ashes Lake and Field south to southwest

View 8: Across Spratt's Field from Hunsdon to Hunsdonbury

III. Any development proposals within the identified views should include a landscape and visual impact assessment, using an appropriate methodology, of harm to cherished views. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered.



Figure 23: View 1 Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead

7.30 View 1 is taken from Hunsdon Lock south-westerly over River Stort towards Roydon with the towpath and hedgerows between the towpath and Hunsdon Mead SSSI, the entrance to which is at the gate with signage. Nicholson’s (Collins Nicholson Waterways Guides Grand Union, Oxford & the Southeast No. 1 ISBN 978-0-00-814652-8) describes this area as “East of Roydon the river flows through quiet water meadows to Hunsdon Mill Lock, with Hunsdon Mead Nature Reserve to the north, an enchanting area.”



Figure 24: View 2 From Hunsdon Mead SSSI north towards Briggens House Estate

7.31 View 2 is from Hunsdon Mead SSSI across the original River Stort northwards to Briggens House Estate (grade II listed parkland) with its timber water tower in the mid distance. The setting of both the SSSI and the Historic Park should be retained and enhanced.



Figure 25: View 3 from Hunsdon Mead SSSI south towards Harlow Eastend

- 7.32 View 3 is from the northern side of Hunsdon Mead SSSI showing the line of hedgerow in the mid distance as it runs along the towpath of R Stort and then encompasses the view across the Stort Valley rising to the treeline of Harlow Eastend. Visual encroachment of buildings or towpath structures should be avoided to retain the character of the open landscape.



Figure 26: View 4 From Footpath H1 towards Hunsdon House and Church

- 7.33 View 4 is of St Dunstan's Church and Hunsdon House (both Grade I listed) as approached from the south. The former deer park was a view depicted in William Scrots famous 1546/7 painting of Edward VI which is inset in Figure 26. A deer park can be seen through the window on the left of the painting, with Hunsdon House, in the distance. The setting of these important heritage assets should be preserved or enhanced.



Figure 27: View 5 From footpath H2 just south of Olives Farm and looking east towards Lords Wood and the Bury Plantation

- 7.34 View 5 is taken from footpath H2 just south of Olives Farm looking east towards Lords Wood and the Bury Plantation. A stunning view of Ancient Woodland, an irreplaceable natural asset and wildlife habitat, and Local Wildlife sites seen from across open fields make this view a historic and environmentally significant landscape. Visual encroachment of buildings or structures should be avoided.



Figure 28: View 6 From the church carpark looking southwest towards Lords Wood

- 7.35 Ancient woodland forms the backdrop of View 6, across the undulating slopes of the north of the Stort Valley. This is an exceptional landscape, despite the electricity pylons above the skyline.



Figure 29: View 7 Nine Ashes Field above and with Nine Ashes Lake in the foreground below.

- 7.36 View 7 looks over the lake and field north of Nine Ashes back to the hamlet. The lake is a tranquil site within the former confines of Hunsdon House's deer park; there is a distinctive view from the lake over the field across to a tight knit cluster of nine Grade II listed structures comprising a farmhouse and associated buildings at Nine Ashes and the lake and fields are an important part of their setting. The setting of these heritage assets should be preserved or enhanced.



Figure 30 View 8: Spratt's Field

- 7.37 View 8 across Spratt's Field can be seen in Figure 22 above. The view is taken from within the Recreation Ground at its most southerly point, directly south. The new homes at Well House on Acorn Street can be seen to the left in the distance and to the right are Whitehall Cottages. This view is dual-purpose in that it shows both the gap within the overall settlement of Hunsdon and the connection between the main part of the village and Hunsdonbury. The landscape is described in more detail in paragraph 7.23.

Hedgerows

- 7.38 In the East Herts 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 of Hunsdon. In what is still a predominantly rural area, the patchwork of hedges forms an important part of its landscape character as well as providing habitats for a wide range of flora and fauna and act as wildlife corridors.
- 7.39 The Hedgerow Regulations aim to protect important hedgerows in the countryside by controlling their removal through a system of modification, where there is a presumption in favour of protecting and retaining important examples. Whilst the Neighbourhood Plan does not seek to specify important hedgerows under the Hedgerow Regulations, it does identify several hedgerows of local significance which should be protected for the benefit of future generations. These are set out below in **Policy HE4**.

POLICY HE4 Valued Hedgerows

I. The following hedgerows, as shown on the Policies Map are important as boundaries and wildlife habitats, although not registered on the Herts Ecological Survey, shall be retained wherever possible to minimise disruption to wildlife and retain local landscape character:

Hedge 1: Bordering Hunsdon Brook between Tanners Way and Fillets Farm access road

Hedge 2: Hedge along north side of Back Lane, between the Village Hall and Fillets Farm

Hedge 3: Hedges between Hunsdon Mead and the river towpath

Hedge 4: Hedgerows on both sides of the Stanstead Road (B180) within the designated area

II. Where hedgerows are enhanced or new hedgerows planted, species should be climate resilient.



Figure 31: Hedge 1 Bordering Hunsdon Brook between Tanners Way and Fillets Farm access road

- 7.40 The hedge bordering Hunsdon Brook is of mixed native species: hawthorn, hazel, ash, oak, field maple, blackthorn, dogwood and wild rose with 2 bird sown walnut trees.



Figure 32: Hedge 2 Hedge along north side of Back Lane, between the Village Hall and Fillets Farm

- 7.41 According to the Hunsdon Conservation Appraisal and Plan 2013 this hedge to the north of the well-used footpath from Tanners Way to the High Street is visually important and clearly defines the open countryside to its north whilst enclosing the linear stretch extensively used by walkers. It comprises mixed native species: oak, ash, sycamore, hawthorn, dogwood and wild rose.



Figure 33: Hedge 3 Hedges between Hunsdon Mead and the river towpath

- 7.42 The hedges that run between Hunsdon Mead and the river towpath within the Neighbourhood Plan Area are on the right-hand side here and comprise a stretch of mature hedgerows between the towpath of the River Stort up to Hunsdon Lock and the SSSI of Hunsdon Mead. They were probably first planted after the Navigation was constructed in the 18th century. They consist of very mature hawthorn, blackthorn, dogrose and more recent ash.



Figure 34: Hedge 4 Hedgerows on the B180 road

- 7.43 Hedge 4 comprises mixed native hedgerows with hawthorn, blackthorn, field maple, wild rose, sessile oak.

Hunsdon Mead SSSI

- 7.44 There is one Site of Special Scientific Interest (SSSI) in the designated area, at Hunsdon Mead. The area was originally notified in 1980 but was extended to include part of the adjacent Roydon Mead in 1993. It is jointly owned and managed by the Essex Wildlife Trust and the Hertfordshire and Middlesex Wildlife Trust.
- 7.45 Hunsdon Mead lies on the flood plain between the Stort Navigation and the old River Stort, covering an area of 27 hectares (65 acres). It is registered Common Land and is of critical importance as one of the last remaining sites in Hertfordshire to be managed under the Lammas system of summer hay making followed by winter grazing. As result of this system of traditional management, the site supports a considerable variety of flora, many of which are extremely rare. Evidence of otters on this stretch of the Stort is supported by Herts & Middlesex Wildlife Trust and residents. In winter, the Meads support large feeding flocks of migratory birds. Insect varieties are also prolific.
- 7.46 Survival of the SSSI and its species will depend on the continuance of the system of management which has prevailed for centuries. In particular it is essential that the pattern of winter flooding continues, ensuring that alluvial deposits provide nutrients for the survival of the protected habitats and species. It will be important to ensure that the quality of flood water and nutrients are maintained, and that surface water run-off from the proposed Gilston Area Development or any other development within the catchment area as defined by the Impact Risk Zone for this SSSI does not lead to contamination of the water regime.
- 7.47 Alongside the SSSI and the Stort Navigation runs the towpath between Hunsdon Lock and Roydon. It was constructed originally to support the use of boats on the water and remains important for water-based leisure activities. The Canal & River Trust have a [National Towpath Policy and Code](#) which is available as a download. At its heart, on page 7, is the Trust's 'SHARE YOUR SPACE, DROP YOUR PACE' slogan, emphasising the importance of towpaths

as places to be enjoyed by everyone and suggesting that if you are in a hurry, you should consider an alternative route.

- 7.48 In most places, this section of the towpath is delineated from the surrounding land by ancient hedgerows on the landside of the bank (see **Figure 33** Hedge 3 and **Policy HE4**). The path width is barely a metre wide. A significant increase in the width of the towpath would result in environmental damage to flora and fauna on both the landside and the waterside edges and would change the historic character of this stretch of the Stort Navigation. Lighting the towpath could also have a detrimental impact on the wildlife that inhabits the natural boundaries and uses the towpath as a wildlife corridor.

POLICY HE5 Hunsdon Mead

I. In accordance with the Hertfordshire Biodiversity Action Plan, the part of the Hunsdon Mead SSSI within the Neighbourhood Plan Area should not be impacted by development and should be managed to ensure the enhancement of biodiversity and continued protection of its habitats and wildlife species.

II. Proposals on the borders of the SSSI, including increasing the capacity for recreational use of the towpath should respect the views along the River Stort, including Cherished view 3, and the sensitivity of the site to additional visitors or greater footfall. Any proposal for the alteration of the towpath must pay careful regard to the historic importance and ecological value of the towpath and its surroundings. Proposals for its use or alteration for purposes other than recreational purposes will not be supported.

III. Development proposals within the catchment area of the site with the potential to negatively impact the SSSI will be assessed in by Natural England or its successor bodies. The Parish Council will strongly oppose any development which affects the quality of winter flood water and alluvial deposits.

- 7.49 Management principles should also be applied to the landscape setting and the environs of the SSSI to protect hedgerows and small woodlands. The adjacent towpath should be maintained in a semi-natural state and visitor movements should be sensitively managed (See also paragraph 7.4 above).

Environmental Sustainability

- 7.50 The East Herts District Plan sets out a commitment to addressing the climate change emergency, with reference to Building Futures, the Hertfordshire on-line guide to promoting sustainable development. In the guide, there are modules on Climate Change Adaptation and Energy and Climate Change. The District Plan contains specific policies on adaptation (Policy CC1) and mitigation (Policy CC2). Both policies show ways in which the design of new buildings and developments can assist in reducing the impacts of climate change.

- 7.51 The Parish Council fully supports these approaches to adaptation and mitigation through design. The Parish Council will work with the Flood Authority and Environment Agency to ensure that watercourses draining through the area are managed to maintain capacity and so minimise risk of flooding and with owners and developers of Gilston Area Development to secure appropriate SUDS. Proposal for reforestation and extension of parkland will also be negotiated by the Parish Council for the benefit of Hunsdon residents (see **Appendix B: Task List**, for more details).
- 7.52 The Neighbourhood Plan Area Plan includes areas located in Flood Zones 2 and 3. For development proposals within areas of high flood risk the Sequential Test should be undertaken. The application of the Sequential Test should be informed by EHDC Strategic Flood Risk Assessment.
- 7.53 The District Plan also acknowledges the role of renewable energy in tackling climate change, and the opportunities for generating clean energy. At the same time, the District Council is also mindful of the balance which needs to be achieved between the benefits of renewable energy and other planning constraints and policy considerations. This balance is expressed in District Plan Policy CC3, which gives support to development of sources of renewable energy generation, subject to a list of general criteria.
- 7.54 Judging from the public response to the Neighbourhood Plan consultation, there is clear community support for renewable and low-carbon energy. The District Plan policy is appropriately applied for larger-scale schemes. At the more local level, the following policy expresses the support of the Parish Council for renewable energy. It also provides a set of specific criteria by which domestic and small-scale proposals can be evaluated.

POLICY HE6 Renewable Energy

I. Proposals for individual and community-scale energy from solar photovoltaic panels, local biomass facilities, anaerobic digestions, and wood fuel products will be supported subject to the following criteria:

- a) The siting and scale of the proposed development is appropriate to its setting and location in the wider landscape; and**
- b) The proposed development does not create an unacceptable impact on the amenities of residents; and**
- c) The proposed development does not have an unacceptable impact on a feature of nature or biodiversity significance.**

II. Other non-domestic renewable energy schemes, if acceptable in accordance with other policies in this plan, should be located outside areas already liable to flooding or future flooding.

8 Heritage and Conservation

- 8.1 This section of the Neighbourhood Plan addresses the built environment and historic designed landscapes.
- 8.2 There is widespread archaeological and topological evidence of settlement in the Hunsdon Area spanning the Stone Age, Bronze Age, Roman occupation and Anglo-Saxon Period, although there are no building remnants from any of these periods. Hertfordshire Historic Environment Record has provided key information on the abundance of heritage assets within the Neighbourhood Plan Area.
- 8.3 Hunsdon is recorded in Domesday Book as having 19 households, comprising "4 villagers, 8 smallholders, 2 cottagers, 3 slaves, 1 priest and 1 Frenchmen". Its cultivated land and assets comprised "5 ploughlands, 1 lord's plough teams, 1 lord's plough teams possible, 2 men's plough teams, 2 lord's lands, meadow, 5 ploughs, woodland, 40 pigs and 1 mill, with a value 10 shillings". The presence of a priest in the village at this time would suggest that a church of some description already existed.
- 8.4 Otherwise, the earliest surviving buildings in Hunsdon date from the C15 and include several houses and cottages in - what is now - the High Street, as well as the original structure of Hunsdon House. From that period onwards, the concentration of settlement became the High Street area, with various houses and cottages remaining from the C16 to the present day.
- 8.5 Over the same period from the C15, some isolated building developed in the 'gap' (of 1½ km) south of the village near the church / Hunsdon House as stated in paragraph **2.10**.
- 8.6 The valley of the River Stort defines the southern extent of the parish and this was the location of the mill referred to in Domesday Book. A timber-built mill is recorded on a map of 1676. In late C18 or C19 the mill was extensively rebuilt and, later, a steam driven mill added on the south side of the original mill. The mill buildings were eventually demolished in either 1901 or 1902.
- 8.7 In the latter half of the C18, consideration was given to make the river navigable from its junction with the River Lea to Bishop's Stortford (and perhaps beyond to Cambridge and the River Great Ouse) to provide a means of moving agricultural produce into London. In 1766 work started under the direction of the engineer Thomas Yeoman and it took three years to canalise the river from the Causeway in Bishop's Stortford to the junction with the Lee Navigation at Feildes Weir near Hoddesdon. Apart from being dredged, widened and, in places, re-routed and straightened out, 13 wooden turf-sided and 2 brick-built locks had to be constructed. Unfortunately, the Stort Navigation never achieved the level of commercial return that had been hoped and it passed through many ownerships until being nationalised under the 1947 Transport Act and incorporated into the British Transport Commission, later the British Waterways Board and - in 2012 - the Canal and River Trust.

- 8.8 The working tradition of the Stort Navigation is recalled in the various extant functional features associated with the waterway, such as the towpath, locks, bridges, mills and weirs, as well as smaller items such as bollards and markers. The Navigation is enjoyed by increasing numbers of leisure boaters as well as a diversity of towpath users, including many people engaging in healthy travel. The historic environment associated with that section of the Stort Navigation defining the southern edge of the Neighbourhood Plan area forms a key component of the heritage of the parish. It is important to preserve the integrity of the Navigation as a linear landscape and the special interest of heritage features along it, as well as promoting access to, and an awareness of the historic waterway for the benefit of local communities.



Figure 35: Hunsdon Mill

- 8.9 Perhaps the greatest structural change in the community occurred during World War II, when a large tract of agricultural land to the east of the parish was commandeered by the Ministry of War to build an airfield. Between 1941 and 1945, RAF Hunsdon formed a key component of the defence of the Southeast and subsequent preparation for invasion of Europe.
- 8.10 Hunsdon retains a pride in its heritage and desire to conserve those parts of the built environment which provide a clear sense of identity. It is rich in structures which are nationally recognised as having historic significance, including 80 Listed Buildings, 2 Scheduled Ancient Monuments and 1 Historic Park and Garden. These are listed for reference in **Appendix A: Designated Heritage Assets**. There are also three locally listed Parks and Gardens detailed in **Policy HHC2**.
- 8.11 The centre of the village including, in particular, the High Street within which are many of the Listed Buildings is designated as a Conservation Area in the East Herts District Plan 2018. Hunsdon Parish Council facilitated the undertaking of the Hunsdon Conservation Area Appraisal and Management Plan in 2013 and endorses the observations and suggestions made within that plan. As you enter Hunsdon from the south, you will see the Grade II Listed War Memorial on your right.



Figure 36: The War Memorial

Hunsdon Church

- 8.12 Hunsdon church is a Grade I listed building and the churchyard contains several Grade II* and Grade II listed monuments. The earliest parts of Hunsdon Church, in particular the north wall of the Nave, are thought to be 11th- 12th century. The rest of the building varies in dates through the 14th, 15th, 16th and 17th centuries. The bell tower and north porch are early 15th century, probably built by John Tyrell who held the Manor from 1423 to 1428. The south Chapel was built by John Carey, 3rd Lord Hunsdon and in about 1610 (in his own lifetime) he commissioned a tomb for him and his wife. He died in 1617 and his monument in alabaster is of the highest sculptural quality then available in England. The screen and pulpit were supposedly erected at the same time. The altar rails are also 17th century with recent additions at the ends. The font is circa 1500 but was recut in 1851 to the original design, and the old alms box is thought to be 17th century. The current pews were installed in 1872 and are the work of Philip Webb-an associate of and architect for the William Morris Company. From about the time of the Reformation, the building was known only as Hunsdon Church. In about 1880 the Rector at the time had it dedicated to St Dunstan.

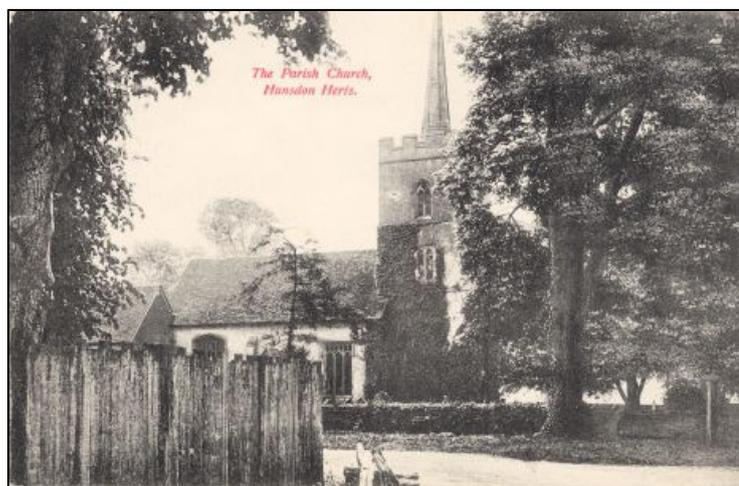


Figure 37: Hunsdon Church

Hunsdon House

- 8.13 Hunsdon House, a Grade I listed building, was built in the 15th century by Sir William Oldhall, but by the 16th century the house and extensive parks were in the hands of the Crown. Henry VIII rebuilt the house making it into a splendid palace. He spent much of his leisure time at Hunsdon hunting in the well-stocked deer park. His children, Mary, Elizabeth and Edward spent their formative years in the house and are recorded as worshipping in the nearby church. In 1558 Queen Elizabeth gave Hunsdon House to her cousin Sir Henry Carey, creating him Lord Hunsdon. After several changes of ownership through Lord Willoughby in 1653, Matthew Bluck in 1671 and Josiah Nicholson in 1743 it was inherited by Nicholson Calvert in 1759. The Calvert family who made several major changes to the structure of Hunsdon village and the area about during their ownership, finally left Hunsdon when the house and Manor was sold in 1858.



Figure 38: Hunsdon House in the past above and an aerial view of the house and church today

- 8.14 Remnants of the Tudor building and uninterrupted views across the historic Hunsdon Park from the roof of Hunsdon House remain. Further information

about heritage importance and history of Hunsdon House and the Church is usefully contained in the April 2018 Heritage Report of Whirledge and Associates prepared in relation to the proposed Gilston Area Development (see **Appendix E: Sources and References**)

Briggens House Estate

- 8.15 To the south of the parish is the Briggens House Estate. While the earliest references are to Sir Thomas Foster (died 1612 and buried in Hunsdon Church) the configuration of his house are not certain, but a substantial dwelling is indicated on John Seller's map of Hertfordshire in 1676. The extent and form of the pre-C18 designed landscape is equally unknown, but it is said that two pollarded sweet chestnuts immediately to the southwest of the house may be part of an earlier park. Fosters son sold the land to the Crowley family and thence the estate passed to Robert Chester (1675-1732) in 1706. It is likely that Chester, a director of the South Sea Company, either substantially reworked, or entirely rebuilt any earlier building on the site. Chester commissioned Charles Bridgeman in c.1720 to design the pleasure gardens and wider landscape.
- 8.16 By 1723 the estate is described as having a walled kitchen garden of 2.5 acres and a large walled pleasure garden with a park beyond of some 60 acres. In 1728 Nathaniel Salmon noted that the 'avenue to it hath at the entrance a large basin, through which a small stream runs', and its features included 'graceful plantations of trees with a variety of slopes adorned with statues', (History of Hertfordshire). The 'slopes' probably refer to turfed ramps and terraces which were familiar elements in Bridgeman's designs and the statues were probably the works of Andrew Carpenter who is documented as being paid over £70 for 'vauzes'.
- 8.17 Water features were also important elements of the scheme, the Juicy Brook being infilled to form a canal, engineered by Richard and William Cole, who installed a pumping house at the terminal of the canal containing the water engine which harnessed the waterpower from the stream and probably pumped water to other features.
- 8.18 Over the 19th Century the house passed through several owners. The Arts and Crafts Gardens were added at the time of the then Lord Aldenham, laid out to the southeast of the house with a formal sunken garden, shrub beds and terracing. In 1907, it was acquired by the Hon Herbert Gibbs who took the title of Lord Hunsdon in 1923. His son, Walter, inherited the further title of Lord Aldenham and the second Lord Aldenham eventually sold the estate in 1979 when it became a hotel. The hotel is currently disused.



Figure 39: Briggens House

- 8.19 Briggens House itself is a Grade II listed building and several other structures on the estate are similarly listed. The surrounding parkland is included on the Register of Historic Parks and Gardens by Historic England for its special historic interest.

Olives Farm

- 8.20 Olives Farm House is a Grade II* listed building; the stables and The Old Bungalow are Grade II listed. Olives Farm House is possibly the oldest house standing in Hunsdon at the present time, the oldest part of the house being of early 15th century or late 14th century construction. In the 17th century the house was greatly enlarged, with a new kitchen and other rooms added, running parallel with the hall to make a double block. The third alteration occurred in the early 19th century, with the addition of a single storey wing and cellar to the south of the building. The adjoining brick outbuildings, stables, granary and walled farmyards (some of which are in Stanstead Abbots parish) date from the same period and represent a significant development of the whole farm site.
- 8.21 The area around Olives Farm House seems to have had occasional – possibly continuous – occupation from very early, pre-Roman times. Some rough, coarse, hand-made pottery, which could be dated to the end of the Bronze Age, has been found, as well as later Iron Age pottery with finger-nail decoration. An aerial survey (c. 1970) disclosed a possible ditched enclosure of an Iron Age farmstead, to the south of the Farm House. Subsequent field draining turned up some Iron Age pottery in the same area. The fields around the farmstead show evidence of later, widespread Roman occupation. Close to the Farm House is a moat, which surrounds about an acre of garden but not the house itself. Very little is known about the history of the moat although some pieces of medieval pottery have been found in this area. On other parts of the farm there are remains of four small medieval crofts. There are a number of springs at the farm which led to Henry VIII's purchase of the land to protect the water supply to the ponds in the valley below.

Individual Buildings and Clusters

- 8.22 Both individual heritage buildings and clusters of buildings are important. **Policy HHC1** seeks to protect the character and appearance of the important buildings or clusters of buildings or hamlets outside the village and its Conservation Area. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them.

POLICY HHC1 Heritage and Conservation

I. Development proposals should preserve and enhance the character and appearance of the Hunsdon Conservation Area as set out and noted in the Hunsdon Conservation Area Appraisal and Management Plan 2013. The architectural quality of listed buildings in Hunsdon conservation area is in part due to the sensitive decoration of white weatherboarding and render, in the High Street. This uniformity should not be eroded.

II. Throughout the conservation area, important views and spaces contribute to the areas of heritage value. Views along the High Street in both directions, and along Drury Lane in both directions are important and should be protected

III. Development proposals which affect all designated heritage assets should preserve and enhance the significance of the assets and their settings (Listed Buildings, Scheduled Monuments and Registered Historic Parks and Gardens) in the Area. Enabling development to retain heritage assets at risk will only be supported where the heritage benefits of the proposed development would outweigh the disbenefits in accordance with District Plan Policy HA9.

IV. Development proposals which affect outlying clusters of Listed Buildings and Scheduled Monuments should preserve and enhance the overall character and appearance of that cluster, specifically:

- **Hunsdonbury to Hunsdon House Gatehouse**
- **Hunsdon Pound, including Hunsdon Lock and other artificial watercourses associated with the River Stort Navigation**
- **Briggens House Estate**
- **Olives Farm**
- **Hunsdon Brook Fishponds.**

- 8.23 There are other buildings or structures that make an important architectural or historic contribution within the Neighbourhood Plan Area, including below ground archaeological remains. Information for Hunsdon, received from Hertfordshire Country Council's HER, was analysed in detail. Fillets Farm was considered as a non-designated heritage asset, but the farm buildings referred to have since been extensively converted to residential units, with only passing reference to what is now regarded as Fillets farmhouse, so it has not been included in the **Policy HHC2**.
- 8.24 Five non-designated heritage assets have been identified. The importance of historic designed landscapes including Deer Parks in Hunsdon are a particular feature of the area and in recognition of their contribution to the character of the central part of the Neighbourhood Plan Area, two locally listed parks and gardens have been added as Non-designated Heritage Assets.

POLICY HHC2 Non-designated Heritage Assets

I. The following non-designated heritage assets have been identified:

- **Wynchlows, No. 91 High Street**
- **Hunsdon School**
- **Hunsdon Lock**
- **Hunsdon House Historic Park**
- **Hunsdonbury Historic Park**

II. Development proposals, which affect the above-named assets or other non-designated heritage assets, will take into account the significance of the heritage asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.



Figure 40: Wynchlows, 91 High Street

- 8.25 This is the only such building that has been identified in the Hunsdon Conservation Area Appraisal and Management Plan 2013, namely No. 91 High Street, a tall distinctive early 20th century house, with painted brickwork, a slate roof and 2 no. tall chimneys with pots. The central door is recessed and there are two bay windows on the ground floor with vertical sliding sash windows. It is identified as an unlisted building that makes an important architectural or historic contribution to the street scene with selected features that are worthy of protection.



Figure 41 Hunsdon School

- 8.26 Hunsdon School is a landmark building at the northern end of High Street which should be considered as a non-designated heritage asset, both by virtue of its visual contribution to the street scene and to its cultural

contribution to village life. The main building was opened in 1926 to replace the school in, what is now, the Village Hall. Several extensions have been built onto the original, but the frontage – and in particular its iconic cupola bell-tower – remain unaltered.



Figure 42 Hunsdon Lock near Hunsdon Mill

- 8.27 Whilst both Hunsdon Mill House and the bridge, abutments and base of the former water mill are Grade II listed, Hunsdon Lock is not listed. The original turf-sided lock at Hunsdon Mill was constructed early in the 18th Century. It was rebuilt in brick and concrete in 1914, however other, older structural elements around the lock and watercourses associated with the mill and the Mill House remain (see [Lee and Stort 'Hunsdon Mill Lock'](#)).
- 8.28 Hunsdon House and Hunsdonbury Historic Parks are identified in East Herts District Council Supplementary Planning Document, September 2007, Appendix C Locally Important Historic Parks and Gardens. Further detailed information exists on both parks.
- 8.29 Hunsdon House Park was subject of a Heritage Assessment by Donal Insall Associates as part of a planning application in 2019 (3/19/2124/OUT) and additionally in a Heritage Impact Report by Worledge Associates in April 2018 in relation to the proposed Gilston Area Development. Originally part of a vast deer park, the identified Non-designated Heritage Asset in this Neighbourhood Plan is the visibly distinct parkland remaining within the Neighbourhood Plan Area.

8.30 Hunsdonbury has been the subject of a recent report by Hertfordshire Gardens Trust called the History of the Park and Gardens at Hunsdonbury, Hunsdon, by Elizabeth Waugh, 2018. Of the original 59-acre estate, the largest part, 40 acres remains as the grounds of Hunsdonbury House itself. The identified Non-designated Heritage Asset in this Neighbourhood Plan relates to the 40-acre grounds of Hunsdonbury. It consists of a large attractive garden laid out as a continuous space, beyond which lies extensive woodland managed by the owner as a conservation area.



Figure 43: Hunsdonbury from Footpath No. 4 near Church Lane

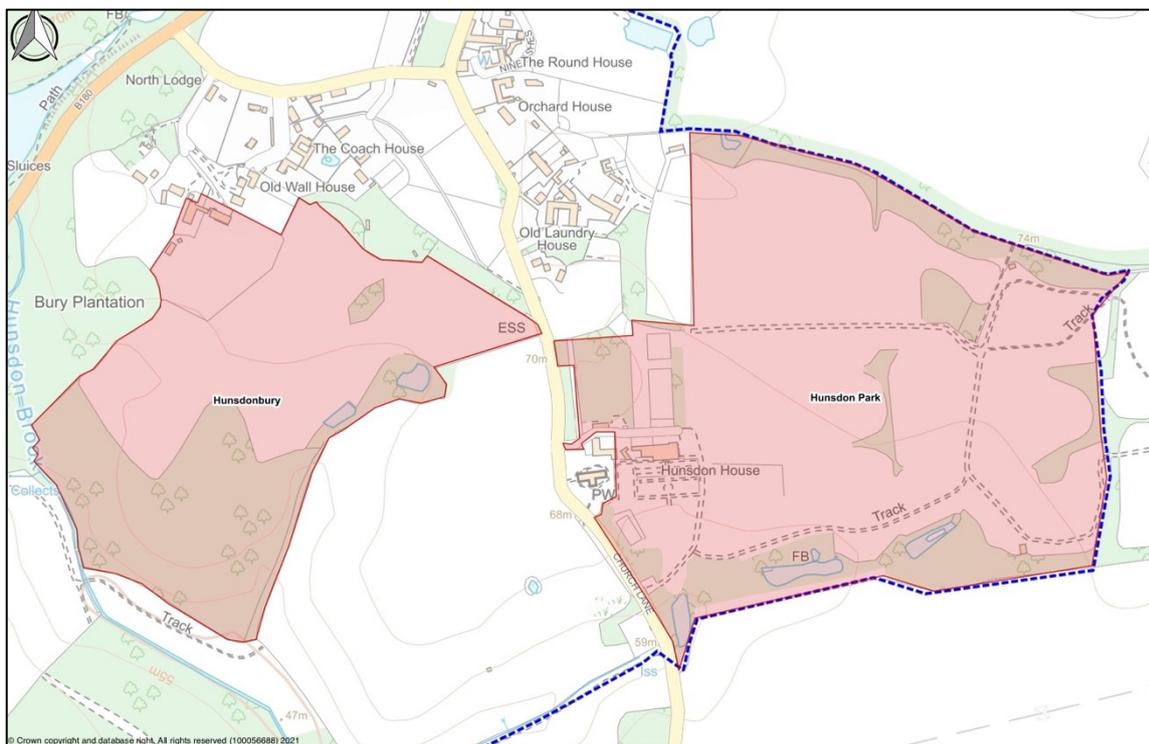


Figure 44: Non-designated Heritage Assets, Hunsdon and Hunsdonbury Historic Parks

9 Infrastructure, Roads and Transport

- 9.1 Hunsdon is on the main road (B180) running from Stanstead Abbots in the southwest to Widford to the northwest. In the village it forms the High Street which is joined in the centre by Acorn Street. That becomes Church Lane as it runs south through Hunsdonbury to the junction with the A414. In between the village and the A414, on Church Lane is the parish church, St Dunstons which is directly adjacent to Hunsdon House.
- 9.2 There are several interconnecting roads which service areas of the village. Figure 45 Map of Hunsdon in 1875 shows a Map of the Village in 1875 and a comparison of this with present day routes shows that there has been little significant change in the roads which serve Hunsdon nowadays.
- 9.3 The ancient nature of the roads was not designed for heavy goods or modern faster vehicles which create, in places, significant issues around the village which has been amplified in recent years. There are several pinch points in the village around the school; Rosella bend; Hunsdonbury Lane, and the Hunsdon Church bends.
- 9.4 As a rural parish 3 miles northwest of Harlow, the road system carries commuting, HGV traffic associated with local farming, and more recently the significant traffic associated with a waste recycling operation, sited just south of the village centre.
- 9.5 The capacity of wastewater infrastructure is a potential issue for new development in the Neighbourhood Plan Area. To ensure that development proposals comply with Policy WAT6 of the East Herts District Plan developers are advised to contact Thames Water at an early stage to discuss the drainage requirements for their development. Information about the [Thames Water pre-application service](#) can be found on their website.

Traffic Impact

- 9.6 The community consultation and the household survey revealed several significant issues that, if resolved, would benefit life in the village. As is evident in the analysis of the survey, traffic problems are foremost; three of the top four bugbears about living in Hunsdon were centred around traffic problems, particularly heavy goods vehicles and road safety. The Neighbourhood Plan seeks to address these issues and those that may be associated with any expansion of the village in the future.
- 9.7 The survey revealed a significant shortfall in public transport provision. Those without access to a car are isolated in the village for much of the day and evening. From the survey 77% plus of the respondents rated the transport links as 'Poor'.



Figure 45 Map of Hunsdon in 1875

- 9.8 The area adjacent to the school is seen as requiring attention in order to address safety issues generated by the speed of traffic in the High Street (70% of survey responders consider this to be a very important issue) and the congestion created by the regular pickup and delivery of children to the school where 84% of survey responders favoured improvements.
- 9.9 A significant majority in both the survey and the consultation indicated that it was important to address the issues arising from heavy goods vehicles travelling to and through the village. Children also mentioned HGVs. When asked what would improve the area, 24% replied improved road safety and fewer HGVs.
- 9.10 It is recognised that traffic generated by farming operations is unavoidable in a rural area like Hunsdon. However, other businesses in the parish have exacerbated the situation including a waste recycling site, an aggregate recycling site and industrial units and activities at Little Samuels Farm. Other heavy goods vehicles bound for Widford and Much Hadham also use Church Lane and the village centre. The country lanes are narrow and tortuous and totally unsuitable for these movements. They represent a danger to other road users as well as causing damage to verges, hedges and overhanging trees. The survey indicated that 93% of those responding favoured weight restrictions to help address this issue.
- 9.11 Because of the extreme traffic issues experienced by residents and the large increase in population proposed just to the east and south of the village as part of the Gilston Area Development, Section 106 funding from developments, a future Community Infrastructure Levy, or any other funding related to development proposals could, as a matter of priority, be used towards mitigating the impact of traffic. Some of these issues may be solved through initiating projects and proposals, or through negotiation with Hertfordshire County Council and private public transport providers.
- 9.12 Road proposals arising from Major Developments including Gilston Area Development and changes of land use in or outside the Designated Area could have a considerable traffic impact on the village, roads in the parish and the amenities of the area.
- 9.13 Hertfordshire Country Council's Local Transport Plan (LTP4) Objective 8 aims to make journeys and their impact safer and healthier. Traffic Impact Assessments (TIAs) can help to identify issues with development proposals. The detail in TIAs should be in proportion to the size of the proposal. They can also identify alternative solutions, mitigation and options to reduce congestion and make travel, by all modes, safer and more environmentally friendly.
- 9.14 The impact of additional traffic on a range of environmental matters – such as amenities, environmental sensitivities, heritage assets, watercourses – should also be carefully addressed in any proposals creating further traffic. The community gives High Priority to the mitigation of traffic impact in Tasks 10 and 11 in **Appendix B: Task List**.

Sustainable Travel

- 9.15 The residents' household Survey demonstrated residents overwhelming appreciation of, and desire to protect both the nationally and locally recognised assets of its built environment. A major concern identified by the Survey, however, is one of density and speed of motorised through traffic within the Area which has a negative impact on local non-motorised (i.e., pedestrians and cyclists) movement and therefore on cohesion of the main and outlying settlements. The promotion of sustainable modes of transport and the effective maintenance and enhancement of existing public footpaths and bridleways would make an essential contribution towards mitigating traffic impact and provide the opportunity for residents to access heritage and environmental assets.
- 9.16 Policy 1 of LTP4 (HCC Local Transport Plan 2018 – 2031) sets out the County Council's desire to see a significant shift towards more active travel alternatives for short journeys and supports **Policy HT1** of this Neighbourhood Plan.
- 9.17 Hunsdon has an extensive network of ancient public rights of way in and through the parish. The network is recorded, maintained, sign posted and protected from obstruction by the County Council - see Paragraph 7.5. From time to time, improvements and proposals for additional routes are suggested. Those surveyed indicated that 73% saw these paths as Very Important and strongly favoured the access to the countryside the parish benefits from currently.
- 9.18 Every opportunity will be taken to improve the condition of rights of way, subject to environmental constraints including drainage, bound or unbound permeable surfacing and improved slopes to encourage walking and cycling, in accordance with the strategic principles of the Hertfordshire County Council Rights of Way Improvement Plan. There are no cycle paths in the area, only two bridleways and the footpaths are mostly inaccessible to walkers with disabilities or of limited mobility.
- 9.19 The rural surroundings of the local villages are an important leisure asset and provide many opportunities for walking, cycling, equestrianism and other outdoor pursuits. The Parish is an active member of the Parish Paths Partnership, so footpaths are well monitored and maintained. The rural surroundings of the local villages are an important leisure asset and provide many opportunities for walking, cycling and other outdoor pursuits. There is an active cycling proficiency programme at the school, but as roads in Hunsdon are narrow and busy with frequent HGVs, the opportunities for safe routes, especially for children are less than ideal. Active and sustainable travel through safe, integrated walking and cycling routes is a priority for wellbeing as well as the promotion of sustainable travel.

POLICY HT1 Sustainable Modes of Travel

I. The promotion of safe and sustainable modes of transport will be pursued. Development proposals should provide details of how safe and sustainable modes of transport (walking and cycling) will be included in any proposal for development. New and enhanced sustainable travel networks should be accessible to residents of all ages and abilities for commuting, recreation, and other uses. New and enhanced networks may include:

- **a well-connected network of attractive, safe, convenient pedestrian and cycle routes within Hunsdon integrated with the wider area and network of paths, bridleways, and cycle routes**
- **safe cycle and pedestrian connections to the Gilston Area's planned network of sustainable travel alternatives to reach Harlow's station and the facilities amenities within the Harlow & Gilston Garden Town.**

II. Proposals for development must not adversely affect any Public Right of Way and, where possible, should incorporate measures to maintain and enhance the Rights of Way network. Climate resilient green infrastructure should be planted along new cycle routes and footpaths to increase the pathways resilience to future climate changes.

10 Business

- 10.1 Hunsdon is a rural parish with a small population which as at the 2011 census was 1080 total though that will have increased with house development since then. Of this total 856 were over 18 years of age and 572 were economically active i.e., working, across a range of employments but mostly “white collar”. Research and the results of the residents’ survey indicate that the majority of those employed commute to work by car and/or train, outside the Neighbourhood Plan area.
- 10.2 The present businesses in the Hunsdon Area are:
- A shop and Post Office
 - 2 Pubs
 - Farming businesses with rural diversifications
 - A Garage
 - A number of home-working businesses
 - Small business units on the Airfield/Little Samuels Farm/Fillets Farm
 - A timber and fencing business
 - A skip hire and waste business
- 10.3 The household survey produced a poor response from these businesses as only 2 replied. The survey responses showed that of those requests for new businesses in the Parish, the most popular were for more shops, a café and a taxi service. The majority thought that any new businesses requiring premises should use existing or brownfield sites. Children at Hunsdon School were asked what would improve the area; 16% replied ‘better shops.’
- 10.4 There is general support for home working in the village such that this policy is focussed on businesses that will not create an unacceptable burden on already congested rural roads. 80% of those surveyed indicated that the negative impact of heavy goods vehicles was Very Important to them.
- 10.5 District Plan Policy ED2 considers the rural economy in general and supports the diversity of farms subject to several criteria. Neighbourhood Plan Policy HB1 should be read in conjunction with Policy ED2.

POLICY HB1 New Businesses

There is demand for new business premises to reduce the need to travel to work. Proposals for new business development must demonstrate that they meet all the following criteria:

- a) Be of a scale and a use appropriate to the rural location**
- b) Provide local employment opportunities**
- c) Not generate significant further heavy goods vehicle traffic in the parish**
- d) Not negatively impact on existing residential areas or neighbouring uses through noise, traffic, light or environmental pollution.**
- e) Avoid harm to habitats, species, areas, buildings or features protected or important for wildlife, biodiversity, or natural, historic or scenic value.**
- f) Comply with other relevant policies of the Neighbourhood Plan.**

11 Community Health and Wellbeing

- 11.1 Facilities and spaces for growing food, leisure and recreation should be accessible to all users and support sport and physical activity and recreation across all ages and abilities within the community. The management, maintenance and viability of these facilities and spaces should ensure that they are attractive, safe and enjoyable to use.
- 11.2 Within the Dell and Recreation Ground, there is the opportunity to create community meeting areas particularly for families, isolated new mums and isolated older adults. As we come out of the Coronavirus pandemic, this is even more important. A plan for enhancement of wildlife habitat and creation of tranquil recreation areas is also in preparation.
- 11.3 Lots of good ideas were identified through Neighbourhood Plan consultation events and survey. These have been added to an Action Plan. They include improving and extending existing facilities to provide more exciting and challenging play, sporting experiences and opportunities for the whole community including older children, teenagers, adults and those with disabilities; refurbishment of the playground, including all ability accessible equipment and equipment for older children on the Recreation Ground; installation of a selection of adult fitness equipment; the tennis courts to be converted into a Multi-Use Games Area (MUGA). I. The 5-a-side grass football pitch could be re-laid.
- 11.4 The Action Plan also includes encouragement of activities such as nature walks, exploring opportunities to expand the GP surgeries and dispensary in the Village Hall, and the development of clubs and activities for all ages.
- 11.5 Negotiations are also underway with the Gilston Area developers to create cycleways and enhanced footpath networks for commuters, social recreation and sporting opportunities between residents of Hunsdon and the new Garden Villages.
- 11.6 The popular village primary school is currently oversubscribed. Since the 2011 census which showed 190 children under 16 none of the new housing developments have included green play space for children.

Recreation Areas

- 11.7 Within the village there are two recreation areas:
 - a) The Dell, a small, green open space with a public right of way crossing it. See **Appendix B: Task List** for further details. There are proposals to enhance its natural setting and to create a tranquil recreational area.
 - b) The Recreation Ground contains the only playground equipment in the Parish – New equipment has been installed for younger children and there are plans to provide outside gym equipment for older children and adults. Two poor quality and underused tennis courts adjoin the recreation ground, which also houses a 5-a-side football pitch. There are plans to convert the tennis

courts into a Multi-Use Games Area. The MUGA will provide enhanced sporting opportunities including football, netball, tennis, basketball, futsal, bootcamps, buggy fit, walking sports, over 50's activity sessions, mini-football and mini-netball.

- 11.8 The Parish Council owns and manages 13 allotments centrally located in the village. They are let as 26 half plots and are popular and well-used.
- 11.9 Responses from residents to the household survey and from children on the Hunsdon School visit revealed that 10 children (26%) said they would like more/better play equipment and sports facilities in the recreational ground, two specifically mentioning a zipwire.
- 11.10 A summary of the responses from a community consultation event in relation to community health and wellbeing are as follows (for more detailed results of the community consultation on play and recreation facilities see Hunsdon Playground Consultation Report in the Hunsdon Area Neighbourhood Plan Consultation Statement. These results are based on 100 responses:
- 22 want better play equipment, better cycle paths and footpaths
 - 7 Improve tennis courts - MUGAs
 - 18 Improve playground/equipment
 - 9 Football pitch/sports facilities
 - 18 want expanded, better maintained and more accessible footpaths
 - 12 want a network of cycle paths
 - 7 want more GP surgery hours in the village
 - 2 want to preserve the present allotment system
 - 2 want more activities for older residents
 - 22 stressed the importance of keeping and supporting the village shop
 - 6 want to keep the Village Hall as a resource and venue for the community.
- 11.11 East Herts District Plan Policy CFLR1 guards against the loss of open space, indoor and outdoor recreation facilities. In Hunsdon, the Recreation Ground, The Dell, the former tennis courts, and the allotments are all essential recreation facilities that will be retained under this policy. It is important that these examples of essential community green infrastructure remain useable and resilient to climate change as well as new green infrastructure that may result from future development proposals.

POLICY HWB1 Designing Green Spaces for Climate Change

When improving The Dell, other green spaces and creating new green spaces the following principles should be followed, where they are not contrary to the primary purpose of the land:

- a) Integrate adaption principles into nature improvement areas, such as planting climate resilient flora, to improve the resilience of green infrastructure to extreme weather events (drought, flooding etc.)**
- b) Include tree/shrub planting to provide nature-based solutions to climate change such as shading/cooling**
- c) Where new habitat is created in green spaces, this should link to existing habitat so that species can migrate to respond to climate changes.**

POLICY HWB2 Multifunctional Open Space

Proposals to develop a community multi-functional open space in the centre of the village which offers a range of activities including sport, recreation and play will be supported. These should:

- (a) On Local Green Space 2 (LGS2) in Policy HE2, improvements will be made to extend existing facilities including the playground, the former tennis courts area and Recreation Ground to provide more exciting and challenging play and sporting experiences and opportunities for the whole community, including older children, teenagers, adults and those with disabilities,**
- (b) Ensure a range of appropriate activities and social opportunities for older members of the community and,**
- (c) Develop the Dell as a tranquil, natural space to add to the diverse range of facilities for the parish.**

Health Facilities

- 11.12 Main hospital facilities and health clinics are in Stevenage, Harlow and Bishops Stortford, with the nearest major stroke clinic being in Stevenage. A GP surgery is provided in Hunsdon twice a week with a nurse practitioner consultation on alternate weeks. This is a much-valued asset, especially for elderly patients, families with young children, and those without personal transport. There is also an informal prescription delivery service offered in the Village Hall on a Wednesday morning. The surgery is held in the Village Hall, which is a community asset with the Parish Council acting as one of the trustees. The Covid Emergency curtailed many of these activities.
- 11.13 The Parish Council supports the continued provision of the surgery in Hunsdon. Any development proposals, which would have a negative impact

on health provision in the parish, should show how that impact could be addressed. If the premises at the Village Hall in the High Street were unavailable, alternative accommodation for the surgery should be provided locally in an equally accessible location. The existing Hunsdon GP surgery service and the dispensary held in the village hall should be retained or enhanced so that all residents of Hunsdon have easy and safe access to health facilities.

POLICY HWB3 Access to Health Facilities

The following criteria should be used to assess development proposals which might impact on health facilities:

(a) Any proposals which would reduce the capacity or impact accessibility to the existing health facilities (Currently delivered from the village hall) will be rejected unless better facilities would consequentially be provided in an equally accessible location before the existing facilities cease.

(b) Any development proposals for health facilities in the Neighbourhood Plan Area will be supported if they meet the requirement of other policies in this plan.

(c) Where new health facilities are planned, these should be located where there is a choice of easy and sustainable travel options and should be accessible to all members of the community especially those who do not have access to private transport.

(d) Any development proposals which would have a negative impact on health provision in the parish, should show how that impact could be addressed.

11.14 Community cohesion and engagement is an important aspect of life in a rural village. Proposals to reduce social isolation, improve community cohesion and engagement, and to widen access to sport and culture for all members of the community who are vulnerable or inactive, will be supported and actively encouraged. Ways of achieving this have been proposed through the process of preparing the Neighbourhood Plan. These include providing seating and tables in The Dell and the playground, which will create community meeting points, allowing families, older people and children to come together, interact and mix with other families from across the village, creating social networks, enabling them to build strong relationships and reduce social isolation.

11.15 Other identified activities are:

- a) Development of innovative programmes of play that encourage learning by exploration and stimulate physical activity and pro-social behaviour (collaboration, self-confidence, teamwork), as well as re-educating children about the joys and health benefits of playing in the fresh air with friends.
- b) Development of a range of clubs, activities and social opportunities for older adults to reduce social isolation and improve health and well-being.

12 Implementation and Monitoring

- 12.1 The Neighbourhood Plan will primarily be implemented through the determination of planning applications by EHDC. The Neighbourhood Plan policies will provide a local focus to ensure decisions benefit the local community and will protect those assets most appreciated by residents. Infrastructure improvements will be achieved principally through agreements between the local planning authority, developers and infrastructure providers.
- 12.2 The Neighbourhood Plan policies may be amended at intervals in order to remain in line with the District Plan and any such review will be carried out by Hunsdon Parish Council in accordance with the process and procedures in place at that time.

POLICY HIM1 Spending Priorities

Spending priorities will be delivered through S106 agreements, the Community Infrastructure Levy (if set by East Herts District Council) or other funding streams, in accordance with the priorities set out in this plan. Funding derived from development in Hunsdon should directly benefit Hunsdon's residents. The list of projects identified in Appendix B: Task List will be reviewed at least once a year by Hunsdon Parish Council.

- 12.3 A number of non-land use proposals have been put forward during the various community consultation events and surveys of residents. These have been worked up into potential projects in consultation with Hunsdon Parish Council and have been included in **Appendix B: Task List**. These projects/tasks will require prioritising by the Parish Council, and where necessary, funding sources assigned.
- 12.4 Funding mechanisms will vary for each project and may be from both public and private funding sources. The Action Plan should be considered by developers when submitting planning applications for development in Hunsdon and by the EHDC and HCC when negotiating Section 106 Agreements. Funding from development in Hunsdon should directly benefit Hunsdon's residents.

13 Appendices

- 13.1 The comprehensive set of Appendices to this document and the separate Consultation Statement provide an evidence base, additional information and complementary references. Documents that are not easily available online can be found in the [Hunsdon Neighbourhood Plan website documents library](#).

Appendix A: Designated Heritage Assets

Listed Buildings

No.	Grade	Description
1.	II	1 and 3, High Street
2.	II	2 and 4, Drury Lane
3.	II	20, High Street
4.	II	21, Drury Lane
5.	II	22 and 24, High Street
6.	II	24 and 26, Drury Lane
7.	II	29-39, High Street
8.	II	34, High Street
9.	II	41, High Street
10.	II	53, High Street
11.	II	Aisled cattleshed at Briggens Home Farm 50 metres NNW of house
12.	II	Barn and attached stable and cattleshed at Brickhouse Farm 25 metres northeast of house†
13.	II	Barn at Hunsdon Lodge Farm attached to south end of the Big Black Barn
14.	II	Bela Down House
15.	II	Brickhouse Farm House along drive 140 metres from road†
16.	II	Bridge and abutments, and base of former watermill, at Hunsdon Mill House 25 metres south of house
17.	II	Briggens Home Farm House and attached wall at east
18.	II	Briggens House Hotel and attached upper terrace and tank at west, along a Drive, 300 metres south of the road
19.	II	Brook Cottage Post Office
20.	II	Campbell Monument in Hunsdon churchyard in the angle of chancel and south chapel
21.	II	Coach House block at Mead Lodge 10 metres south of house
22.	II	Copthall Farmhouse
23.	II	Dovecote at Nine Ashes Farm 40 metres north northeast of house
24.	II	Down Cottage
25.	II	East Barn at Nine Ashes Farm 15 metres northwest of dovecote
26.	II	East Lodge
27.	II	Farm Cottage, the similar range extending to north and the stable and archway joined to the northwest
28.	II	Fox and Hounds Public House opposite the Post Office
29.	II	Gate piers, garden gate and frontage wall at Nine Ashes Farm 45 metres west of house
30.	II	Gates and gate piers at Briggens House Hotel 300 metres north of house
31.	II	Granary at Granary at Nine Ashes Farm 24 metres north of dovecote
32.	II	Hunsdon House Lodge 280 metres north of church
33.	I	Hunsdon House to east of Parish Church
34.	II	Hunsdon Mill House with attached stables, Coach House and retaining walls
35.	II	Hunsdon Pound House 60 metres west northwest of Hunsdon Mill House
36.	II	Hunsdon Stores
37.	II	Hunsdonbury
38.	II	Kitchen garden walls central sundial pillar and 2 Gates at Briggens House Hotel 100 metres east of house
39.	II	Mead Lodge
40.	II	Mead Monument in Hunsdon churchyard 12 metres north of north porch
41.	II	Mistletoe House the Coach House
42.	II	Mock ruin in garden of Longcroft
43.	II	Netherhall

No.	Grade	Description
44.	II	Nine Ashes Farm House opposite the lane to Hunsdonbury
45.	II	North Lodge
46.	II	Northwest Implement Shed at Nine Ashes Farm 70 metres north northwest of house
47.	II	Number 15, set back beside Number 17
48.	II*	Old House
49.	II*	Olives Farm House along track 220 metres from road
50.	II	Orchards
51.	I	Parish Church of St Dunstan (Church of England) ¾ mile south of village
52.	II	Public pump 12 metres north of Rosemary Cottage
53.	II	Rosemary Cottage, Rose Cottage and Rosella
54.	II	Shelter shed at Nine Ashes Farm 60 metres northwest of house
55.	II	Shuttles
56.	II	Spellers
57.	II	Spellers Cottages
58.	II	Stable block at Briggens House Hotel 15 metres north of house
59.	II	Stables and attached carhouse at Briggens Home Farm 30 metres north northeast of house
60.	II	Stables at Nine Ashes Farm 40 metres west northwest of house
61.	II	Stables at Olive Farm 20 metres northwest of house
62.	II*	Tanners
63.	II	Taylor Monument in Hunsdon churchyard 6 metres southeast of chancel
64.	II*	The Big Black Barn at Hunsdon Lodge Farm 500 metres along track
65.	II	The Cottage Tinkwood Cottage
66.	II	The Crown Public House on the corner of Acorn Street
67.	II	The Essex Barn at Hunsdon Lodge Farm 3 metres northeast of the Big Black Barn
68.	II	The Gate House
69.	II	The Lodge at Briggens House Hotel 300 metres north of house
70.	II	The Old Bungalow at Olives Farm 90 metres south southwest of house
71.	II	The Old Post Cottage
72.	II	The Old Rectory
73.	II*	The Pump House
74.	II	Village Hall
75.	II	Village pump and surrounding railing
76.	II	Walker Monument in Hunsdon churchyard next to stables north northeast of chancel
77.	II	Walls, gates and piers of an enclosure at Orchard House along roadside and surrounding the property
78.	II	West Barn at Nine Ashes Farm 65 metres northwest of house
79.	II	West terrace walls, steps and seat at Briggens House Hotel 20 metres south of house
80.	II	White Horses
81.	II	War Memorial

† - Note these are within Hunsdon parish but outside the Neighbourhood Plan Area

Scheduled Monuments

1	Hunsdon Brook Fishponds
2	Hunsdon World War II airfield defences

Historic Parks and Gardens

1	Briggens Park and Gardens
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Note: Non-designated heritage assets area specified in Policy HHC2.

Appendix B: Task List

Task List

Issues raised during the various Neighbourhood Plan consultation stages

Task Priority rating:

Low

High

Medium

Task No	Project/Task	Key Stakeholders	Proposed Action
1	Improvements to "The Dell"	<ul style="list-style-type: none"> Parish Council and Neighbourhood Plan Groups EHC PfP Interested parishioners Gardening Club 	Prepare a plan to: <ul style="list-style-type: none"> Enhance wildlife habitat Plant wildflowers create tranquil recreational area Improve access for disabled Provide informal seating/tables Open up view/access to brook Consider community gardening involvement Create an area for use by the scouts/cubs/beavers
2	Identification of important trees not protected by TPOs	<ul style="list-style-type: none"> Parish Council EHC HANPG Briggens Estate 1 Ltd 	<ul style="list-style-type: none"> Undertake village wide survey Make proposals for new TPO's to EHDC Replacement of mature trees removed as part of development Additional tree planting around Village 7
3	Manage existing watercourses and run-off from Airfield	<ul style="list-style-type: none"> Parish Council HEGNPG Environment Agency LLSA PfP 	Work with key agencies to: <ul style="list-style-type: none"> Maintain capacity of watercourses Minimise risk of flooding Plan for addition rainwater run-off due to development Obtain drawings showing drainage system in the village Review Hunsdon Brook's capacity as the main passage for surface water run-off from Village 7 how it will cope and it goes from there.
4	Secure SUDS (Sustainable Drainage System)	<ul style="list-style-type: none"> HEGNPG PfP Briggens Estate 1 Environment Agency LLSA/HCC EHC 	To reduce risk of surface water flooding by: <ul style="list-style-type: none"> Working with owners and developers of Gilston Area NP Designing systems to attenuate surface water run-off Planning drainage systems new watercourses and sacrificial flood areas Ensuring any run-off does not adversely affect the Hunsdon Meads SSSI or Hunsdon Brook and adjoining properties or Hunsdon Pound south of A414

Task No	Project/Task	Key Stakeholders	Proposed Action
5	Village Centre Improvements	<ul style="list-style-type: none"> • HANPG • Parish Council • High Street residents • EHDC • HCC 	Prepare an enhancement plan for the village centre by: <ul style="list-style-type: none"> • Preserving and enhancing the area around the pump • Consulting with village residents • Reviewing parking options around village centre • Reviewing street furniture and property frontages • Encourage residents to maintain property frontage tidy and to an agreed standard for safety, i.e. overhanging trees, bushes etc
6	Creation of a new Hunsdonbury Conservation area	<ul style="list-style-type: none"> • HANPG • Parish Council • EHC • Hunsdonbury Residents 	Propose the creation of a new Conservation area around Nine Ashes, Spellars by: <ul style="list-style-type: none"> • Creating an area plan in consultation with residents • Undertaking an assessment of the proposed area with EHDC Planning Department • Submit an agreed plan area to EHDC for considered adoption
	Develop innovative programmes of play for children	<ul style="list-style-type: none"> • Parish Council • HANPG • HEGNPG • Village Residents • EHC • Sport England • Hunsdon School • Herts Sports Partnership 	Work with Stakeholders to secure funding for a programme of projects to stimulate physical activity by: <ul style="list-style-type: none"> • Providing a MUGA and other playground equipment • Consulting village residents on ideas for new facilities • Introducing more children to the joys of playing outside • Regularly reviewing and updating play equipment • Encourage parents / carers to become more involved in the leisure areas, picnics, family fun days etc • Keeping play areas, a clean healthy and safe place to play • Working with developers to create new leisure and play spaces for older children such as <ul style="list-style-type: none"> ○ Trim Trails, ○ Cycle tracks, off-road trails ○ Horse riding on the new Airfield/Woodlands Park Community Asset

Task No	Project/Task	Key Stakeholders	Proposed Action
8	Raise the profile of St Dunstons Church as a centre of worship and community for existing and new residents of Gilston Area Development	<ul style="list-style-type: none"> • Diocesan Board of Finance, of St Albans • Rector • Parochial Church Council • Places for People • Briggens Estate 1 • HEGNPG 	<p>Work with all stakeholders to agree programme of action and funding</p> <ul style="list-style-type: none"> • Raising the building profile to develop a sense of community • Working with developers to repair the building • Make the building more welcoming by upgrading the heating • Make the church more accessible by foot and sustainable travel from the new developments and the existing village. • A safe footpath from Hunsdon village centre is essential
9	Develop a range of clubs, activities and social opportunities	<ul style="list-style-type: none"> • Parish Council • HANPG • Church • Village Hall • Patient Participation Group 	<p>Reduce social isolation and improve health and well-being by:</p> <ul style="list-style-type: none"> • Promoting and supporting the Village Hall • Encouraging new residents to run new clubs in the Hall • Helping existing clubs with ageing members to continue • Allocating Section 106 or Community Grant monies to improve and repair Village Hall building as a community asset • Link in with Much Hadham / Little Hadham Social Prescribing initiative • Supporting the Parish Council initiative for better community communications
10	Tackle speed of traffic and volume of HGVs travelling through village	<ul style="list-style-type: none"> • Parish Council • HCC • Police and Crime Commissioner • Herts Police • EHC • HEGNPG • Developers PfP and • Briggens Estate 1 Ltd 	<p>Reduce traffic speed and large vehicles through village-by:</p> <ul style="list-style-type: none"> • Working with Gilston Area developers and HCC to secure traffic calming measures to mitigate impact of Gilston Area housing development and improve current conditions • Working with Herts CC and Police and Crime Commissioner to provide speed indication devices • Consulting on implementation of HGV restrictions or weight/width limits through village • Consulting on and mitigating traffic pinch points and accident blackspots e.g. Rosella and Church bends, Church Lane/A4141 junction • Improve signage and village gateways to make drivers aware of our village

Task No	Project/Task	Key Stakeholders	Proposed Action
11	Create new sustainable travel routes, linked with existing settlements	<ul style="list-style-type: none"> Parish Council HEGNPG PfP Briggens Estate 1 Ltd HCC EHC CRT (Canal & River Trust) 	<p>Create new sustainable methods of travel which will benefit all communities by:</p> <ul style="list-style-type: none"> Working with Gilston Developers/HCC on new sustainable travel routes and the maintenance of existing routes Creating new cycleways and an enhanced footpath network with good connectivity with the new developments in Gilston Area and Harlow Station and town centre Develop a cycling map of rides and the level of experience required i.e. road, off road Extending and linking the new network with existing hamlets and villages Improving active communication with HCC/EHC to develop bus services. Work with developers on regular Community shuttle bus services and connected public transport to Harlow and other town centres Linking existing villages to Harlow and National Rail
12	Enhance the St Dunstons Lower Churchyard	<ul style="list-style-type: none"> PCC HEGNPG 	<p>Enhance and extend the St Dunstons lower churchyard to provide additional space for increase in population by:</p> <ul style="list-style-type: none"> Seeking donation of land from adjacent landowner Seeking funding from developers to prepare donated land for end-use by enclosing land Installation of a water standpipe for maintaining graves
13	Village Café	<ul style="list-style-type: none"> Parish Council HEGNPG HANPG EHC (Licences) Local Businesses Village Hall 	<p>Explore the possibility of a Village Café by:</p> <ul style="list-style-type: none"> Including the café as part of the Community Facilities on the Airfield and or; Work with existing caterers and businesses to provide café facilities in their existing premises Extend the Coffee Mornings in the village hall to more regular opening hours Facilities to provide drinks and snacks to users of the new Dell improvements
14	Local Taxi service	<ul style="list-style-type: none"> Parish Council HANPG 	<p>Investigate the formation of a local taxi service by:</p> <ul style="list-style-type: none"> Advertising on Website, parish Magazine and social media for local drivers Contacting adjacent companies to explore a Hunsdon based service Investigating Volunteer driver scheme Investigating Car Pooling Scheme

Task No	Project/Task	Key Stakeholders	Proposed Action
15	Improvements to Village allotments	<ul style="list-style-type: none"> Parish Council PfP Briggens Estate 1 Ltd HEGNPG 	<p>Improve allotments by:</p> <ul style="list-style-type: none"> Provision of additional water standpipes Investigate collection of rainwater run-off or well to reduce water charges Publicising Allotment charges and waiting lists on website. Identifying spare land which could be used as Allotments if sufficient need identified Encouraging developers to allocate land for allotments in new villages.
16	Reduce Fly Tipping	<ul style="list-style-type: none"> Parish Council Herts Police EHC HCC Landowners NFU 	<p>Work with key Stakeholders to reduce incidents of fly tipping by:</p> <ul style="list-style-type: none"> Encouraging Developers to provide a Community Waste Recycling Site within Gilston Area Development Helping to create a <i>Fly Tipping Code of Prevention</i> <ul style="list-style-type: none"> Encourage landowners to block off unused gateways and gaps in fields Encourage landowners to install gates or barriers in regularly used gateways HCC to infill unofficial roadside “laybys” to deter vehicles stopping EHC to clear fly tipping quickly to deter further dumping Installation of Cameras at hotspots Use of OWL or similar notification to alert of fly tipping gangs. Encourage villagers to report fly tipping on line
17	Increased GP and Health Services in Village	<ul style="list-style-type: none"> Parish Council Much Hadham GP Practice Patient Participation Group Village Hall Management Future Gilston Area Development GP Practices NHS 	<p>Investigate improved GP and health services in village by:</p> <ul style="list-style-type: none"> Liaising with Much Hadham GP Practice to run more face to face surgeries Use of existing Village Hall Consultation room for video consultations for those without home facilities Use of existing Consultation Room for other medical services e.g. <ul style="list-style-type: none"> Podiatrists, Physiotherapist Mental Health Teams, Dentist, Travel Vaccinations Facilities for undertaking Blood Tests

Appendix C: Local Green Space Assessment

LOCAL GREEN SPACE ASSESSMENT

#	Site description	Grid ref	Site Information						Critical Criteria				Evidence					Other information	Landowner		
			Potential developments site	National designation or right of way	Common land or village green	Private garden	Owner known	Insufficient evidence or criteria	Extant planning permission	Local in character	Extensive tract	Demonstratively special	Reasonably close	Beauty	Intrinsic local character	Historical significance	Recreational			Natural wildlife	
1	The Dell	TL 41145301	N	N	N	N	EHC leased to HPC	N	N	Y	N	Y	Y	Wooded and grass area	Tranquil area	Noted in Conservation Area Appraisal	Yes - traversed by public footpath	Part Local Wildlife Site	HPC project to enhance wild life area	EHC leased to HPC	
2	Recreation Ground	TL 4113 7597	N	N	N	N	DBOF/PCC leased to HPC	N	N	Y	N	Y	Y	Open grassed area	Only play area in Hunsdon	None	Play area and football pitch	Not significant		DBOF/PCC leased to HPC	
3	Gable land	TL41681376	N	N	N	N	DBOF	N	N	Y	Y	Y	Y	Farmland buffer between village centre and Hunsdonbury settlement	None	None	No	No - farmland		DBFO	
4	Land east of Walford Road	TL41851457	Y	N	N	N	Places for People	Y	Y	N	N	N	Y						Outside designation NP area	Places for People	
5	Allotments	TL41861409	N	N	N	N	HPC	N	N	Y	N	Y	Y	NA	Traditional element of community infrastructure	NA	NA	Flowers good for insects, butterflies bees birds amphibians and mammal etc		HPC	
6	School Playing field	TL41941431	Y	N	?	N	Herts CC	?	N	Y	N	Y	Y	NA	NA	None	School playing field	Little		Herts CC	
7	Harlowe's Green and War Memorial	TL41761407	N	N	N	N	HPC	N	N	Y	N	Y	Y	NA	NA	Noted in Conservation Area Appraisal	NA	NA		Aldenhurst Estate	
8	Open area and pond (end of Dairy Lane)	TL42001426	Y	N	N	N	Places for People	N	N	Y	N	Y	Y	Secluded pond and adjacent wooded area	NA	Noted in Conservation Area Appraisal	No	Pond life, ducks, moorhens, orchids	Beyond boundary of designated area	Places for People	
9	St Dunston's Church yard (east of Church Lane)	TL41811270	N	Y	N	N	PCC	N	N	Y	N	Y	Y			Important monuments		Local Wildlife Site	Safeguarded	PCC	
10	Lords Wood	TL41861252	N	Y	N	N	PCC	N	N	Y	N	Y	Y		Key element of community infrastructure					Safeguarded	PCC
11	Field north of New Ayles	TL41881326	N	N	N	N	?	Y	N	Y	N	Y	Y	Pasture field and fishing pond	Buffer against ribbon development	Land once ancient deer park	Traversed by public footpath. Fishing lake provides recreation.	Pond in boundary but wood is not	Planning consent for housing refused on appeal	?	
12	Lords Wood	TL41301234	N	Y	N	N	?	N	N	Y	N	Y	N	Attractive woodland presenting cherished view from St Dunstons Church		Scheduled Ancient Monument	Public footpath on southern boundary	Local Wildlife Site & Ancient Woodland	Olives Farm proposed as preferred area for gravel extraction in draft Herts Mineral Plan	?	
13	Hunsdon Mead	TL41751097	N	Y	Y	N	HMWLT	N	N	Y	N	Y	N					Designated SSSI	Not suitable for LGS	HMWLT	
14	Land south of Whitehall Cottages and east of 20th St	TL415313459	N	N	N	N	Phillip Morris	Y	N	Y	N	Y	Y	Pasture	Buffer to separate village centre and Hunsdonbury settlement	None	Traversed by public footpath.	Little		Phillip Morris	
15	Hull Hunsdon Mead	TL4078212388	N	Y	N	N	City and Provincial Properties	N	N	Y	Y	Y	N	Undulating farmland in Green Belt affording cherished views from Church Lane, A14 and footpath network	Typical arable farmland in the area	Archaeological remains Roman settlement	Traversed by public footpaths	Wildlife corridor east to west particularly for deer and barn owl	Area is important to retain setting of Lords Wood and conserve the wildlife habitat in and around the wood.	City and Provincial Properties	
16	Hull Hunsdon Mead	TL4161712606	N	N	N	N	?	N	N	Y	Y	Y	N	Undulating farmland affording cherished view to the south west of Lords Wood and Green Belt	Typical arable farmland in the area		Bordered by public footpath	Wildlife corridor	Area is important to retain setting of Lords Wood and conserve the wildlife habitat in and around the wood.	?	

Key



Already protected
 Meets criteria for Local Green Space
 Potentially meets criteria
 Doesn't meet LGS criteria & doesn't have other form of protection

Appendix D: Cherished Views Evidence

Cherished View	Type	Justification	Design Considerations
1. Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead	Mid distance view of towpath on River Stort and hedgerows.	Important riverside view and hedgerows.	Seek to retain river frontage, views and hedgerows to retain wildlife habitat.
2. From Hunsdon Mead SSSI north towards Briggens House Estate	Protection of Heritage setting	Countryside setting and appreciation of Grade II Listed countryside Manor houses and the Timber Water Tower.	Retain and enhance Heritage setting and Stort Valley as natural greenspace and habitat.
3. Hunsdon Mead SSSI across the Stort Valley to Harlow Eastend	Long distance Heritage setting	Showing the SSSI in its countryside setting.	Retain and enhance Heritage setting and Stort Valley as natural greenspace separation from Harlow. Avoid foreground encroachment.
4. From Footpath H1 towards Hunsdon House and the Church	Protection of Heritage setting.	Retaining the countryside setting adding to the appreciation of Grade 1 and II listed buildings.	Avoid visual encroachment and location of buildings in full view. Rooftops visible in the distance in between trees acceptable. No floodlights visible from these viewpoints.
5. From Footpath H2 just south of Olives Farm east towards Lords Wood and Bury Plantation.	Mid distance view over countryside	Retaining the view of countryside across open fields	Avoid visual encroachment and location of buildings in full view. No floodlighting visible from these viewpoints.
6. From Hunsdon church car park looking southwest towards Lords Wood.	Long distance view over undulating countryside	Retain view of countryside from a location of local significance. Retain setting of Grade 1 Church and House.	Avoid visual encroachment and location of buildings in full view. No floodlighting visible from these viewpoints.
7. From Nine Ashes Lake and field south to southwest.	Mid distance over countryside.	Retain view across countryside towards the Lake from the edge of the development and protect the integrity Heritage setting.	Retain and enhance Grade II listed Heritage setting as natural greenspace. Avoid foreground encroachment. Rooftops visible in the distance in between trees acceptable.
8. Across Spratt's Field from Hunsdon to Hunsdonbury	Mid distance view over countryside	A visual description of the important open space between the main village and Hunsdonbury	Retain the feeling of space within the settlement whilst still retaining the connection between homes in both parts of the settlement.

Appendix E: Sources and References

National Towpath Policy, Canal & River Trust 2014;
<https://canalrivertrust.org.uk/media/library/8535-national-towpath-policy.pdf>

ONS Statistics:
<https://www.nomisweb.co.uk/reports/localarea?compare=E04004739>

Gilston Area Landscape and Visual Appraisal, August 2016; CAPITA; https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Landscape_and_Visual_Appraisal.pdf

East Herts Landscape Character Assessment, September 2017; East Herts District Council; https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Landscape_Character_Assessment_SPD.pdf

East Herts Supplementary Planning Document: Historic Parks and Gardens, September 2007; https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Historic_Parks_and_Gardens_SPD.pdf

Hunsdon Conservation Area Appraisal and Management Plan 2013; <https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Hunsdon.pdf>

Heritage Report, April 2018; Whirledge and Associates; prepared in relation to the proposed Gilston Area Development
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

Hunsdon Playground Consultation Report
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

“Walking Around Hunsdon” produced by Hunsdon Parish Council Parish Paths Partnership <https://hunsdon.org.uk/footpath/>

Places for People Housing Needs
With Hunsdon Addendum
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

HANP Household Survey <http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

HANP Collated Housing Survey and Consultation Comments Log
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

HANP Housing Survey Analysis by Insight.
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

Hertfordshire Environmental Record Centre (HERC) Ecological Network Attributes and Map re Hunsdon area <http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

Hertfordshire's State of Nature 2020
https://www.hertswildlifetrust.org.uk/sites/default/files/2020-03/Hertfordshire%27s%20State%20of%20Nature%20Report%202020_0.pdf

Landscape Issues in your Neighbourhood Plan (CPRE) <https://www.cpre.org.uk/wp-content/uploads/2019/11/CPREZLandscapeZZNeighbourhoodZPlanningZtextZonly.pdf>

Hertfordshire County Council's Local Transport Plan (LTP4):
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

Visualising the Impact on the Setting of Heritage Assets, Historic England Research Report Series 17-2019
<https://historicengland.org.uk/research/results/reports/17-2019>

Appendix F: Housing Calculation

Introduction

Policy HHD2 of the Neighbourhood Plan and the supporting paragraphs provide the context of the plans housing target specified in District Plan Policy VILL1. This appendix sets out how an increase of 10 % in housing stock since 1 April 2017 has been achieved.

Planning Permissions and Dwelling Completions

The table below details the planning permissions granted and the number of dwellings completed since 1 April 2017.

Planning Ref	Date of east Herts Decision Notice	Name of Development	No. of dwellings permitted	Number completed
3/17/2030/REM	06/02/2018	Land South of Tanners Way Now known as Ellison Park	13	13
3/18/0260FUL	17/04/2018	Land South of Tanners Way Now known as Ellison Park	1	1
3/18/1509/VAR 3/15/0206/OP (Appeal reference APP/J1915/W/15/3141268)	15 Jan 2019	Hunsdon Lodge Farm now Amiens Close and Cunningham Grove	14 less 1 demolition =13 net	13
3/15/0260/FUL	8 June 2017	Well House (Dixons Crane Yard) Acorn Street	12 less 1 demolition =11 net	6 Partially TBC
All	2017-2019	Totals:	38 net	27+ 6

Well House

The site known as Well House is outside the VILL1 village boundary in the hamlet of Hunsdonbury, which in terms of the functionality of Hunsdon is closely connected to the centre of the village. As an example of this functionality is that the village church is in Hunsdonbury. Well House is situated only 500 metres to the south of the village centre.

The Case officer's report to the Development Management Committee when considering the application for the Well House development, in December 2017 stated that:

- the 1920/24 historic map of the area showed the application site previously contained a pair of semi-detached houses, a terrace of 6 houses and a public house called the Turkey Cock
- that the site was within walking and cycling distance of the village centre with pedestrian access
- the application site represents the first main area of built form between the village and Hunsdonbury that although the application had a number of factors weighing against permission, it was within the policies of the then emerging District Plan and that the site was reasonably well located to the existing amenities of the village.

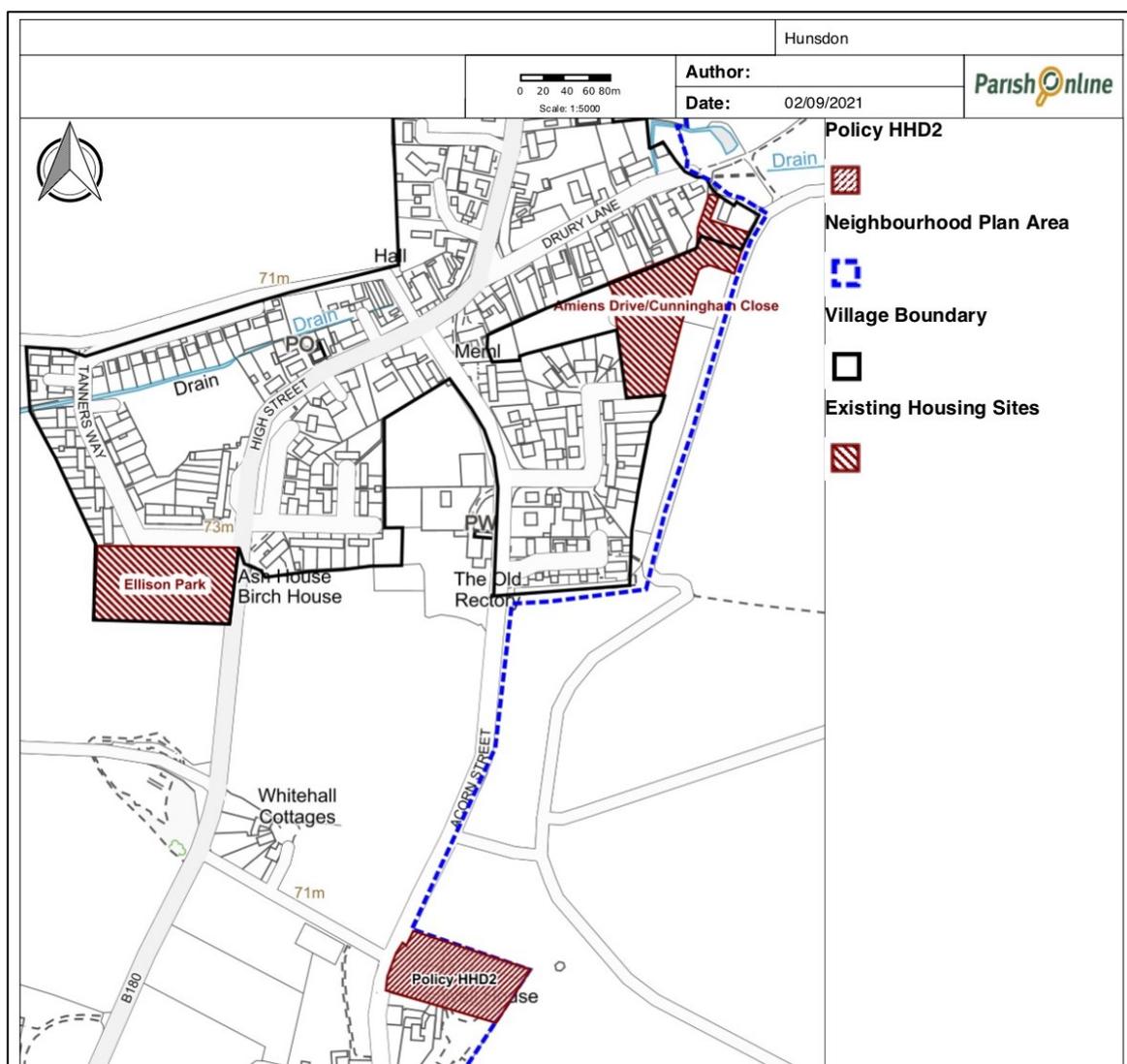


Figure 46: Housing Sites



Old River Lane SPD Consultation Statement

November 2022



Old River Lane Supplementary Planning Document

Consultation Statement

1. Introduction

- 1.1 This statement is the 'Consultation Statement' for the Old River Lane Supplementary Planning Document (SPD) as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out the details of the consultation that has informed the preparation of this SPD.
- 1.2 Supplementary Planning Documents (SPDs) provide guidance to supplement the policies and proposals in the District Plan. SPDs do not have to go through the formal examination process, but consultation with stakeholders and the wider community is still a vital part of the preparation process. The scope of consultation and decision on who will be consulted will reflect the nature of the SPD.

2. Town and Country Planning Regulations

- 2.1 SPDs must be produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.
- **Regulation 12(a)** requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated into the SPD.
 - **Regulation 12(b)** requires the Council to publish the documents for a minimum 4-week consultation, specify the date when responses should be received and identify the address to which responses should be sent.
 - **Regulation 35** requires the Council to make documents available by taking the following steps:

1. Make the document available at the principal office and other places within the area that the Council considers appropriate; and
2. Publish the document on the Council's website.

3. Statement of Community Involvement (SCI)

- 3.1 The Statement of Community Involvement (SCI) explains how the Council will involve the community in the preparation, alteration and review of planning policy plans and guidance. Community engagement is a key part of the planning system as it ensures that the Council can listen to the views of stakeholders and the community to inform the outcome of planning decisions. This helps local people to become directly involved in place shaping in the district. The Council wishes to involve all sectors of the community in the planning process and is committed to maximising publicity of its planning documents.
- 3.2 In October 2019 the Council adopted a new SCI to replace the previous SCI (adopted in 2013) and take into account changes to legislation and policy. This consultation has been undertaken in accordance with the 2019 SCI.

4. Early consultation

- 4.1 As part of the scoping of the draft SPD, an Old River Lane Steering Group was set up. Membership of the Steering Group includes: Officers from East Herts Council and Hertfordshire County Council; Councillors; representatives from the Cross-party Working Group on Old River Lane; landowner and developer representatives; as well as other representatives from the Town Council, the Neighbourhood Plan Group, the Bishop's Stortford Climate Group, the Bishop's Stortford Business Improvement District (BID) and Bishop's Stortford Civic Federation. Several community representatives also attended the Steering Group meetings.

4.2 The purpose of the Steering Group was to consider all matters relating to the proposed development at Old River Lane with the aim of achieving a high-quality development that meets the Council's place-making, corporate and community aspirations and objectives for Bishop's Stortford and its town centre.

4.3 As set out in the table below, the Steering Group met on six occasions between November 2021 and May 2022:

Meeting:	Date:
Steering Group Meeting 1	10 November 2021
Steering Group Meeting 2	13 December 2021
Steering Group Meeting 3	7 February 2022
Steering Group Meeting 4	28 March 2022
Steering Group Meeting 5	25 April 2022
Steering Group Meeting 6	16 May 2022

4.4 The Old River Lane Steering Group 'Terms of Reference' is attached for information at **Appendix A**.

4.5 The main tasks of the Steering Group included:

- to act as a sounding board for the emerging Supplementary Planning Document (SPD).
- to receive, review and critically assess emerging master planning and development proposals.
- to identify and highlight issues which need addressing and to identify possible approaches for dealing with these matters.
- to assess the impact of the development proposals in a comprehensive way for the town, identifying town-wide issues which may be best addressed by looking at proposals in combination and to identify solutions to these issues.

4.6 Meeting with stakeholders has ensured a better understanding of the key issues and aspirations that the community have for the Old River Lane site. Alongside this the Council has been able to get feedback on emerging proposals and principles as well as jointly setting a vision and objectives for the site. The discussions that have taken place at the Steering Group meetings have therefore influenced both the scope and content of the SPD.

5. Consultation

5.1 The draft SPD was published for consultation for four-weeks between the 5 July and 2 August 2022 (5pm). The consultation was advertised via a press release. Information was also made available on the Council's website and via social media.

5.2 The draft SPD was made available for public inspection at:

- **East Herts District Council (Hertford Office):** Wallfields, Pegs Lane, Hertford, SG13 8EQ. The office is open 10am – 4pm every Tuesday.
- **East Herts District Council (Bishop's Stortford Office):** Charringtons House, Bishops Stortford, CM23 2ER. The office is open 10am – 4pm every Wednesday.
- **Bishop's Stortford Town Council:** The Old Monastery, Windhill, Bishop's Stortford, CM23 2ND. The Town Council is open Monday to Friday 9am-5pm.
- **Bishop's Stortford Library:** The Causeway, Bishop's Stortford, CM23 2JE. The Library is open Monday 10am-7pm, Tuesday-Friday 10am-6pm, Saturday 10am-5pm, and Sunday 12pm-4pm.

5.3 All consultation documents and further information on how to submit representations (comments) were made available to view on the East Herts Council website (www.eastherts.gov.uk/oldriverlaneSPD-consultation). All statutory and relevant consultees were directly contacted, including those on the planning policy database. A list of consultees is provided in **Appendix C**.

5.4 Representations could be made via the Council's consultation portal – <http://consult.eastherts.gov.uk/portal>. Alternatively, representations could be emailed to planningpolicy@eastherts.gov.uk. Hard copy representations should be sent to; Planning Policy Team, East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ.

6. Issues raised in the consultation

6.1 A total of **439** responses were received from **97** consultees. Most of the responses contained several issues. The main issues raised are summarised below:

- Objection to demolition of the URC Hall
- Objection to the demolition of Charringtons House
- Objection to the loss of the Waitrose Carpark
- Lack of commitment to climate change and sustainability
- Objection to loss of trees
- Concern over building heights
- Lack of clarity over leisure facilities
- Lack of clarity over the public square
- Objection to another cinema in the town
- Mixed views on a new Arts Centre
- Key documents need updating

6.2 Officers have considered these issues in full and made amendments where they add value to the SPD. A summary of the consultation responses is set out in the schedule below at **Appendix B**. This table outlines the comments by chapter/section, the Council's response to these issues and any consequential changes to the SPD. A track change version of the draft SPD accompanies this Consultation Statement. If text is to be deleted from the draft SPD it is shown ~~struck through~~. If new text is to be inserted, it is shown underlined.

Appendix A – Old River Lane Steering Group Terms of Reference

Purpose:

To consider all matters relating to the proposed development at Old River Lane with the aim of working together to achieve a high-quality development and meet the Council's place making, corporate and community aspirations and objectives for Bishop's Stortford and its town centre.

Membership:

- Councillors
- Town Council
- Neighbourhood Plan Rep
- Private sector rep
- Community representatives
- Other
- Supported by officers

Tasks:

- to act as a sounding board for the emerging master planning, Supplementary Planning Document (SPD) and development proposals of the development site at Old River Lane.
- to receive, review and critically assess emerging master planning and development proposals.
- to identify and highlight issues which appear to have been inadequately addressed and to identify possible methods for dealing with these matters.
- to assess the impact of development proposals in a comprehensive way for the town, identifying town wide issues which may be best addressed by looking at development proposals in combination and to identify solutions to these issues. This may necessitate balancing and advising on the best outcomes relating to housing, transport, employment opportunities, community and sports facilities, urban design and service provision in order to contribute to the continued vitality of Bishop's Stortford.

Matters to be considered:

Including but not limited to:

- Masterplanning approach set out in Policy DES1 of the District Plan
- Supplementary Planning Document

- Sustainable transport and travel choices including links to other parts of Bishop's Stortford and beyond
- Community infrastructure and service provision e.g., community facilities; open space; etc.
- Sustainability
- High quality design and creating a distinctive character
- Integration with wider Bishop's Stortford
- The vitality of proposals
- Energy and resource efficiency
- Landscape, biodiversity, historic features.

Procedure and reporting:

- To meet as required
- For notes of each meeting to be taken and circulated to the Group membership
- To make recommendations to the EHC Executive relating to the purpose and tasks of the Group

Independent Chairperson:

We are pleased to welcome Mehron Kirk to the Steering Group. Mehron will be chairing the steering group meetings; he has considerable experience working as a landscape architect and is also a panel member of the Hertfordshire Design Review Service:

<https://www.bdp.com/en/about/people/f---l/mehron-kirk/>

Appendix B – Summary of Comments and Council Response

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
Parsonage Residents Association (239)	Old River Lane SPD - General		The SPD reads blandly. The focus is on housing development and not on a community destination for retail, relaxation and increasing revenue for businesses struggling through this present financial position.	The SPD focusses on more than housing development. The Strategic Masterplanning Framework seeks to ensure that Old River Lane will be a high-quality, accessible, and sustainable redevelopment of a town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and complements the uniqueness of the historic market town.	No amendment in response to this issue.
Mr & Mrs Alan Ferris (183) Mr David Samuels (184) Ms Pam Gurton (185)	Old River Lane SPD - General		Suggestion that a crescent walkway solution should be reviewed. By curving the proposed footpath between Old River Lane and Northgate End, it will not be necessary to alter the Waitrose car park and the URC Hall could be retained.	The Strategic Masterplanning Framework diagram has been updated and the illustrative pathway from north to south would not preclude a curved walkway if this was the preferred design solution.	Figure 21 (now Figure 20) updated in line with this and other comments.
Thames Water (230)	Old River Lane SPD - General		Thames Water support the requirement for a foul sewerage and utilities assessment to be submitted with any application for the site and the acknowledgement of the existence of existing sewers in section 2.28.	Support noted and welcomed.	-

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>To ensure compliance with Policy WAT6 it may be necessary for conditions to be used to phase the delivery of development to allow any necessary infrastructure upgrades to be completed ahead of occupation of development.</p> <p>Developers should be encouraged to discuss their proposals with Thames Water ahead of the submission of any application to enable any wastewater infrastructure requirements to be determined.</p> <p>It may also be beneficial to add Policy WAT6 to the list of policies under Section 1.11.</p>	<p>Noted.</p> <p>Agreed.</p> <p>Agreed.</p>	<p>-</p> <p>Add text to paragraph 9.1.2 to encourage developers to also engage in pre-application discussions with other interested parties:</p> <p>9.1.2 Furthermore, in order to ensure that the level of detailed assessment is relevant to any particular planning application, applicants should enter into pre-application discussions with the Local Planning Authority, and other interested parties, <u>including the County Highway Authority, and other statutory consultees.</u></p> <p>Insert Policy WAT6 into list of policies under paragraph 1.4.4:</p> <ul style="list-style-type: none"> <u>Policy WAT6 – Wastewater Infrastructure</u>

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>At the time of the consultation on the Local Plan a high-level review of the site indicated that infrastructure at the wastewater treatment works may be unable to support additional demand and upgrades may be required. This was based on the cumulative impact of developments across Bishop's Stortford. Arrangements have been made for other sites in the north of Bishops Stortford to drain to Stansted Mountfitchet STW and as such there are no current concerns regarding treatment capacity for the development of the site.</p>	Noted.	-
Canal & River Trust (212)	Old River Lane SPD - General		<p>It is positive to note that the SPD seeks to encourage sustainable and healthy lifestyles, prioritising walking and cycling overuse of the private vehicle. Public realm connections to the Castle Grounds and the River Stort are outlined and there are references to enhancing the cycle path along the Stort to the north of the A1250 and works to convert the existing footway between the river towpath, Link Road and Bridge Street to a shared-use footway/cycleway, including upgrade of the existing signal-controlled crossing to a</p>	Support noted and welcomed.	-

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>Toucan crossing, as per the Bishop's Stortford Transport Options report.</p> <p>However, there could be further emphasis on the need for connectivity to the towpath routes, particularly south to the town centre which would support interventions such as those outlined in SM3 by strengthening and improving legibility of key pedestrian/cycle routes, particularly to the station.</p>	<p>Intervention SM3 is referenced in the SPD, and proposals will be expected improve signage and way finding (see Section 8.5 Indicative Planning Obligations Schedule).</p>	<p>No amendment in response to this issue.</p>
Mrs Janice Carpenter (181)	Old River Lane SPD - General		<p>Will the proposed Arts Centre be working alongside our current South Mill Arts Centre or will they be in competition?</p> <p>The artists impression that we are currently seeing is not the proposed new plan, it is the proposal from approximately 5 years ago. When will an updated one be made available?</p> <p>What we are seeing does not have any bearing on the new proposed plans. The first plans included a purpose-built theatre, library and an outdoor area that could be used as an entertainment space. Am I right in</p>	<p>The Council has been in discussion with Rhodes Birthplace Trust and will continue to work with them moving forward to find the best solution for Bishop's Stortford and the Arts Complex.</p> <p>Proposals are indicative at this stage and any subsequent planning application will be required to explain and evidence how they comply with relevant District Plan policies.</p> <p>A new section on the Arts Centre has been added to the SPD.</p>	<p>No amendment in response to these issues.</p>

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>thinking these are no longer in the revised plans?</p> <p>EHDC are the owners who are overseeing the planning but who will be running the centre once it opens? Will this all be linked with the Hertford Theatre?</p> <p>What is the reasoning behind the need to have another cinema when the town already has a large complex with 6 screens? and of course South Mill Arts also have facilities for screening films. What does the future hold for the Empire Cinema complex?</p>		
Mr Stewart Marshall (277)	Old River Lane SPD - General		<p>Firstly, I would like to submit my displeasure at the EHDC decision to erect the multistorey car park at Northgate End.</p> <p>Strong objection to the following proposals:</p> <p>1. The United Reformed Church Hall should be spared as it is still used for many different functions and various organisations. Not to mention the historical memories that it holds for a good many people.</p>	<p>Noted, however, this does not form part of the SPD proposals.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of</p>	No amendment in response these issues.

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>2. Waitrose car park should be retained because it serves as an excellent position for ease of access to North Street and of course Waitrose itself.</p> <p>3. Further commercial use would distract attention from elsewhere such as South Street and Jackson Square where many a small business have been and gone and outlets remain empty.</p> <p>4. Any development should be no higher than the existing Charringtons building which should remain because there are businesses already established in it and to my knowledge fully occupied.</p> <p>5. We already have a rather nice theatre and multifunction venue at Rhodes Centre South Mill Arts Centre.</p> <p>6. Housing should be aimed mainly for first time buyers and elderly</p>	<p>District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Parking for Waitrose will continue to be provided on site.</p> <p>The Vision and Development Objectives for the site set out how development proposals should complement the wider town centre offer.</p> <p>Noted. Heights and massing are considered in Section 7.6 of the SPD. This section has been updated to provide greater clarity around the Council's expectations.</p> <p>Noted. The Council has been in discussion with Rhodes Birthplace Trust and will continue to work with them moving forward to find the best solution for Bishop's Stortford and the Arts Complex.</p> <p>The SPD requires a mix of residential accommodation to create an inclusive</p>	

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>requirements with possibly a GP surgery in close proximity.</p> <p>7. A good many well established trees will be lost and should remain.</p> <p>8. A new cinema is not needed as we already have a multiscreen cinema which now has car parking very nearby. Plus, South Mill Arts on occasion have film shows.</p>	<p>community by providing homes for all age groups.</p> <p>The SPD also states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			9. As it seems council are determined to develop the site; I feel residential is all that is required.	Noted, however, the site is allocated in the District Plan 2018 as a mixed-use development sites which accommodates a range of uses including housing, retail, leisure, community, and office uses.	
Mr Scott Sinclair (182)	Old River Lane SPD - General		Concern that the new development plans raise the prospect of re-providing the 170 car parking spaces used by the Waitrose supermarket chain. My elderly parents' in-law in their 90s frequently use Waitrose and they park outside in the disabled parking bays. They do not have sufficient mobility to be able to cross the road with a shopping trolley and use the new multi-story car park opposite. Please ensure that the Waitrose parking spaces are not reduced or moved.	Parking for Waitrose will continue to be provided on site.	No amendment in response to this issue.
Herts County Council – Property Service (262)	Old River Lane SPD - General		HCC as landowner have no comments to make on the draft Old River Lane SPD.	Noted.	-
Mr John Rhodes (188)	Old River Lane SPD - General		We should say firstly that we welcome the fact that the Council is at last complying with the requirement in policy BISH8 to produce an SPD to inform the master planning of the site.	Support noted and welcomed.	-

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			Having said that, as general observations, we feel that the present draft is too generalised to provide the guidance that is needed to inform the master plan and is probably trying to incorporate too many potentially incompatible forms of development on the site. We would like to suggest some more specific requirements which could enable the SPD to become a more useful document.	Suggestions to improve the document are welcomed.	
Mr Tim White (227)	Old River Lane SPD - General		<p>There is insufficient justification for expanding housing and retail premises in this area.</p> <p>Strong objection to the removal of the ground level car parking amenity, and I suspect Waitrose have too.</p> <p>Replacing open land with a wall of housing will detract from rather than enhance The Causeway. The character of the area will be significantly and negatively changed.</p>	<p>Noted, however, the proposals form a key part of the Council's District Plan strategy which was agreed in 2018.</p> <p>Parking for Waitrose will continue to be provided on site.</p> <p>The proposals are for a mixed-use development (not just housing) which will both contribute to the vibrancy of Bishop's Stortford and complement the uniqueness of the town. The ambition is to create a well-designed development that responds to the character of the surrounding area. The importance of enhancing character and appearance is embedded throughout the SPD.</p>	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
Mr Clive Risby (211)	Old River Lane SPD - General		<p>We do not think the document is detailed enough to specify the type of development which is envisaged by residents and neither does it specify in detail what the East Herts Council proposes.</p> <p>A proper arts plan needs to be created and should exclude a cinema because there is already a cinema near to the station.</p> <p>The URC hall should be refurbished and not demolished.</p>	<p>Noted. The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p>	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>No more flats are needed in the centre of town but there is a need for a centrally placed surgery to cater for the station area residents and others living nearby.</p> <p>Concern about the access to Waitrose if the existing access is changed and any proposal that utilises the URC hall site (if the hall is demolished) for parking should not go ahead. The existing access to Waitrose is ideal for most residents whereas any alternative using Link Rd will be a disaster.</p>	<p>The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups.</p> <p>The SPD also states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>Section 8.3 notes the discussion around accessing arrangements. The eastern access has been identified as the preferred option following extensive discussions with Hertfordshire County Council following the feasibility of a northern and western access being ruled-out.</p> <p>The eastern access was preferred to the southern access on the basis that it would allow Bridge Street to reach its objective of being more pedestrian friendly. Therefore, a balance will need to be struck between the best accessing option to the ORL site (including Waitrose) and the impact on the surrounding area.</p>	
Mr David Royle (209)	Old River Lane SPD - General		The envisaged ORL development slices off 50 Waitrose parking spaces. It then demolishes the URC hall to replace those 50 car spaces. Do we	The Strategic Masterplanning Framework diagram has been updated and the illustrative pathway from north to south would not preclude a curved	Figure 21 (now Figure 20) updated in line with this and other comments.

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			need a straight footpath from Northgate End to Jackson Square? It also makes the development area bigger. Why not curve the path around Waitrose car park, so there is no need to demolish the hall to replace parking spaces? The north part of this curved path goes across the green space, between trees. A crescent path, with new shops and housing following the curve, would be a very pleasant way of walking and cycling through the new development. The URC hall could stay and have a small square in front.	walkway if this was the preferred design solution.	
Historic England (331)	Old River Lane SPD - General		<p>Historic England are pleased to see the production of the SPD document which broadly lays out the principles for this development as defined within the East Herts Local Plan (2018) however, we would like to make the following comments on the draft:</p> <p>Page 9 - The document contains two maps with differing site boundaries. It is understood that the white boundary is that in the site allocation, the red line boundary is larger and contains the URC Hall</p>	<p>Support noted and welcomed.</p> <p>Paragraph 2.4.3 of the SPD explains that the inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation,</p>	- No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>within it. There is no explanation for this and why this is necessary.</p> <p>Paragraph 2.2.10 - This section contains a small section on the early history of the site which is incredibly important to the early development of the town plan. The former river channel is key to the understanding of the development of the site both now and in the future and this should be given a mention in this section. The first sentence of this paragraph is rather unclear in what it is trying to achieve. The fact that it was water meadows is not "despite" the fact the castle was established adjacent to it. More research should be done on the history of the area and land ownership at this time to establish better what the early significance of the site in question is.</p>	<p>ensuring a comprehensive approach to development in this location.</p> <p>Agreed. Further research has been undertaken with proposed amendments to paragraphs 2.2.5, 2.2.10 and 2.2.12.</p>	<p>Amend text as follows:</p> <p>2.2.5 By 1744 road improvements had resulted in many coaching inns and stables in the town centre as a stop off on the London to Cambridge road. By the 18th century regional road improvements had resulted in the erection of many coaching inns and stables in the town centre as a stop off on the London to Cambridge road.</p> <p><u>2.2.10 The Old River Lane site is so named as it was the original route of the River Stort, and the former river channel ran roughly along the route of the existing Old River Lane. In the Roman period woodland in the vicinity of the site was cleared and from then on until the mid-20th century most of the Old River Lane site was open riverside floodplain meadows crossed with drainage channels. Although evidence of Prehistoric activity within the vicinity of the site is limited, it is possible that evidence of activity within the site</u></p>

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
					<p><u>may survive, masked by alluvial deposits on the terrace of the former river channel. Similarly, there is potential for traces of Romano-British and Medieval activity to survive within the site. Waytemore Castle was erected adjacent to the site in the 11th century and over time the historic core of Bishop's Stortford evolved to the west and south-west of the site. In the late-18th century and early-19th century numerous malshouses were erected along the route of the River Stort, including adjacent to the site, making use of the direct access to the riverbank to transport their produce along the Stort Navigation. To the north-west of the site there was the Hawkes Brewery in buildings which dated from the 18th century, and a cattle sale yard. In 1860 on Water Lane to the west of the site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.</u></p>

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>Para 2.3.5 - refers to archaeology without referencing what that archaeology might be and how it has constrained the site. We assume that the archaeology referred to is the underground water course, but this needs better description.</p>	<p>Further information has been added to paragraph 2.3.5. See also changes to paragraph 2.2.10.</p>	<p>2.2.12 The Link Road was built between 1969 and 1970, which connected The Causeway to Northgate End, and necessitated the demolition of the cattle sale yard. The landscape of Old River Lane continued its significant transformation in the early 1970's when the original course of the River Stort that ran to the west of <u>through</u> the site was culverted. The culverting is understood to have been <u>was</u> part of wider plans, alongside creating a new course for the River Stort to the east (1968), to help reduce flooding in the town centre and create more land for development in the core of Bishop's Stortford <u>town centre</u>. A new road <u>was built then largely that roughly</u> followed the route of the culverted river as access to the car parks, the road now known as Old River Lane.</p> <p>Amend text as follows:</p> <p>2.3.5 Below ground constraints include archaeology, a 3m easement for Thames Water rising main sewer and a 5m easement as the culvert is classified as a</p>

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			<p>Page 62 - The Strategic Masterplanning Framework is rather confusing as it presents two options for development. Would be clearer to present the preferred option for development only as it avoids confusion.</p> <p>Section 8.4 - should there be a map here for heritage? About reinforcing key views between heritage assets such as the castle and the church and the castle and the rural verdant</p>	<p>The Bishop's Stortford Town Centre Planning Framework (TCPF) initially presented two illustrative options for the redevelopment of Old River Lane; both are shown in the SPD as they are helpful to understanding the evolution of the final Strategic Masterplanning Framework.</p> <p>Section 2.2. includes a diagram illustrating Heritage Assets. The Strategic Masterplanning Framework takes account of the information presented in the previous chapters and</p>	<p>watercourse. <u>Below ground constraints include archaeology, and watercourse and sewer easements. A 3m easement is needed for a Thames Water sewer rising main, and an 8m easement is needed for the culvert as this is classified as a watercourse. In terms of archaeological constraints, known and potential non-designated archaeological remains identified within the Old River Lane site comprise potential paleoenvironmental remains, potential prehistoric and Romano-British remains, and potential medieval remains.</u></p> <p>No amendment in response to this issue.</p>

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			General comments		
			landscape visible across the valley and over the site.	as such does not need to be repeated in Section 8.	
Natural England (238)	Old River Lane SPD - General		<p>Natural England welcomes the preparation of the Old River Lane SPD to provide guidance on the design of redevelopment within the Old River Lane site.</p> <p>We recognise that there are several opportunities identified within table 5.1.1. to deliver new high quality public spaces within the development and promote sustainability in its widest sense. We would therefore encourage connectivity between any on-site green infrastructure with the River Stort and wider river restoration works for the Castle Park area to the east.</p> <p>Natural England notes the design principle in table 7.2.5. which states opportunities for urban greening through tree planting and soft landscaping should be maximised where possible. We would advise that the use of an Urban Greening Factor is explored for development in this area.</p>	<p>Support noted and welcomed.</p> <p>Noted.</p> <p>Noted, although the Council does not currently have policy for calculating an Urban Greening Factor (UGF). The importance of green infrastructure is however embedded throughout the SPD as a key consideration. As such there is an expectation that landscape professionals will be involved in the scheme from early in the design and planning process.</p>	<p>-</p> <p>-</p> <p>No amendment in response to this issue.</p>

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			General comments		
			<p>Natural England advise that there could be an opportunity to incorporate green infrastructure through a concept of Green Community Hubs. These could be re-purposed green spaces or greened up local community hubs (such as food banks, libraries, health care estates) that would act as a focal point for nature-based activities and services (such as tree planting, food growing, active travel, green gyms etc) that support peoples mental health and wellbeing, for example through green social prescribing. This could also link in with the walking routes along the River Stort to the east.</p> <p>Paragraph 3.6.4 states prioritising sustainable transport such as cycling, and walking improves local air quality and encourages healthy communities. Therefore, strong emphasis will be placed on seeking the provision of cycle and pedestrian routes and networks at Old River Lane. We advise that there is recognition of the multi-functional benefits of green infrastructure, including improved mental health from access to natural green spaces,</p>	Noted. The importance of green infrastructure is embedded throughout the SPD as a key consideration.	No amendment in response to this issue.

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			<p>cleaner air and mitigating climate change.</p> <p>Natural England are currently developing the next version of the GI Standards (v2). The updated standards are due to be released later in the year, but some elements are already available including the new GI principles which may be of interest, such as why green infrastructure is needed and what good green infrastructure looks like.</p>	<p>Noted. Reference to the Green Infrastructure Framework and the benefits of green infrastructure has been added to be SPD.</p>	<p>Add new text to paragraph 8.4.6:</p> <p><u>Natural England's Green Infrastructure Framework sets out a series of key principles that should be used to inform emerging proposals for Old River Lane. Embedding green infrastructure has a number of important benefits, including maximising Biodiversity Net Gain, managing the water environment, and creating resilient and climate positive places.</u></p>
Bishop's Stortford Climate Group (305)	Old River Lane SPD - General	Object	<p>The Climate Group was represented in the masterplan steering group, for the preparation of the SPD, and engaged with the EHDC Planning team to identify and include best practice climate related provisions in the SPD.</p> <p>The ORL site is an important opportunity for the town, and we support exemplary development. As the landowner and developer of the site, EHDC has the opportunity to set for itself exemplary planning requirements, to ensure that this site</p>	<p>The Council welcomes the involvement of the Climate Group on the ORL Steering Group.</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.</p>	<p>No amendment in response to these issues.</p>

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			<p>is contributing to the District being carbon neutral by 2030, rather than adding to the need for remedial action in a short space of time. Moreover, the site is important because it provides an opportunity: - to contribute to change beyond the site boundary. Concern, however, that the draft SPD fails to give sufficient site-specific, masterplanning guidance to achieve its objectives, even though this was the premise of the steering group. Amendments are needed: to enable acceptable development; to set parameters to prevent unacceptable development; to enable development to integrate with the economy and the character of the town. The draft broadly encourages development but gives too few planning parameters.</p> <p>Key concerns are that the draft SPD:</p> <ul style="list-style-type: none"> - takes no account of the carbon embedded in existing buildings. 	<p>The Council's Sustainability SPD notes that consideration of embodied carbon is likely to become increasingly important as society transitions to a low/zero carbon society. The ORL SPD specifically requires a 'reduction in energy embodied in construction</p>	

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			<p>- sets no specific energy or water use requirements beyond current Building Regulations.</p> <p>- shows no evidence of proper transport planning; and</p> <p>- uses loose language regarding transport, movement and parking provisions which together will totally fail to take the opportunity provided by this scheme to reshape our town centre to achieve modal shift, away from cars to pedestrianisation, cycling and use of public transport.</p>	<p>materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing.'</p> <p>The SPD has to comply with the wording within the District Plan, so cannot exceed the water efficiency standard in Policy WAT4.</p> <p>However, the guidance in the SPD does encourage the developer to improve upon building standards, including water efficient design. This is set out in the green box following paragraph 7.4.5. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Sustainability SPD.</p> <p>The aim of the SPD is to ensure that any development at Old River Lane can complement and understand any transport improvements coming forward that directly effect ORL or the wider-ORL area. Whilst detailed transport assessments and modelling will be required to define detailed matters, the SPD only seeks to ensure that the right package of measures and opportunities are signposted so that any</p>	

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				development can integrate these into the scheme from an early stage. Chapter 4 prioritises active travel and public transport.	
Mrs Carole Scott (178)	Old River Lane SPD - General	Object	EHDC is keen to destroy the URC hall but what will replace it? We have 2 cinemas Empire and South Mill Arts do we really need another one? Please allow some greenery in the development otherwise its yet more concrete.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information. Agreed. The Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key	No amendment in response to these issues.

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			General comments		
				consideration, stating at paragraph 8.4.6 that proposals should utilise and incorporate existing green infrastructure, taking account of the large mature trees present across the site; and that planting should be used to reinforce key routes and improve connections.	
Mr David Samuels (229)	Old River Lane SPD - General		<p>We are impressed by the concern expressed in the document for the development to be sensitive to the existing built and natural environment, both aesthetically and historically; address sustainable transport issues, encouraging walking and cycling within the town; support good environmentally sustainable building practices.</p> <p>However, our main objection is to the way in which the central aim of creating a cultural/arts centre is being side-lined. Although understanding the needs for such a project to be financially sustainable, we feel that the specific arts provision is in danger of disappearing.</p>	<p>Support noted and welcomed.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has</p>	- Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

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			General comments		
				been added to the SPD which provides further information.	
Cllr Mione Goldspink (321)	Old River Lane SPD - General		I believe that the most important consideration for development of the Old River Lane (ORL) site should be that whatever is built there, it should complement and enhance the existing buildings and facilities of the town. Nothing should be built or provided that would compete with existing buildings, retail outlets or facilities.	Agreed. The vision set out in the SPD is that 'Old River Lane will be a high-quality, accessible, and sustainable redevelopment of a town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and <i>complements</i> the uniqueness of this historic market town.'	No amendment in response to this issue.
Mrs Janet Reville (302)	Old River Lane SPD - General		In general, this development should be the decision of the people of Bishop's Stortford and not that of the leader of EHDC.	Noted. The purpose of the SPD is to provide a framework for bringing forward appropriate redevelopment at Old River Lane.	No amendment in response to this issue.
North Herts District Council (180)	Old River Lane SPD - General		Thank you for consulting us on the Old River Lane SPD. We do not have any comments to make on this consultation.	Noted.	No amendment in response to this issue.
Ms Helen Miller (186)	Old River Lane SPD - General	Object	We need more arts spaces not less. The proposed theatre has morphed into a cinema. In the absence of a purpose-built performance/concert hall, we need more multifunctional spaces that work for arts organisations, not less. If there is any doubt that the adaptable performance space in the new ORL arts centre will not be able to support local arts, then it is essential that the URC hall is kept.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep No.	Section/ Para number	Support or Object	Summary of Comments	Officer Response	Proposed Amendment to SPD
			General comments		
			<p>Meanwhile I understand that planning permission to create more community space at the actual URC church is still stuck in the system. When are councillors going to sort his out? Lack of foresight by the council is a missed opportunity.</p> <p>We are on the mainline from London to Cambridge and could easily have attracted major stars to Bishop's Stortford while providing for local theatre, orchestras, and choirs. We could have had a venue to rival Saffron Hall. As it is, there is barely a venue big enough in this town to cater for a choir and orchestra.</p>	been added to the SPD which provides further information.	
Ms Janet Shepherd (196)	Old River Lane SPD – General	Object	<p>Objection to the proposal to demolish the URC church hall as it is a part of the town's history.</p> <p>Objection to any building over 3 storeys as it will lessen the open nature of the area.</p>	<p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Noted. Section 7.6 of the SPD deals specifically with heights, massing, and grain, setting out a series of principles against which development proposals can be assessed.</p>	No amendment in response to these issues.

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			General comments		
			<p>Objection to the proposal of a cinema, although any mention is avoided in this document as we already have one in town.</p> <p>I am unhappy that this consultation is on very general plans with detail not being given of the uses for the buildings (aside from housing). Why not make a bold stance and keep the area as an open space with a small cluster of public buildings for social and educational purposes? We have largely lost our town square, and this could be an opportunity to give us back a genuine community hub rather than a commercial area billed as a hub because it has some benches.</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.</p> <p>Objective 4 states that the future development of the site should '...create new high quality public spaces and public realm that are accessible and inclusive to all.'</p>	
Ms. Mary Duckworth (198)	Old River Lane SPD – General	Object	Objection to Option A of the proposed development, as it includes the demolition of the URC	Option A is included for illustrative purposes (reflecting proposals included in the Bishop's Stortford Planning	No amendment in response to these issues.

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			General comments		
			<p>hall. The hall should be retained and upgraded.</p> <p>This would provide a highly suitable community space, which would retain part of the area's historical architecture, and be less costly than creating a new event space. Preserving the hall would comply with District Plan Policy BISH8 (III.e)</p> <p>The mature trees around the hall would also be kept.</p> <p>There would be ample space for disabled parking adjacent to the building.</p> <p>Objection to loss of the Waitrose car park.</p>	<p>Framework). The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Noted.</p> <p>The SPD requires the retention of existing mature trees where possible.</p> <p>Disabled parking will need to be provided in accordance with the Council's Vehicle Parking at New Development Supplementary Planning Document (SPD) - https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Vehicle_Parking_SPD.pdf</p> <p>Parking for Waitrose will continue to be provided on site.</p>	

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Ms Julie Kitchener (201)	Old River Lane SPD – General	Object	<p>1. We don't need another cinema in Bishop's Stortford.</p> <p>2. We desperately need to keep Waitrose in our town which must have adequate parking and easy access to and from the store.</p> <p>3. To demolish the URC Hall would be an absolute crime. Although it desperately needs renovating it is well placed to accommodate all sorts of gatherings.</p> <p>4. Do we really need more flats, shops and coffee houses? The town is overrun with flats - who are buying</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>Parking for Waitrose will continue to be provided on site.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>The SPD requires a mix of residential accommodation to create an inclusive</p>	No amendment in response to these issues.

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			<p>these? The shops and flats by the new car park are all empty. How long will it take to sell/rent these? Who is going to use these shops, they are not in the town centre?</p> <p>5. No thought has been given to the new development, only by people who don't live in, work in, or use the town.</p> <p>6. The Council has already lost millions of pounds over this scheme. Please do not let it become another white elephant.</p>	<p>community by providing homes for all age groups.</p> <p>It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane will be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre.</p> <p>Meeting with stakeholders and community representatives during the preparation of the draft SPD ensured a better understanding of the key issues and aspirations that the community have for the Old River Lane site. The discussions that took place at the Steering Group meetings influenced both the scope and content of the SPD.</p> <p>Consultation on the SPD has provided the opportunity for residents of Bishop's Stortford to provide their comments on the SPD.</p> <p>Noted, however this is not a planning matter.</p>	

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Ms. Janet Harris (232)	Old River Lane SPD - General	Object	<p>I object to the plans I have seen so far. Especially as Waitrose lose their carpark! This plan that was posted on FB today, seems far better. Would be lovely not to lose the hall! And keep Waitrose car park!</p> <p>Bad enough losing the causeway carpark as it is!</p>	<p>Parking for Waitrose will continue to be provided on site.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>It is condition of the planning permission for Northgate End (3/18/0432/FUL) that The Causeway car park shall be closed in the interests if the free flow of traffic through the highway network.</p>	No amendment in response to these issues.
Ms Deb Roberts (177)	Old River Lane SPD – General		The Coal Authority has no comments to make on the SPD.	Noted.	No amendment in response to this issue.
Mr Derek Crowther (179)	Old River Lane SPD – General		<p>The SPD is so general in terminology and short on specifics as to defy objective comment.</p> <p>What is written appears to place few restraints on what might be proposed. E.g., the vagueness of the term leisure facilities; no mention of communal facilities; no mention of charging points.</p>	Noted. The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed. Whilst not detailing specific proposals at this stage (these will be set out in any subsequent planning application), the ambition of the SPD is to ensure a well-designed development that responds to the character of the surrounding area.	No amendment in response to these issues.

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			General comments		
			<p>Hidden in the documents is a comment to the effect that they can move parking provision for some of the flats on this site over to the Northgate End MSCP. This runs contrary to the whole justification for Northgate End.</p> <p>There is a further commitment to give Waitrose more parking spaces - how many - this further erodes the nett gain in spaces.</p>	<p>There will be a requirement for the developer to provide electric motor vehicle charging points (see section 8 of the SPD).</p> <p>Policy BISH8 part (g) states that: "on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters."</p> <p>As such the SPD notes the policy requirement to provide for car parking to meet the needs on the site, but also sets out the access to nearby car parks and the need to prioritise active travel. As such it takes a balanced view, but one that encourages opportunities to be sought to reduce car parking on ORL particularly where parking could be provided in existing facilities.</p> <p>The SPD sets out that there will be a need to re-provide displaced parking for Waitrose.</p>	

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			<p>There is no reiteration of the limit of 100 dwellings on the site in the original plan.</p> <p>Are there any other pre-existing commercial arrangements that will compromise a decision? E.g., Who will own the extensive commercial space planned for the ground floors, shops etc? If it is to be East Herts Council and the risk of its success falls on the council taxpayers, then the viability of such plans needs to be justified as part of the planning approval process. Please clarify this point.</p> <p>Seeking to imply that the 6-storey height of Jackson Square can be used as a yardstick for appropriate building heights in the development is wrong. This reference should be erased. The quality of the design construction, material choices and modern style in the MSCP should be carried forward to the ORL site, and its bulk restricted to match the height of the brick clad MSCP frontage not the metal clad element behind.</p>	<p>District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.</p> <p>The viability of any scheme would be considered at the planning application stage.</p> <p>The information provided at 7.6.2 is factual. The SPD states that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets. This section has been updated to provide greater clarity around the Council's expectations.</p>	

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			General comments		
			<p>The area dedicated to a public square seems to have shrunk. Am I correct?</p> <p>Vague promises were made about providing an alternative venue to replace the Water Lane Hall which is to be demolished. They do not appear to be enshrined in this SPD. They should be - a section 106 arrangement might be appropriate.</p> <p>Implicit in the SPD is the demolition of Charringtons House which is a retrograde step. Has its conversion to flats been evaluated? This could be achieved much more quickly than building from scratch and would get an early return. The environmental impact, carbon generation, noise nuisance etc caused by the demolition will be considerable.</p>	<p>The SPD doesn't specify the size of a public square. The detail of this will be set out in any subsequent planning application.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which</p>	

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				contribute positively to the character of the Conservation Area.	
Mr Paul Boreham (199)	Old River Lane SPD - General		There should be an arts space in this new development. i.e., a venue that could be used for theatrical & musical performances (NOT a cinema!). Could the URC hall be refurbished, or even the actual URC church itself be used for this purpose? i.e., the church would be a dual-purpose space both for worship and arts. This needs to be part of the S106 agreement.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	No amendment in response to this issue.
Mr Graham Oxborrow (202)	Old River Lane SPD - General	Object	Expectation that EHDC would wish to set exemplary requirements in the SPD to deliver substantive improvements to the Arts provision and community facilities on the ORL site; to ensure it is not to the detriment of existing well-loved facilities in the town; and to deliver net zero carbon development in accordance with its Climate Change commitment. The consultation draft SPD is in no way exemplary and EHDC has provided no evidence that it has properly assessed the community's	Agreed. This ambition is reflected in the Vision and Development Objectives for the site (now Section 6 of the SPD), which were developed through discussion with the Old River Steering Group. Noted.	No amendment in response to these issues.

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			needs and desires for the site and that it has modelled or otherwise assessed whether its requirements would take up the opportunities development of the site brings or bring risks to the rest of the town's existing facilities.		
Mr Graham Oxborrow (208)	Old River Lane SPD – General	Object	This is such an important development for the town and yet the Council has failed to engage with the community to achieve a shared understanding behind the planning brief for the Masterplan for the site. The Council should not abuse its power to impose its will on the town in this way.	The importance of this site is acknowledged. An Old River Lane Steering Group was set up to influence both the scope and content of the SPD. Membership of the Steering Group includes: Officers from East Herts Council and Hertfordshire County Council; Councillors; representatives from the Cross-party Working Group on Old River Lane; landowner and developer representatives; as well as other representatives from the Town Council, the Neighbourhood Plan Group, the Bishop's Stortford Climate Group, the Bishop's Stortford Business Improvement District (BID) and Bishop's Stortford Civic Federation. Several community representatives also attended the Steering Group meetings.	No amendment in response to this issue.
Ms Lyn Farrell (210)	Old River Lane SPD – General	Object	Bishop's Stortford is sadly lacking anywhere for adult education classes to be held. Hertfordshire County Council's very own Step2Skills organisation has been unsuccessful over the last couple of years in	Noted.	No amendment in response to these issues.

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			<p>finding premises to hold regular courses and classes even though the community has been requesting them. A couple of decent sized rooms would suffice and would benefit the community immensely.</p> <p>I cannot see any detailed plans on the document for a town square which has been mentioned. I do hope that this would include plenty of trees to create shade and improve air quality. Once again, the planning is not making the most of our lovely river frontage. Yet another missed opportunity.</p>	<p>The SPD references a public square stating that it 'should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area.' (paragraph 8.4.5 of the SPD).</p> <p>The importance of green infrastructure is embedded throughout the SPD as a key consideration.</p>	
Ms Jill Jones (226)	Old River Lane SPD – General		Please note there has been no forum at all for the public to hear officers speak about the latest developments. Calling in the minimum time for consultation at a time when most people are planning a holiday smacks of pushing items through once again without proper	Six meetings of the Old River Lane Steering Group took place before publication of the draft SPD for consultation. Whilst not as public forum the meetings were attended by the Bishop's Stortford Civic Federation and other community representatives.	No amendment in response to these issues.

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			General comments		
			<p>discussion and with no forum to air creative ideas (the general assumption being that the public view would be negative).</p> <p>Support the demolition of Charringtons House which is an abomination but leave the mature trees!</p>	<p>Meeting with stakeholders and community representatives during the preparation of the draft SPD ensured a better understanding of the key issues and aspirations that the community have for the Old River Lane site. The discussions that took place at the Steering Group meetings influenced both the scope and content of the SPD.</p> <p>Consultation on the SPD has provided the opportunity for residents of Bishop's Stortford to provide their comments on the SPD.</p> <p>Support for the demolition of Charringtons House is noted.</p> <p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.</p>	
Mr James Hook (237)	Old River Lane SPD – General		The Council should consider holding an architectural competition or separately engaging architects to maximise the possibility of obtaining outstanding design.	The Council has already appointed Cityheart Ltd as the developer for the Old River Lane site.	No amendment in response to this issue.
Waitrose & Partners (261)	Old River Lane SPD – General		Waitrose would like to confirm its position that proposals to redevelop the Council owned surface level	Noted, however, it is expected that the continued growth of Bishop's Stortford	No amendment in response to these issues.

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			<p>public car park to the east of its shop could potentially negatively impact on trade to their store, which would jeopardise the success of the scheme envisaged in the SPD and the health of the wider town centre.</p> <p>Waitrose support the Strategic Masterplan to guide the development of the site at Figure 21 on page 71 of the draft SPD, which shows both areas of the Waitrose car park (east and south) as retained.</p> <p>Whilst Waitrose welcomes the recognition at paragraph 8.3.3 of the draft SPD that there is a need to ensure that circa 170 car parking spaces are retained to service the customer demand, this should be updated to reflect the existing number of spaces within the car park (183) and therefore at least 183 spaces should be retained as part of any redevelopment proposals for Old River Lane.</p> <p>Waitrose also broadly supports the proposed vehicular access route from the Link Road (A1250) to the east as shown on the Strategic Masterplan.</p>	<p>will boost existing retail and support the case for new retailers in the town.</p> <p>Support noted and welcomed. Note: Figure 21 is now Figure 20.</p> <p>The commitment in the SPD to re-provide around 170 spaces is consistent with the number of spaces that Waitrose currently lease from the Council (166). In addition, Waitrose own the freehold for an additional 21 spaces which are not part of the redevelopment proposals.</p> <p>Noted.</p>	

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			Waitrose would like to work collaboratively with the Council and Developer to seek to ensure that no existing car parking spaces are lost in order to facilitate the delivery of the access route and in tandem to enhance the provision of car parking spaces, the layout the car park and deliver public realm improvements as part of any forthcoming scheme for the Old River Lane site. This will ensure that the Waitrose store continues to support the vitality and viability of the town centre	Noted and welcomed.	
Jenny McGregor (263)	Old River Lane SPD – General	Object	<p>The car park did not need to be closed. A lot of people, especially the elderly, prefer the one floor area and not having to fiddle with technology in the other car parks.</p> <p>A new Arts Centre is not required. The Rhodes centre does a lot for everyone.</p> <p>A new cinema is not required. There is already a multi-screen cinema in the town.</p>	<p>Noted, although not relevant to the content of the SPD.</p> <p>The Council has been in discussion with Rhodes Birthplace Trust and will continue to work with them moving forward to find the best solution for Bishop’s Stortford and the Arts Complex.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the</p>	No amendment in response to these issues.

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			<p>No more shops are needed, especially located at the other end of town. Existing empty shops need filling and no more cafes or restaurants, just 'Proper' shops.</p> <p>Why knock Carrington's building down when it can be used for offices or other things.</p>	<p>flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane should be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre. It is expected that new food and beverage opportunities will create a vibrant new area of the town centre.</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include</p>	

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			<p>The URC hall needs to stay.</p> <p>Existing trees should be retained. The Government says plant more trees to help air pollution and you want to knock more down!</p> <p>Further thought should be given to the one-way system and the extra traffic on the roads and around the town.</p>	<p>proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.</p> <p>The SPD includes a number of interventions and projects set out in the Hertfordshire Eastern Area Growth and Transport Plan. These seek to improve</p>	

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			<p>There is no need for any more ugly blocks of homes or buildings at that end of town. The area by the station must be one of the ugliest sites we have in Bishop's Stortford and that is enough.</p> <p>A surgery could be a possibility, but only if there is still a lot of parking spaces left next to Waitrose Car park and it is in the level car park. Or convert some of Charringtons House.</p>	<p>the highway network, encourage modal shift, and prioritise active travel.</p> <p>The ambition of the Council is to create a well-designed development that responds to the character of the surrounding area. The purpose of the SPD is to ensure that the development is of high-quality design.</p> <p>Noted. The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p>	
Deirdre Glasgow (269)	Old River Lane SPD - General		Extremely disappointed that there is such lack of information regarding the Art Centre. The plans, since this development was proposed nearly 10 years ago, have gone from a 500+ seater theatre and Art Centre with library, to a 5-screen cinema arts centre now reduced to leisure facilities. No clarification on what leisure facilities mean or will contain. More clarity is needed regarding the leisure facilities and what provision will be offered to complement the work of South Mill Arts and other arts groups across the town. There is a need to involve all these groups.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

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			Grange Paddocks Leisure has just been completed and is an excellent local authority leisure facility, so do not need more sports facilities at ORL. There are a number of private gyms across the town including Nuffield gym at The Good Yard development.	Noted.	
David Rich (275)	Old River Lane SPD - General		<p>The Old River Lane development should feature architecture more sympathetic with our old town. The current plans seem to incorporate more shops and domestic housing than that given over to the arts and community building. The hope is that these shops and housing units will be low rise otherwise the way through the pedestrianised street will be like walking through dark canyons of brick and concrete.</p> <p>Are any more shops needed when the present offering includes so many premises boarded up?</p>	<p>The ambition of the Council is to create a well-designed development that responds to the character of the surrounding area. The Strategic Masterplanning Framework set out in the SPD will ensure that Old River Lane is a high-quality, accessible, and sustainable redevelopment of a town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and complement the uniqueness of this historic market town.</p> <p>It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane should be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre.</p>	No amendment in response to these issues.

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Jan Mccarthy (285)	Old River Lane SPD - General		I would like to see money invested in refurbishing the URC Hall + not building another cinema. We already have a cinema that is never fully utilised, as well as South Mill Arts Centre, which is a great asset to our town. The ORL SPD explains 'the historic significance of Bishop's Stortford + sets out design principles + a framework for prioritising the natural characteristics + cultural heritage of the area'. By keeping the existing Hall, which is a multi-purpose facility, it will save costs by not building a 'leisure centre' on the site. By not touching the Waitrose car park, which is used for disabled and elderly people, it would confirm to protect the ancient oak + the row of ancient trees alongside the Church Hall.	Noted. The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.	No amendment in response to these issues.
Malcolm Duckworth (303)	Old River Lane SPD - General		My preference for the ORL site is to restrict the development to the large car park only and concentrate on making that a nice space to live and work. Please avoid over development and retain the feeling of openness. Provide new retail facilities and new housing (100 as suggested is too many, plan for 50 max).	Noted. The ambition of the Council is to create a well-designed development that responds to the character of the surrounding area. District Plan Policy BISH8 requires the delivery of 'around 100 homes' as part	No amendment in response to these issues.

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			<p>Leave alone those parts of the proposed red-lined development area that are functioning well (URC Hall, Charringtons House, existing houses adjacent to Coopers, Waitrose car park).</p> <p>The proposal indicates a leisure facility and new office space. These already exist so use some of the funds available to upgrade the existing buildings rather than demolish. The URC Hall is already well used for arts and leisure activities and has room for disabled parking. It could be refurbished and enhanced to a high-quality centre. Regarding Charringtons House, refurbishment and enhancement are not considered an option so please make available your evidence that it is unsuitable for modern day office needs. The assessment of the unsuitability of this building contradicts the content of a letter sent into the local paper a few years ago from someone involved in the building design. Any surveys cited in the report, completed prior to the</p>	<p>of a mixed-use development on the site. The SPD reflects this policy requirement.</p> <p>Noted. However, the principle of mixed-use development has already been established in this location through District Plan Policy BISH8.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a</p>	

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			<p>covid pandemic and lock down, should be redone, particularly with regard to the town's need for new office space.</p> <p>Mention is made of maintaining the character of the area, especially building heights, though this has been ignored in the past. New buildings should have heights no higher than Coopers or Waitrose. The new developments at Northgate End (multi-storey car park, offices/apartments) are totally out of character for the area because of their height and should not be used as a reference for new building height proposals.</p> <p>Linking Castle Gardens to the ORL site is a nice idea but clearly a problem because of the importance of Link Road to traffic flow through the town. The siting of the new multi-storey car park on the opposite side of Link Road to ORL has not helped with this problem. If traffic flow on Link Road is continually disrupted by pedestrian crossings and speed</p>	<p>planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p> <p>The SPD states that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets. Section 7.6 has however been updated to provide greater clarity around the Council's expectations.</p> <p>Noted.</p>	

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			<p>restrictions, car drivers will always seek other parking options or stay away from the town.</p> <p>On the parking theme, Waitrose will lose custom if it loses the car park outside the store, which will inevitably threaten the future of the store. The existing space should be left alone.</p>	Parking for Waitrose will continue to be provided on site.	
Jenette Greenwood (318)	Old River Lane SPD - General		<p>Since the plans were first considered, life has changed for us all and the country's / town's financial position has also changed. We need to reconsider what the town needs and will use, what will bring people and businesses to Bishops Stortford. How can our money be most effectively spent? I don't think the plans as they stand offer the people that live, work, shop and go out in Bishop's Stortford value for money. I really hope you will reconsider how this space can best be reimagined and not just throw good money away on something that doesn't work for the town.</p>	<p>Noted. The SPD provides a strategic framework against which more detailed decisions can be made. The aim is to achieve a high-quality development that meets the Council's place-making, corporate and community aspirations and objectives for Bishop's Stortford and its town centre.</p>	No amendment in response to this issue.
Mr Bryan Evans (250)	Old River Lane SPD - General	Object	<p>Consultation period provides insufficient time for many people to respond, noting that a substantial part of the consultation period was</p>	<p>Noted. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out that SPD's should be consulted for a period of not less than</p>	No amendment in response to this issue.

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			during the school summer holidays when many people are likely to have been away. The consultation has been inadequately publicised. It is not mentioned on East Herts Council's consultation webpage.	four-weeks. The consultation was therefore in accordance with regulations. It was advertised via a press release and information was also made available on the Council's website (https://www.eastherts.gov.uk/planning-and-building/old-river-lane-supplementary-planning-documents) and via social media.	
Mr Bryan Evans (252)	Old River Lane SPD - General		1. Currently Bridge Street is used by a substantial volume of traffic much of which, if it's pedestrianised, would likely seek to use other routes (such as North Street and Bells Hill) to get to Link Road and continue the journey via The Causeway. If it uses Link Road it would need to go through the new signal-controlled MSCP junctions - and I don't think that was allowed for in the MSCP traffic modelling that predicted (very) extensive queues for some scenarios. If those predictions materialise then I would expect extensive queueing and rat running in the northwest of the town that would need mitigation. Some drivers would likely go to other destinations and visit Stortford much less often. There would probably be a combination of drivers being held up by the MSCP signals, re-routeing, re-	Noted. Chapter 4 seeks to set out the high-level intervention options included with the Hertfordshire Eastern Area Growth and Transport Plan. These will work alongside existing policy in the statutory development plan documents and also the design principles in Chapter 7.	See various amendments to Chapters 4 and 7 in relation to these comments.

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			<p>timing travel or switching to another travel mode, or travelling elsewhere or not at all. Some traffic restriction on Bridge Street might be helpful as I'd expect some drivers would divert to it from Link Road to avoid the delays at the new MSCP junctions.</p> <p>2. Is the Waitrose car park access to be direct from Link Road and if so where, is that also to be signal controlled, has it been modelled, including its interaction with other junctions and how are pedestrians and cyclists to be prioritised at any new junction and on any new highway links.</p> <p>3. What is being done to ensure pedestrians and cyclists using Link Road have as convenient and unimpeded journey as possible to ORL and through the area? Stepped cycle tracks on Link Road may be one suitable way of helping cyclists through the area in line with EHDC and HCC policies.</p>	<p>This SPD seeks to set out a high-level strategic masterplan framework for the development. The current preferred access to the site is the eastern access discussed in Section 8.3 following discussions with HCC highways. The details of junctions and subsequent modelling will need to accompany any detailed proposals.</p> <p>Chapter 4 sets out various packages for interventions, most of these focus on active travel interventions including looking wider than ORL and linking with existing and planned interventions. This also goes together with the design principles on movement in Chapter 7 as well as existing policies in development plan documents such as the East Herts District Plan and the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision). Both Chapters have been strengthened in response to various comments on the draft SPD.</p>	<p>No amendment in response to this issue.</p> <p>See various amendments to Chapters 4 and 7 in relation to these comments.</p>

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			<p>4. Does the scheme provide generous space for walking in groups and for cycling that helps make using those modes a pleasant experience. Often minimum widths are used and without regard for the constraining effect of boundaries and street furniture on effective useable width resulting in low quality and at times hazardous pedestrian and cycling environments.</p> <p>5. What does the latest traffic modelling and assessments show, and does it allow for the build-up and decay of queues over several hours or a whole 12 hours say rather than for a single hour show the dynamic response to queuing (rat running) by drivers rather than a static model and show the interaction of queues at junctions.</p> <p>6. A pre-requisite of the scheme must be to ensure ORL, and the wider town centre can be easily, safely, and conveniently accessed by foot and cycle despite the traffic queues that are predicted.</p> <p>7. Helping public transport on Hadham Road and Rye Street</p>	<p>Chapter 7 sets out design principles to ensure that active travel (Section 7.2) is supported with the necessary design and infrastructure to encourage its implementation. Where possible, existing standards have been referred to also. Likewise, Section 7.7 seeks to ensure that the public realm is designed in a manner that enhances the pedestrian experience and supports active travel.</p> <p>This SPD seeks to set out a high-level strategic masterplan framework for the development. The details of junctions and subsequent modelling will need to accompany any detailed proposals.</p> <p>This SPD focusses on the active travel and connectivity of ORL</p> <p>Given that the focus of this SPD is on the development at ORL itself, the</p>	<p>See various amendments to Chapters 4 and 7 in relation to these comments.</p> <p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p>

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			<p>through the queues on approaches to the MSCP junctions looks very difficult has it been considered?</p> <p>8. Proposals to reduce traffic speeds on Link Road as part of ORL development should be extended to cover all of the town centre including Hockerill St, North Street, The Causeway, Dane Street, Station Road and South Road.</p> <p>9. Any new cycle and pedestrian route should provide a high-quality experience and route for both user groups. ORL is likely to be a busy pedestrian area and any sharing of surfaces, if that's what is in mind, should be very carefully considered and designed including with regard to width, speeds, volumes, gradients.</p> <p>10. How is the ORL site and Waitrose to be accessed by cycle from all directions?</p>	<p>document does not seek to set out any particular interventions involving public transport on Hadham Road and Rye street. The interventions listed in Chapter 4, alongside the newly added Section 4.3 seek to ensure that the ORL SPD seeks to support public transport both directly related to ORL and across Bishop's Stortford.</p> <p>Noted.</p> <p>Agreed. The design principles set out in Chapter 7 - section 7.2 seeks to ensure that any development provides a high-quality approach to supporting active travel. Various amendments have been made to improve and strengthen the principles set out in the draft SPD.</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed</p>	<p>See various amendments to Chapter 4 and specifically Section 4.2 in relation to these comments.</p> <p>See various amendments to Chapter 7 and specifically Section 7.2 in relation to these comments.</p> <p>No amendment necessary in response to this issue.</p>

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			<p>11. A continuous cycle route should be provided from the ORL site to Sworders Fields. This should include a generous width cyclable crossing on Link Road and providing access to the park and to cycle routes in the park that can be used by all types of cycle including adult/child tag-along, tricycle, cargo and disabled adapted cycles without need to dismount.</p> <p>12. ORL development could be a good location for a cycle hub, especially if it has good cycle access, perhaps including secure covered cycle parking, cycle hire, base for cargo cycle delivery service for use by town centre businesses etc.</p> <p>13. Future proofing for electric scooter access should be considered.</p> <p>14. The one-way system for North Street, Windhill and Bells Hill is interesting, if it progresses, I think allowance for contraflow cycling should be made, at least on Windhill and North Street, and Bells Hill if possible.</p>	<p>development proposals can be assessed.</p> <p>Chapter 4 sets out the high-level expectations of a cycle route into the site and across Castle Gardens. This is proposed to then link in with those suggested interventions set out in Section 4.2.</p> <p>Agreed. There has been the addition of various design principles to Section 7.2, including reference to existing cycle standards and non-standard bike types.</p> <p>Agreed. There has been the addition of various design principles to Section 7.2, including reference to existing cycle standards and non-standard bike types.</p>	<p>See various amendments to Chapters 4 and 7 in relation to these comments.</p>

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			<p>15. The Town Centre Planning Framework (and the local plan) suggest around 100 residential units for the site why are more than double that being proposed? This intensive land use takes away opportunities for future proofing the site for changing public needs and demands.</p>	District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.	No amendment in response to this issue.
			<p>16. Many people may not want or need to own or park a car at the site. Has provision for a car club and use of the new MSCP been considered to reduce onsite parking at ORL itself? This excessive land demand for car parking again takes away opportunities for future proofing the site for changing public needs and demands as well as takes away space for the enjoyment and use of the public.</p>	Section 7.3 of the SPD sets out that 'development proposals should include car club facilities and incentives' and that 'permitting opportunities for residents in the adjacent multi-storey car parks at Jackson Square and Northgate End should be explored.	No amendment in response to this issue.
			<p>17. Cinemas tend to be large unattractive windowless boxes, and often, other than their facade, are best hidden from view as much as possible. This one would be very prominent, a major feature in the streetscape from all directions and juxtaposed by a scheduled ancient</p>	The SPD sets out that buildings will be high quality, sustainable and of innovative design which contribute positively to the character of the Conservation Area.	No amendment in response to this issue.

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			<p>monument. How is that to be resolved?</p> <p>18. The dominance of a cinema function at an Arts Centre compromises many other uses. Instead of airy spaces with natural light, dual or multiple aspects and views to the Castle mound and gardens it seems the Arts Centre users within the Centre will have use of dark artificially lit cinema rooms with no meaningful connection or relationship to the outside surroundings.</p> <p>19. How is the ORL site being future proofed for the future growth and needs of the town. It's the last large council controlled town centre site and if it's built out in the intensive way suggested there is no scope for meaningful future expansion of the public uses and public spaces when the financial conditions will be different and the town's population and that of its surrounding area will be far greater than now.</p> <p>20. The inclusion of a multi-purpose outdoor public space is a very valuable feature in principle. Is clear</p>	<p>Noted.</p> <p>Chapter 3 of the SPD requires proposals for new uses on Old River Lane to be responsive and demonstrate adaptability to shifting market trends and dynamics.</p> <p>Noted.</p>	<p>-</p> <p>No amendment in response to this issue.</p> <p>-</p>

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			<p>information available on its size, shape, capacity for accommodating events, and relationship how it relates to its surroundings. One idea that has been suggested is winter ice skating how would this be accommodated of sufficient size for Stortford and its surrounding area together with related facilities such as changing, food/drink etc, Christmas market etc whilst still providing space for other public use?</p> <p>21. Gardens and generous public spaces should be provided on the site and shared by both the general public and the residents of the site.</p> <p>22. The site should be future proofed to have space reserved to accommodate the future and needs of the town and its hinterland development and thereby support sustainable development, not be intensively built out now.</p>	<p>A key objective of the SPD is to 'Create new high quality public spaces and public realm that are accessible and inclusive to all and establish a civic destination where people can meet and enjoy spending time.'</p> <p>The site is allocated for mixed-use development in the District Plan, with around homes being delivered between 2022 and 2027.</p>	<p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p>
Brenda Whitaker (264)	Old River Lane SPD - General	Object	Objection to the Old River Lane development. This has never been what the majority of people in Stortford wanted, but now that it seems we have to have it, the very	Objection to development at ORL noted. The ambition of the Council is to create a well-designed development that responds to the character of the surrounding area. The purpose of the	No amendment in response to this issue.

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			<p>least we deserve is a development that is as environmentally friendly as possible, which includes not removing any existing trees.</p> <p>The recommendations of the Bishop's Stortford Climate Group are supported.</p>	<p>SPD is to ensure that the development is of high-quality design. The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.</p> <p>Noted.</p>	
Judith Monaghan (276)	Old River Lane SPD - General		<p>1. Charringtons House - will this building is to remain? It's an iconic building - plenty of office space. No more needed.</p> <p>2. No building to be more than 3 storeys high so does not 'loom' over the Causeway.</p>	<p>Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings (including offices) of innovative design which contribute positively to the character of the Conservation Area.</p> <p>The SPD makes it clear that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets. This section has however been updated to provide greater clarity around the Council's expectations.</p>	No amendment in response to these issues.

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			3. Homes should include sheltered homes for elderly, as convenient for town centre.	The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups.	
			4. There should be disabled parking as Northgate End multistorey is too far from shops.	Disabled parking will need to be provided in accordance with the Council's Vehicle Parking at New Development Supplementary Planning Document (SPD) - https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Vehicle_Parking_SPD.pdf	
			5. There MUST be rooms to hire for Pilates, art groups, children's activities to replace those in URC Hall. Some small rooms for language groups, book groups etc.	Noted.	
			6. I'm not sure how access to Waitrose carpark and parking for the new homes will work? Waitrose is important to the town.	The specific details of how to access the Waitrose carpark will be considered through the planning application process.	
			7. A GP surgery would be good.	The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.	
			8. We do not need another cinema.	The Council, as landowner, would like to bring forward a new Arts Centre at Old	

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			General comments		
			<p>9. Wider pavement required alongside Riverside Walk, Coopers side.</p> <p>10. Plenty of trees please.</p>	<p>River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>Noted.</p> <p>Agreed. The importance of green infrastructure is embedded throughout the SPD as a key consideration.</p>	
T.P. Kitchener (286)	Old River Lane SPD – General		1. We don't need another cinema.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has	No amendment in response to these issues.

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			<p>2. We need more spaces for meeting rooms, exhibition centre, community groups to meet.</p> <p>3. Criminal to do away with URC Hall, an excellent hall space, meeting room, sports venue (on small scale) all for use of B/S towns people. An iconic building just being knocked down.</p> <p>4. Waitrose needs to remain allowing easy access to and from store.</p> <p>5. No more flats, PLEASE cafes, cafes, shops.</p>	<p>been added to the SPD which provides further information.</p> <p>Noted.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Waitrose and associated car parking will be retained on site.</p> <p>Noted. The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups.</p> <p>It is expected that new food and beverage opportunities will create a vibrant new area of the town centre.</p>	
Gary Jones (294)	Old River Lane SPD – General		<p>Table of Contents - spelling errors:</p> <p>2.4 United ReformED Church Hall</p> <p>4.2 Multi-StorEy Car Park</p>	Spelling error noted.	<p>Make spelling corrections to:</p> <ul style="list-style-type: none"> - Table of Contents - Section 2.4 - Paragraph 2.2.17 - Paragraph 2.4.1

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					<ul style="list-style-type: none"> - Image 3 - Paragraph 2.2.18 - Paragraph 3.4.4 - Section 4.2 - Paragraph 4.2.2 - Table below 5.1.1 - Box below 7.6.2 - Paragraph 8.2.3
Ms Yvonne Estop (384)	Old River Lane SPD - General	Object	<p>In presentations that I was privileged to be in, and which the public have not seen, are the slides below, which set out a concept for an arts centre. The shape of the building is reflected in the SPD diagram, but no explanation whatsoever is provided about possible uses and operation.</p> <p>This building shape has been a 'given' throughout discussions, so the absence of any commentary or guidance in the SPD is frankly bizarre. Use of the word 'leisure' is imprecise and obfuscating. I submit the following comments on a leisure use, and an arts centre:</p> <p>A dedicated studio space (second bullet) is the key component for an arts centre. An arts centre should have at its heart a large flexible space for multiple kinds of performance, and different audience</p>	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD at Section 3.4 which provides further information.	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

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			<p>configurations. It does not need to have a 'stage area' or to be a 'theatre' or a 'concert hall', just a box, that can meet the needs of many arts organisations in this town, including the Choral Society, Sinfonia orchestra, theatre group, comedy club, various music projects and festival organisers. It should accommodate workshops and education. The key points are its size, lighting and sound rigs, an ability to have an audience of at least 200, a get-in and complete flexibility of fixtures.</p> <p>Live performance spaces in a foyer, a gallery, café bar space (as described below) is not a serious provision for live performance, but a secondary possibility. Foyer, gallery, café areas cannot hold theatre, or choral concerts, or chamber orchestras, or rehearsals, or workshops, or education classes. It may be suitable for daytime community events, but some of these will need private and safeguarded spaces.</p> <p>A five screen cinema (fourth bullet below) would seem incompatible with the above needs. Cinema</p>		

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			<p>spaces tend to be rigid with raked floors. The town has two cinemas already so this is an inexplicable response to local arts provision. A public realm area is described with various activities, none of which crop up in the SPD. All will require events organiser and annual events programmer, a business commitment that the success of the space will rely on, not referred to in the SPD.</p> <p>The diagrams do not indicate which box is the 'dedicated studio space'. Each box shows a stage, which is inflexible. The largest capacity shown is 150, which is considerably smaller than the URC church hall.</p> <p>The SPD talks about the leisure use 'activating ground floors' but only one frontage can be active, the others will be blank walls. The building will be low and blank-sided. This proposal is not yet acceptable, and the SPD needs to provide real clarity about how arts, community, civic, leisure uses will be approached.</p>		

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Hertfordshire County Council (346)	Old River Lane SPD - General		<p>The comments from HCC on the SPD reflect the interests of the following HCC services:</p> <ul style="list-style-type: none"> - Transport (Highways, Network & Travel Planning) - Countryside and Rights of Way - Adult Care Services - Flood Risk Management 	Noted.	-
Melanie Wakeline (319)	Old River Lane SPD - General	Object	<p>Proposal for Charringtons site to be used for local medical centre (GP, nurse-led services, e.g., vaccination and NHS dentist). The Charringtons site would be ideal for this purpose either repurposing the existing building (preferred option) or replacing it with a building no higher than the existing building.</p> <p>The existing Causeway open-air level access carpark should be re-opened for public use.</p> <p>Strong preference is for the Charringtons site to be utilised for the benefit of the local community rather than for housing. Opposition to any housing to be built on the ORL site. No further town centre housing is needed or appropriate as this will</p>	<p>The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>It is condition of the planning permission for Northgate End (3/18/0432/FUL) that The Causeway car park shall be closed in the interests if the free flow of traffic through the highway network.</p> <p>District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.</p>	No amendment in response to these issues.

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			General comments		
			<p>just lead to more congestion, parking issues and probably also more anti-social behaviour in the town centre. Bishop's Stortford has had more than its fair share of new housing, both flats and houses in the last few years.</p> <p>Limit the height of any new buildings to 3 storey. In the last 10-20 years, the town centre (and access to the river) have been ruined by overbearing tall buildings.</p> <p>Leave the existing open-air level-access carpark at Waitrose unchanged.</p> <p>Reinstate the open-air Causeway level access carpark. Many women do not feel safe in multi storey carparks. Please reinstate the Causeway open air level access carpark, so that less mobile residents can also make use of the town centre. This is an equality and diversity issue.</p> <p>Do not demolish the URC Hall. This is a much loved and used space.</p>	<p>Section 7.6 has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD.</p> <p>Waitrose and associated car parking will be retained on site.</p> <p>It is condition of the planning permission for Northgate End (3/18/0432/FUL) that The Causeway car park shall be closed in the interests if the free flow of traffic through the highway network.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the</p>	

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			General comments		
			<p>The town does not need another cinema or another theatre.</p> <p>Let's just encourage use of the town's existing facilities by keep car parking free in the evenings and on Sundays! I am concerned that yet again East Herts Council appears to be forcing unwanted developments on Bishop's Stortford residents. Over the last 30 years the town centre has been overdeveloped with tall, ugly flat blocks and multi-storey car parks that are not working for residents. Consequently, access to the river is</p>	<p>demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>Noted.</p>	

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			now poor, shops are empty and soon the cafes and restaurants will struggle due to the proposed parking changes. The town gets more and more ugly every year. Please put a stop to this overdevelopment of Bishop's Stortford town centre - enough is enough.		
Paul Dean (443)	Old River Lane SPD - General		My personal observations and comments are substantially the same as the two documents sent by Bishop's Stortford Civic Federation.	Noted.	-
Emma Mullhall (370)	Old River Lane SPD - General		<p>Why is the URC Hall being demolished? Surely it could be refurbished and used by the local community, whether as a comedy club or space for community groups. It an age of sustainability it seems counter-productive to demolish a perfectly serviceable building, one that is at the heart of the town and part of the history of Stortford.</p> <p>Similar concerns about Charringtons House. Why are we demolishing a building that is an office block to build more offices? This makes no sense. Why is this happening?</p>	<p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the</p>	No amendment in response to these issues.

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			General comments		
			<p>There are so many new houses being built across Stortford. Very few are affordable. If new houses/flats are to be built are they affordable? Will the young, on an average salary, for example, be able to afford them?</p> <p>Our GP surgeries are almost at breaking point. We have thousands of new residents, yet there are no additional GP surgeries. Old River Lane should include a health centre so that pressure is relieved from other surgeries.</p> <p>Old River Lane should be for the benefit of the community and it should be built as 'greenly' as possible. What 'green' technology will be used in the construction of Old</p>	<p>SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings (including offices) of innovative design which contribute positively to the character of the Conservation Area.</p> <p>There is a policy requirement for up to 40% of the new homes to be affordable.</p> <p>The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where</p>	

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			<p>River Lane? We have a responsibility to ensure that it does not negatively impact the environment. The Council should be considering which trees will be kept and whether new ones should be planted. Ultimately, I don't feel that the planning of this has been done well.</p> <p>We have a new cinema, for no apparent reason, as we have one already.</p> <p>We have a new multi-storey car park, when we should be trying to make it easier for people to visit the town centre without cars. There is no network of cycle paths, for example. The car is being prioritised and it shouldn't be.</p>	<p>possible. Furthermore, the Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>It is acknowledged that the location of the site on the edge of the town centre, with the Castle Gardens and the new multi-storey car park on the opposite side of the Link Road means that the approach to movement will have wider impacts across the town. Section 7.2 of the SPD sets out key design principles</p>	

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				which will promote modal shift by supporting and encouraging sustainable transport modes of travel and address the current movement constraints on the site.	
Sheila Ballisat (378)	Old River Lane SPD - General		<p>Will all the trees felled be replaced?</p> <p>I think the URC Hall should stay and just be refurbished, as it is used regularly.</p> <p>We don't really need any more shops as there are many in town empty since covid.</p> <p>Charringtons House should not be demolished. It could be used to house a further education college or</p>	<p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible. Furthermore, the Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town.</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This</p>	No amendment in response to these issues.

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			<p>a new Doctors surgery and ancillary requirements. Or it could be changed to house a new theatre.</p> <p>Will all the new housing be affordable or shared ownership?</p> <p>Will they all have solar panels fitted as standard?</p>	<p>presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p> <p>There is a policy requirement for up to 40% of the new homes to be affordable.</p> <p>The guidance in the SPD encourages proposals to maximise sustainability and sets out several criteria in the green box following paragraph 7.4.5 that need to be considered, including improving current building standards and incorporating new technologies and low carbon design. It also refers to the validation requirements to submit a checklist and statement, and the need</p>	

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			<p>Will the building heights be no more than the height of the new multi storey?</p> <p>We don't need a new cinema, the one we have is very under used. Also. South Mill Arts show films in much more pleasant surroundings.</p>	<p>to take account of the guidance in the Council's Sustainability SPD.</p> <p>Section 7.6 has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>The Council has been in discussion with Rhodes Birthplace Trust and will</p>	

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			What will be done to ease the present traffic congestion round the town most days, with all the pollution that causes.	<p>continue to work with them moving forward to find the best solution for Bishop's Stortford and the Arts Complex.</p> <p>A key objective of the SPD is to 'deliver a place which enables active and healthy lifestyles by encouraging sustainable modes of travel that prioritise pedestrian movement over the private car.' The SPD also sets out that 'proposals at Old River Lane must not worsen the pollutant levels within the Hockerill Air Quality Management Area (AQMA).'</p>	
Chantry Community Association (381)	Old River Lane SPD - General		1 No information is provided on the document as to whether there is going to be an art centre and/or a cinema and if not what is planned?	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	No amendment in response to these issues.

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			<p>2 Are Charringtons and the URC hall being retained and if they go what is proposed to replace them?</p> <p>3 More shops? There are empty shops in the town. Shopping centres are closing in the United States and what happens there reaches us 5 or 10 years later. If the proposed ORL site is successful shops will move from the other end of town which will then have more empty shops and become even less attractive.</p> <p>4 Bikes - elderly and disabled will not be using bikes. Families on the new estates on the outskirts of town will not be using bikes, commuters from the new estates being built along the Takeley road will not be using bikes. Members of the audience for the new theatre/cinema on a wet night in December will not be riding bikes to get there. Bike use in Bishops Stortford is a recreational "thing" normally at weekends or possibly by retired enthusiasts during the week</p>	<p>The SPD doesn't specifically propose the demolition of either Charringtons House or the URC Hall. If demolition is proposed through the submission of a planning application, applicants will be required to explain and evidence how their proposals comply with relevant District Plan policies.</p> <p>It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane will be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre.</p> <p>Noted, whilst not everyone will use a bicycle, the SPD is seeking to send out a clear message that the private car is not the preferred mode of travel. Proposals for Old River Lane have the potential to create new, clear pedestrian and cycle connections between North Street and Castle Gardens (east-west) as well as providing a clear route from the multi-storey car park at Northgate End, through the development to Bridge Street (north-south).</p>	

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			<p>when they ride out of town on 20 - 50 mile "wheelies". Planners also appear to have missed that there is a revolution in the way vehicles are being powered taking place and in 10 years most vehicles and certainly new vehicles will be powered by electric.</p> <p>5 Public transport - this will be great if we have a working system but the council are now consulting on bin collections every month to save costs. Public transport running from say 6.30 a.m. to midnight seven days each week to cater for the commuters, daytime shoppers and the night-time economy will be very expensive and with the way the economy is going is very unlikely to happen.</p> <p>6 More housing - the housing at the station looks very un-appealing. Let's hope the design of the housing in the ORL development is a bit more appealing with a maximum height of three stories. Of course, there should be affordable housing in the scheme and please give each flat a parking place in addition to their own bike rack place. Of course, all</p>	<p>Noted.</p> <p>New development will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and nearby Listed Buildings and the Conservation Area. The design principles set out in the SPD will ensure that proposals maximise sustainability at every possible opportunity.</p>	

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			<p>buildings being erected should be environmentally friendly (and fire safe) but this should be a "given".</p> <p>7 Mill site - on the proposal this is marked down for redevelopment. Allinsons are a very successful business and employer in the town. Have the council discussed taking over their site?</p> <p>Summing-up, there appear to be no concrete plans for the site and the document appears to be a vast amount of waffle. Please can the council provide us with plans of the proposed site including computer generated images of the proposed building so we can see what is proposed, the scale of the buildings and with details of the proposed occupations. If they want a model of a successful art centre created from buildings in the middle of a town the council are recommended to look at the centre in Wells-next-the-Sea.</p>	<p>The SPD notes that this site is not expected to deliver within a particular timeframe but has been allocated to ensure that if it does come forward for development a comprehensive approach is taken across the site.</p> <p>Noted. The SPD is intended to provide a strategic masterplanning framework for the Old River Lane site, rather than provide detailed proposals.</p>	
Jenny Hodges (379)	Old River Lane SPD - General		I am against destroying yet more trees in Bishop's Stortford given that other developments have already led to the felling of many mature trees (2.27)	The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible. Furthermore, the Strategic	No amendment in response to these issues.

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			<p>It seems wasteful and unnecessary to demolish the Charringtons Building and replace it with more office space.? Is there no way of recycling the existing modern brick building? (3.3)</p> <p>Given the central location of any housing development associated with the site and the need to avoid using cars in the town the majority of the housing associated with the development should be for older people and key workers and not</p>	<p>Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p> <p>Noted. The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups.</p>	

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			<p>apartments selling at premium prices. Also, the number of dwellings should be limited and managed to ensure that the centre of the town doesn't turn into a housing estate! (3.5).</p> <p>I strongly support the inclusion of a GP surgery and Health Centre on the site again to help avoid car use and for easy access for everyone. (3.4/3.14)</p> <p>With reference to the entertainment facilities, I am strongly against the inclusion of any form of cinema complex on the site given the significant underuse of existing cinema facilities in the town. (3.12)</p>	<p>The SPD reflects the policy requirement set out in District Plan Policy BISH8 for 'around 100 homes.'</p> <p>Noted and welcomed.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	
Environment Agency (444)	Old River Lane SPD - General		We recommend that wording is included in the SPD which promotes the protection and enhancement of the local environment and seeks opportunities to enhance ecology	Paragraph 8.4.6 has been updated to include reference to Natural England's Green Infrastructure Framework which will set out key principles to guide the proposals at ORL. Likewise, the	<p>Amendment to paragraph 8.4.6 as follows:</p> <p>Proposals should utilise and incorporate existing green</p>

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			<p>through biodiversity net gain. Please note that the culvert should be factored into any biodiversity net gain assessment and that daylighting the river on this site would provide significant betterment.</p> <p>The enhancement of biodiversity in and around development should be led by a local understanding of ecological networks, and should seek to include:</p> <ul style="list-style-type: none"> • habitat restoration, re-creation and expansion • improved links between existing sites • buffering of existing important sites • new biodiversity features within development • securing management for long term enhancement <p>In accordance with national and local policies (specifically Policy NE2 of the East Herts District Plan 2018), future development on this site should avoid significant harm to biodiversity and seek to protect and enhance it, delivering biodiversity net gain. The forthcoming Environment Bill will mandate when enacted, the demonstration of a minimum 10% biodiversity net gain using the Defra Biodiversity Metric 3.1 (or</p>	<p>paragraph includes reference to Biodiversity Net Gain and climate positive places. This should be read in conjunction with the requirements already set out in the policies in the East Herts District Plan and the Bishop's Stortford Neighbourhood Plan Silverleys and Meads (1st Revision). Alongside this the SPD sets out, that as part of its validation requirements, that an application should provide a Sustainability Checklist which will cover topics like biodiversity. An amendment has also been added to the green box following paragraph 7.4.5 to specifically reference biodiversity enhancement.</p>	<p>infrastructure, taking account of the large mature trees present across the site. Planting should be used to reinforce key routes and improve connections. <u>Natural England's Green Infrastructure Framework sets out a series of key principles that should be used to inform emerging proposals for Old River Lane. Embedding green infrastructure has a number of important benefits, including maximising Biodiversity Net Gain (BNG), managing the water environment, and creating resilient and climate positive places.</u></p>

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			<p>subsequent version), even where development proposals do not result in biodiversity loss. We recommend the addition of wording to steer future development on this site to identify and deploy opportunities to incorporate requirements for achieving biodiversity and wider environmental net gains, within this SPD.</p> <p>Please note that the entire Old River Lane site is located within the inner source protection zone (SPZ1) for Affinity Water's Causeway Bishop's Stortford public groundwater abstraction. This is a strategically important groundwater abstraction point and care will be required to avoid polluting this water supply during the redevelopment of the Old River Lane site. This constraint has not been included in the SPD. The presence of the SPZ1 should be included as a constraint for further consideration during the development of proposals for the site. A specific concern will be the likely requirement for piled foundations or deep excavations during the development of the site</p>	<p>Agreed. Reference to SPZ1 has been added to the Public Realm/Environment constraint section of Chapter 6.</p>	<p>Amendment to c) under Constraint: Public Realm/Environment:</p> <p>c) A small part of the north-eastern edge of the site is within flood zone 3, most of the site is within flood zone 2 and the whole site is within <u>Source Protection Zone 1</u></p>

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			General comments		
			<p>that could penetrate deep beneath the water table. Specific groundwater monitoring may be required during these works to allow any groundwater quality impacts that may occur, as a result of these activities, to be managed.</p> <p>We request that you seek the opinion of Affinity Water, who operate the Causeway abstraction, and may also have concerns about potential impacts to their abstraction during the redevelopment of the site.</p>		

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1.			Introduction		
Cross-party working group on ORL site (10)	1. Introduction	n/a	The cross-party working group consists of members of the Bishop's Stortford Labour, Lib Dem, and Green parties, sharing a constructive interest in this important site. We respect the planning policy and a collaborative approach to masterplanning. We produced a report in July 2021, making the case for converting Charringtons House to a centre for all-age education, challenging the five-screen cinema	The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	No amendment in response to this issue.

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1.			Introduction		
			idea, which the Council (as landowner) has been proposing. We argued that it is environmentally irresponsible to demolish a building which is in good condition, and adaptable. And that demolishing the URC, while promoting the arts is unacceptable. This group was represented by Yvonne Estop-Wood and Stephen Skinner in the masterplan steering group, for the preparation of the SPD. We trusted the council (as local planning authority) to provide guidance on masterplanning options for land uses, access and building layout. Our concerns with the draft SPD: The SPD fails to give sufficient site-specific, masterplanning guidance to achieve its objectives, even though this was the premise of the steering group. Amendments are needed: to enable specific acceptable development; to set parameters to prevent unacceptable development; to enable workable solutions to constraints.		
Mr Ray Haswell (40)	1. Introduction	Object	No mention of Arts facilities at all. What the town needs is an Arts facility to represent ALL the arts groups in the town. It costs very little to put up four walls and a roof to	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

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1.			Introduction		
			<p>surround a large area which could then be sub divided with partitions as necessary and accommodate audiences as well. All EHDC want to do is build flats which the town does not need. We desperately need Arts facilities, and this is an ideal place for both indoor and outdoor arts spaces. We do not need a white elephant cinema; we need space for Arts.</p> <p>No mention of the Waitrose car park which I use regularly.</p>	<p>flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>Waitrose and associated car parking will be retained on site.</p>	
Mr David Anderson (171)	1. Introduction	Object	<p>For such an important re-development that has been 'in the planning' for so long and will make an impact on every resident of Bishop's Stortford, I find a four-week consultation period in peak holiday time is unacceptable to be called reasonable, particularly in view of the sheer size of the amount to read through and its complexity. Also, a consultation should be simple and not complicated so that people of any ability can make their opinions known. Considering the teams of people and time that this document took to create, it is impractical to conceive it possible for the average person to read, understand and</p>	<p>Concerns regarding the consultation process are noted. The Council has received a good response to the consultation with over 400 comments received, each raising several issues.</p>	<p>No amendment in response to these issues.</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>comment on it in the time given. It is overwhelming just to look at let alone read. From what I can ascertain so far there is very little substance wrapped up in a whole pile of waffle, ambiguity and sentences which say nothing concrete.</p> <p>Bishop's Stortford is a jewel in the crown of Hertfordshire and should be treated and respected as such. We already have a cinema; we do not need another, unless the plan is to force the current one out of business so that the site can be redeveloped. Where instead we could just upgrade the current one and build the theatre that was promised. If the money is not available, then wait until it is and do the job properly. We have fantastic people living here and amazing schools and we are rich in history. They all deserve better from a council that is meant to be working for THEM. To rush to build a white elephant would be a disaster. A theatre would put Bishop's Stortford on the cultural map on a whole new level and bring commerce and prosperity to the town with all the employment that goes hand in hand</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	

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1.			Introduction		
			with it. If a sign of the standard of planning that can be expected is the new multi storey car park that fails in that primary requisite of a car park, which is to be able to drive in and out without difficulty then things do not bode well. A car park which forces everyone to cross a busy road to get to the town centre, shopping trolleys and all. I love Bishop's Stortford and have lived here 35 years; I currently have both the honour and privilege of being its Mayor and feel it my obligation to repeat the comments that are relayed to me. We have a lovely town that is very special, and I think we should be conservative with its improvements to ensure that they are improvements and not mistakes. To be clear I am making these comments as myself.		
Dr David Middlemiss (320)	1. Introduction	Object	The site will represent an extension of a historic market town. 2.2.4 A market was established in Bishop's Stortford by 1228. Markets are vibrant places but ours is soulless. ORL provides an ideal site to provide a flat, car-free area to enhance and extend our market offering with zero impact on sustainability. In fact, it could be easily trialled immediately	Noted. However, the Old River Lane site is allocated in the District Plan for a mixed-use development and around 100 homes.	No amendment in response to these issues.

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1.			Introduction		
			<p>to understand the impact of new commerce and footfall on ORL and the current Town centre. Coopers features quite a lot in the SPD.</p> <p>What is not covered is access to its carpark for customers and deliveries. Access may be possible for cars via Water Lane, but this would be detrimental to minimising traffic flow through the Town and the implementation of the proposed Bell Street - North Street one-way system. It would be impossible for delivery lorries.</p> <p>Vagueness and qualifications. For example: a. Homes. Around 100 homes. Make this specific at the top end no more than 100 or preferably no more than 80!</p> <p>Height. This starts at a reasonable 2-3 storeys quoting neighbouring</p>	<p>Section 8.3 notes the discussion around accessing arrangements. The eastern access has been identified as the preferred option following extensive discussions with Hertfordshire County Council following the feasibility of a northern and western access being ruled-out.</p> <p>The eastern access was preferred to the southern access on the basis that it would allow Bridge Street to reach its objective of being more pedestrian friendly. Therefore, a balance will need to be struck between the best accessing option to the ORL site (including Waitrose) and the impact on the surrounding area.</p> <p>District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.</p> <p>Section 7.6 has been updated to provide greater clarity around the Council's</p>	

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1.			Introduction		
			<p>buildings but then increases to 6, citing NEC and Jackson Square. The latter should not be used as yardsticks; the maximum should be 3 storeys, and preferably 2 to keep it in line with Coopers and Waitrose. Replication of the Goods Yard must not be on the agenda.</p> <p>Parking. This must be restricted to residential parking for the disabled only. The whole purpose of Town centre accommodation is to reduce the use of cars, and this has been ignored on all the ongoing developments on other sites. And why are we permitting Parking will need to be provided to serve the town centre as well as commuters Fig 1. Item III g.</p> <p>Civic, community and Leisure uses. How this has changed. From the flagship Arts Centre to a delusional second cinema to nothing at all. See letters and articles in the Stortford Independent.</p>	<p>expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.</p> <p>The Council's 'Vehicle Parking Provision at New Development' Supplementary Planning Document sets out the amount of spaces that should be provided in association with any new development. However, on this site, given the high level of accessibility to public transport and facilities, there should be a significantly reduced amount of parking, including residential and other uses.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how</p>	

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			<p>Climate Emergency and Sustainability. For example: Exploration of standards above and beyond the requirements of conversant Building Regulations where appropriate and achievable. Specific: standards above and beyond the requirements of conversant Building Regulations must be employed. Building design should prioritise energy efficiency in order to reduce the need and size of heating plants. This will overall minimise the buildings impact on air quality.</p> <p>The use of renewable, zero and low-carbon technology is encouraged. Specific: Building design must prioritise energy efficiency in order to reduce the need and size of heating plants. This will overall minimise the buildings impact on air quality. Renewable, zero and low-carbon technology must be used.</p>	<p>the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>The SPD cannot introduce targets that exceed the policy requirements of the District Plan.</p> <p>The Council is committed to addressing climate change and the the SPD provides a framework for maximising the sustainability of the development but avoids being overly prescriptive. Specific details about how sustainability opportunities are maximised will be considered as part of the planning application process. The approach will need to be justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement.</p> <p>The Council's Sustainability SPD notes that consideration of embodied carbon is likely to become increasingly important as society transitions to a low/zero carbon society. The ORL SPD specifically requires a 'reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible,</p>	

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			<p>Cycling - Currently plans exist to extend and enhance the cycle route that runs north to south through the Green Wedge along the river (4.4.5 Figure 12). This is correct and has been planned for some time but HCC, EHDC and BSTC are not prepared to work together to make this happen.</p> <p>I specifically object to the layout of Figure 21 as it does not fulfil any of the upbeat statements in the SPD. The building footprints are far too large essentially eliminating any open, public space. Five of the active frontages face traffic, which defeats the objective of a car free zone and public areas with reduced pollution (PM 2.5). I object to the main pedestrian route encroaching on the eastern edge of the Waitrose carpark this route should go through the memorial area and then head south with the western facing fronts of the buildings set back to provide more open space and more space for trees/shrubs, before re-joining ORL below the proposed vehicle access</p>	<p>and the use of sustainable materials and local sourcing.'</p> <p>Noted. Chapter 4 supports this route. Planning obligations could assist with funding and implementation.</p> <p>The Strategic Masterplanning Framework Diagram has been updated in response to a number of comments. The building footprints have reduced in size and are shown illustratively. The pathway from north to south would not preclude an alternative walkway if this was the preferred design solution. Reference to active frontages has been deleted, as this is more appropriately covered in the Design Principles (Section 7.5). The Diagram still shows an area for civic, community and leisure use, however, a new section on the arts centre has been added to the SPD (Section 3.4).</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework</p>	<p>Figure 21 (now Figure 20) updated in line with this and other comments.</p>

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			point. The civic, community and leisure uses need to be defined and a 3D model of the site needs to be produced so that we, the public, can truly see what is proposed to enable more rational comment, and whether the benefits meet our expectations as well as satisfying the planning permission for the NEC.	against which more detailed development proposals can be assessed. A planning application could include a 3D model.	
N. Easter (8)	1.1 Background	Object	<p>I've not been impressed with how the ORL has progressed so far. The new multi-storey car park and the lane and light configuration has been appalling. The multiple crossings, the danger you've put pedestrians in with the zebra crossing in place with green lights now in place, but no pelican crossing in place to replace the zebra crossing.</p> <p>I disagree with the demolition of URC and the idea of a cinema (which was noted 4 years ago when you presented at Civic Federation meeting. This entire plan is disjointed, block, stick and paste. People respond to open air, low level buildings. The car park replaced gardens many moons ago. There is so much inspiration in the world and this whole plan is lack lustre at best. Capitalise on your views from</p>	<p>Concerns re Northgate End are noted.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated</p>	

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			Florence walk. Open and green (even though it's a car park) Buildings should be low and use similar materials to the surroundings such as London mixed stock bricks with pitched roofs. URC is a beautiful building (with a lot of extensions on the exterior). UHR is an asset to the community in its current state as a venue. Capitalise on it and renovate it. Lincoln University renovated a train brick warehouse as the student library and a train shed as student union. This is an old town with character, enhance it, don't Harlow it. Big doesn't necessarily mean better.	that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Mr Kevin Johnson (77)	1.1 Background	Object	-	Noted.	No amendment in response to this issue.
Carolyn Matthews (81)	1.1 Background	-	-	Noted.	No amendment in response to this issue.
Cityheart Homes Ltd.	1.1 Background		Question whether the term "reconfigured" is accurate and appropriate. The scheme supplements, as opposed to reconfigures, the retail, community, and leisure provision in the town centre. Reconfigure is a term that implies more negativity/loss, whereas there is limited such impact.	Use of word reconfigure is intended to convey that the town centre can be configured in a new way.	No amendment in response to this issue.

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1.			Introduction		
Mr Colin Woodward (354)	1.1 Background		<p>1.1.1 East West transport links are very poor by public transport making car ownership almost essential as evidenced by high single and dual car ownership statistics.</p> <p>How is Stortford as a 'thriving town centre' objectively established given EHC public sector jobs moved to Hertford and store closures, (not some units in Jackson Square have never been let since it was built and more have since become vacant).</p>	<p>Noted. Paragraph 1.1.1 is factual setting out that the town benefits from good transport links including the West Anglia Main Line railway, the M11, the A120, and Stansted Airport.</p> <p>Bishop's Stortford Chamber of Commerce describe Bishop's Stortford as 'a thriving market town, and one which has been an important commercial centre since antiquity.'</p>	No amendment in response to these issues.
Cross-party working group on ORL site (12)	1.2 Purpose and Scope		<p>The ORL site is an important opportunity for the town and we support exemplary development. The Local Plan policy BISH 8 provides the high-level strategy for the site. This site-specific SPD must help shape the development by demonstrating the most suitable land uses and physical arrangement. A key concern is that the draft SPD overall makes no mention of any specific community or leisure uses, including cinema. This consultation is therefore ineffectual because people cannot respond to actual possible uses that might benefit or harm the town. This draft guidance will enable easy planning permission, because nearly any proposal would accord</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

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1.			Introduction		
			with it. It is a green light for bland and excess.		
Cross-party working group on ORL site (24)	1.2 Purpose and Scope		In 1.2.2 it talks of the 'aspirations of the Council.' What is meant by the Council? The LPA or the property department landowner? Because there needs to be clear separation of Council roles on this site. Amendment requested: Clarify Council as LPA or Council as landowner.	The SPD has been drafted by the Council in its role as Local Planning Authority.	No amendment in response to this issue.
Mr Kevin Johnson (78)	1.2 Purpose and Scope	Object	-	Noted.	-
Stephen Skinner (114)	1.2 Purpose and Scope		1. It is most important consideration for development of the Old River Lane (ORL) site should be that whatever is built there, it should complement and enhance the existing buildings and facilities of the town. Nothing should be built or provided that would compete with existing buildings, retail outlets or facilities. 2. Page 7. I am glad that prominence is given to local Plan Policy BISH. I note particularly point no. 11 that the site will provide about 100 new homes. Please retain this reference.	Agreed. The vision set out in the SPD is that - "Old River Lane will be a high-quality, accessible, and sustainable redevelopment of a town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and <i>complements</i> the uniqueness of this historic market town." Agreed.	No amendment in response to these issues.

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1.			Introduction		
			<p>3. Page 1.4.13 this states that East Herts is committed to putting Environmental Sustainability at the heart of everything it does. Retain it in the SPD.</p> <p>4. Page 2.4.3 The suggestion that the URC Hall could be demolished must be rejected outright. This Hall is a valuable community asset, very well used by many organisations and community groups in the Town. It should be retained and modernised for its value to the community, and also in the interests of sustainability. This matter is also mentioned on page 35. If the Hall were to be demolished, in spite of reasons against such action, Policy CFLR7 would apply, meaning that the council would have to provide an equivalent or better replacement hall somewhere on the site. Please retain mention of this fact in the SPD. Demolition would result emission of the embedded carbon.</p> <p>5. Any new retail units should be complementary to the existing retail outlets in the Town. They should NOT be in competition with them. It would be a disaster if the new units</p>	<p>Agreed.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities), as well as other relevant District Plan policies that seek to improve the environmental sustainability of new development.</p> <p>A key objective of the SPD is to - ‘Deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and</p>	

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			<p>on ORL were to take trade away from the existing units in South Street, North street, Jackson Square, Florence Walk, etc. So, please add another sentence to 3.2.2 something like 'The new retail offer must NOT compete with the existing retail offer.'</p> <p>6. Section 3.4. Civic, Community, Leisure is vague. No reference to arts, culture, performance space. The SPD should refer to the ongoing debate about the leisure usage of this site. The SPD should be explicit. The masterplanning shows a blob marked 'Leisure'. What is its size/ Use? Etc., Please revise this and BE SPECIFIC.</p> <p>7. Cinema? There is no mention of a cinema. Presumably that has now vanished.</p> <p>8. 3.4.2 Key public space. We need a Public Square of which we could all be proud. This Square needs to be far bigger than the present Market Square - it needs to be big enough for several hundreds of people to congregate, and to be beautifully</p>	<p><i>complements</i> the wider town centre offer.'</p> <p>Paragraph 3.2.2 already states that 'The scale of the retail offer on Old River Lane should be proportionate and <i>complementary</i> to ensure the continued vitality of Bishop's Stortford town centre.'</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>This issue is expanded upon in paragraph 8.4.5, which states: "Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities,</p>	<p>Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.</p> <p>Expand paragraphs 3.4.2 and 7.7.1 as follows:</p> <p>3.4.2 ... The clustering of any of these uses should preferably be focussed around a key public space, <u>which should be a</u></p>

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1.			Introduction		
			<p>landscaped. Please strengthen this section. It is also mentioned on page 60, section 7.7.1 strengthen these also.</p> <p>9. 3.4.3 URC Hall - wording ambiguous. The area to be developed should not include the URC Hall which has been added to the original site and is an important Town asset. The Hall is needed.</p> <p>10. 3.4.4. The hall is needed - encourage its upgrading.</p>	<p>generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area." Paragraph 3.4.2 and paragraph 7.7.1 will be expanded to further set out expectations.</p> <p>The inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a</p>	<p><u>welcoming and adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.</u></p> <p>7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. <u>The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility.</u></p>

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			<p>11. Charringtons House - what is meant by the unsuitability of Charringtons House to meet modern day needs? This is arrant nonsense. The building functions well and is fully occupied. Some minimum upgrading may be needed. Demolition would result in emission of the embedded carbon.</p> <p>12. How would demolition of the URC Hall and/or Charringtons House be in line with the Council's 2019 declaration of putting environmental sustainability at the heart of everything it does?</p> <p>13. 4.3.2 Reduce the number of carriageways on Bridge Street. Definitely do this as the amount of traffic will be hugely reduced.</p>	<p>planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted.</p> <p>The SPD doesn't specifically propose the demolition of either Charringtons House or the URC Hall. If demolition is proposed through the submission of a planning application, applicants will be required to explain and evidence how their proposals comply with relevant District Plan policies that seek to improve the environmental sustainability of new development.</p> <p>Noted. The SPD references Intervention PR17 from the Hertfordshire Eastern Area Growth and Transport Plan which</p>	<p>Delete the following text from the table following paragraph 5.1.1 (now 6.1.1).</p> <p>e) The unsuitability of Charringtons House to meet modern day needs.</p> <p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p>

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1.			Introduction		
			<p>14. 7.6.2 Heights. Provide a diagrammatic plan and model for the public showing acceptable height ranges. The guideline must be 3-4 storeys. Remove all references to Jackson Square and the new Multi-storey carpark at Northgate End. These extra-high buildings are aberrations and have been widely criticised for not being compatible with the conservation area and the majority of buildings in the town centre.</p> <p>15. 8.3.3 SPD should indicate alternatives to existing straight path through the scheme. It must also unequivocally state whether maintaining Waitrose number of parking spaces justifies demolition of buildings.</p> <p>16. S106 Provisions. Housing - delete subject to viability. Add homes for key workers.</p>	<p>is specifically about Bridge Street Improvements.</p> <p>Section 7.6 has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.</p> <p>The Strategic Masterplanning Framework diagram has been updated and the illustrative pathway from north to south would not preclude alternative walkways if this was the preferred design solution, when taking account of all constraints.</p> <p>Affordable Housing will be required in accordance with District Plan Policy HOU3. This sets out that lower provision may be permitted if it cannot be achieved due to viability reasons or where it would prejudice the need to secure other infrastructure priorities.</p>	<p>Figure 21 (now Figure 20) updated in line with this and other comments.</p> <p>No amendment in response to this issue.</p>

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1.			Introduction		
			17. Cycling - support.	Support noted and welcomed.	-
Mr Richard Jones (138)	1.2 Purpose and Scope	Object	This whole document uses the word leisure 4 times without defining this more fully. There is no mention of arts provision or an arts centre. Additionally, Paragraph 1.4 is so vague as to be meaningless. The ORL is a big opportunity to create a further arts space for Bishops Stortford. Could this be a refurbished Water Lane Reformed Church Hall? A space, for example for, but not limited to, rehearsal, performance, exhibitions, workshops and arts fairs. My understanding is that this should also be put into an S106 agreement.	The SPD is intended to provide a strategic masterplanning framework for the Old River Lane site, rather than provide detailed proposals. Section 1.4 is intended to provide a brief overview and summary of the key policy and guidance documents that the SPD will refer to. Weblinks are provided to all of these documents for further information. A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of the proposals on the local community and infrastructure. If planning permission is granted for proposals at Old River Lane, it will be subject to a Section 106 agreement.	No amendment in response to these issues.
Mr Dermot Eustace (113)	1.2 Purpose and Scope	Object	I moved to Bishop's Stortford in 1979. It was a lovely town with a great deal of character. Where has it gone? The guts of the town have been removed. There is a river that could have enhanced the town has been ignored! The developments that have taken place have been undertaken have successfully	Noted. The ambition is to create a well-designed development that responds to the character of the surrounding area. The importance of enhancing character and appearance is embedded throughout the SPD.	No amendment in response to these issues.

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1.			Introduction		
			<p>increased the income for the councils and not improved the location for the residents. In fact, houses have been built to accommodate rich commuters, so that the only people who can afford to live here are those who work in the city. Making the town a dormitory town! It seems the most important objective of the council is to build carparks. The idea of having useful bus routes, cycle paths, signed routes for pedestrians, have all been tried and discarded never to be reconsidered when a new development appears on the horizon.</p> <p>Have you heard of climate change? The Hockerill lights have been recognised as a pollution hot spot for at least 30 years but it has been ignored. We don't have electric, busses, joined up cycle paths, energy saving houses, not a council encouraged solar panel in sight. This latest development will not do anything for the town and should be reconsidered.</p>	<p>The Council is committed to addressing climate change and the the SPD provides a framework for maximising the sustainability of the development.</p>	
Cllr Calvin Horner (159)	1.2 Purpose and Scope	Object	1.2.2 - Given the role of East Herts Council as the developer of this site in addition to the local planning	The SPD has been drafted by the Council in its role as Local Planning Authority.	No amendment in response to these issues.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>authority it needs to be made clear that the document reflects the aspirations of 'the Council' as the latter rather than the former. This is not made clear here and the SPD as a whole gives the impression that the local authority's two roles are not sufficiently differentiated, with the planning role being subordinated to that of developer.</p> <p>1.2.3 Whilst I acknowledge that the SPD cannot introduce new planning policies (as stated in para 1.2.1), the SPD as a whole does not provide sufficient detail to fulfil the role outlined here. There remains much that is vague and uncertain in important areas such as land uses, sustainability, design and dwelling mix. The SPD does not provide a robust framework for the assessment of development proposals and needs to be substantially revised as a consequence.</p>	The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	
Ms Margaret Connell (176)	1.2 Purpose and Scope	Object	This whole document uses the word leisure 4 times without defining this more fully. There is no mention of arts provision or an arts centre. The Northgate End Car Park was built so that an Arts Centre could be	Policy BISH8 sets out that 'the site will provide for around 100 new homes' and the 'creation of a high-quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other	No amendment in response to this issue.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			provided. There should be no further car park provision within the development site. On the maps provided at the end of the document, I could see no provision of an arts or leisure centre - just housing and shops. Surely this should have been at the beginning of this document	commercial and community uses such as GP surgery and B1 office floorspace'. The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	
Gary Jones (287)	1.2 Purpose and Scope	-	<p>Policy, BISH8 IIa, is hardly built on at all in the draft SPD, especially since the Bishop's Stortford Town Centre Planning Framework 2016 identified the key objective of establish an integrated cultural offer for the town centre.</p> <p>Section 3.4 on Civic, Community and Leisure Uses is less than one page in the 75-page document. This provides insufficient detailed advice or guidance. Almost any masterplan or planning application would be able to fit this advice. As minimum guidance, the community and leisure uses that are acceptable and unacceptable should be identified.</p>	<p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	<p>No amendment in response to this issue.</p> <p>Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
Mr Kevin Johnson (79)	1.3 Structure of the Document	Object		Noted.	-
Mrs Elizabeth Deborah Munro (57) (53)	1.4 Planning Policy Context	Object	<p>The Bishop's Stortford Town Centre Planning Framework 2016 is in some ways out of date and does not take into account the growth that has happened to the town in the past 6 years.</p> <p>Consideration should be given to the Revised Neighbourhood Plan for Silverleys and Meads 2022, adopted by EHDC 27.07.2022</p>	<p>The Town Centre Planning Framework is material to this SPD as it sets Old River Lane in a wider-context and is also referred to in Policy BISH8 as forming the basis of this SPD. It is agreed that the town and its economy have changed in this period; however, many of the key objectives remain relevant today.</p> <p>Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) now forms part of the Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).</p>	<p>No amendment in response to this issue.</p> <p>Update paragraphs 1.4.8, 1.4.9 and 1.4.10 as follows:</p> <p>1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan</u> for Silverleys and Meads <u>Wards Neighbourhood Plan (2015) (1st Revision) 2022</u>; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
					<p>1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. <u>The Neighbourhood Plan includes the following site-specific objective:</u></p> <ul style="list-style-type: none"> <u>To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site</u> <p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. <u>The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.</u></p>
Mrs Andrea Platts (56)	1.4 Planning Policy Context	Object	Para 1.12 please concentrate on providing civic amenities and drop the idea of squeezing 100 homes onto this site, which would need parking spaces, all taking space that is badly needed for community services	District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.	No amendment in response to this issue.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
Mr Colin Arnott (115)	1.4 Planning Policy Context		<p>1.4.5 BISH8 Policy on ORL parking requirements Policy II(g) clearly states on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre. Parking will need to be provided to serve the town centre as well as commuters. The Policy requires that development at ORL should provide for its own parking needs and support TC parking without encouraging additional TC travel. The development of the Northgate End Car Park to meet the parking needs of ORL users was clearly contrary to this policy. (see also 2.5.3 below)</p> <p>1.4.6-7 Extension of the red line boundary to include the URC Hall The red line boundary should only be extended to include the URC Hall if it is to secure greater community and other economic benefits for the ORL development not to further expand parking capacity beyond the existing red line in contravention of Policy BISH8 II(g).</p> <p>1.4.8-10 Bishop's Stortford Silverleys and Meads Neighbourhood Plan 2015 and emerging update 2022 The</p>	<p>Policy BISH8 II(g) requires on-site car parking to be sufficient to meet the needs of the uses proposed on ORL. If, by exploring opportunities with neighbouring car parks the need from the proposed uses is reduced, then it allows a scheme to come forward that can provide less parking whilst still meeting Policy criterion II(g).</p> <p>Noted. The inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location.</p> <p>Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) now forms part of the</p>	<p>No amendment in response to this issue.</p> <p>Update paragraphs 1.4.8, 1.4.9 and 1.4.10 as follows:</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>status and policy review coverage of the Bishop's Stortford Neighbourhood Plan Review 2022 should be completely redrafted since it is expected that the Review will be 'made' (i.e. adopted) by EHDC before the end of the SPD consultation period and redraft. This should include a review of the Shared Policies as well as the Silverleys and Meads Neighbourhood Plan particularly the revised transport, climate and town centre policies which now carry the greatest weight of the Development Plan policies.</p>	<p>Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).</p>	<p>1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan</u> for Silverleys and Meads <u>Wards Neighbourhood Plan (2015) (1st Revision) 2022</u>; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.</p> <p>1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. <u>The Neighbourhood Plan includes the following site-specific objective:</u></p> <ul style="list-style-type: none"> <u>To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site</u>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>1.4.19-21 Transport and Parking Studies - The Bishop's Stortford Transport Options Report 2018 and the Bishop's Stortford Parking Study 2019 - Neither of these studies have been adopted by the relevant authorities and are now effectively superseded by HCCs Eastern Area Growth and Transport Plan (EAGTP) which was adopted in July 2022. The EAGTP has prioritised the proposed interventions for Bishop's Stortford in line with LTP4 though with no evidence that the traffic management or mitigation needs of the ORL development have been taken into account. Moreover, the prioritisation principles used in LTP4 and the EAGTP have themselves been reviewed and in some cases superseded by the revised transport policies in the Bishop's Stortford Neighbourhood Plan Review 2022</p>	<p>The Bishop's Stortford Transport Options Report has now been superseded following the adoption of Eastern Area Growth and Transport Plan in July. As such references have been updated throughout the SPD and particularly in Chapter 4 to reflect this update.</p> <p>Likewise, Chapter 4 now incorporates a section relating specifically to the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).</p>	<p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. <u>The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.</u></p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			(see above). The EAGTP and the Neighbourhood Plan transport policies should be included in the SPD policy review.		
Mr Kevin Johnson (73)	1.4 Planning Policy Context	Object		Noted.	No amendment in response to this issue.
Ms Emily Farrow (148)	1.4 Planning Policy Context	Object		Noted.	No amendment in response to this issue.
Parsonage Residents Association (240)	1.4 Planning Policy Context		Consideration should be given to the Revised NP for Silverleys and Meads 2022, adopted by EHDC 27.07.2022	Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) now forms part of the Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).	Update paragraphs 1.4.8, 1.4.9 and 1.4.10 as follows: 1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan</u> for Silverleys and Meads <u>Wards Neighbourhood Plan (2015) (1st Revision) 2022</u> ; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town. 1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			The Bishop's Stortford Town Centre Planning Framework 2016 is out of date as it does not take into the account of growth above what was expected in the EHDC Local Plan.	The Town Centre Planning Framework is material to this SPD as it sets Old River Lane in a wider-context and is also referred to in Policy BISH8 as forming the basis of this SPD. It is agreed that the town and its economy have changed in this period; however, many of the key objectives remain relevant today.	<p>Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. The Neighbourhood Plan includes the following site-specific objective:</p> <ul style="list-style-type: none"> To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site <p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. The <u>Silverleys and Meads Neighbourhood Plan (1st Revision)</u> now forms part of the <u>Development Plan for East Herts.</u></p> <p>No amendment in response to this issue.</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
Cllr Mione Goldspink (323)	1.4 Planning Policy Context		Paragraph 1.4.13 - this states that East Herts is committed to putting Environmental Sustainability at the heart of everything it does. I support this sentiment very strongly. The Sustainability SPD is of the utmost importance.	Support noted and welcomed.	-
Mr Andrew Munro (172)	1.4 Planning Policy Context		<p>The following policies from the Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) 2021-2033 - should be considered in all planning applications.</p> <p>1. Climate Change:</p> <ul style="list-style-type: none"> • CC1 Emissions • CC2 Small scale energy production schemes • CC3 Modifications to Existing Buildings • CC4 Design for the Future Climate <p>2. Housing and Design:</p> <ul style="list-style-type: none"> • HDP1 Residential development and redevelopment • HDP2 Setting and character of buildings, streets and spaces • HDP3 Design standards • HDP4 Dwelling mix strategy • HDP5 Building for the community HDP6 Archaeology. 	Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1 st Revision) now forms part of the Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).	<p>Update paragraphs 1.4.8, 1.4.9 and 1.4.10 as follows:</p> <p>1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan</u> for Silverleys and Meads <u>Wards Neighbourhood Plan (2015) (1st Revision) 2022</u>; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.</p> <p>1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>3. Contributions to Community Infrastructure:</p> <ul style="list-style-type: none"> • CI Contributions to Infrastructure and Community Facilities <p>4. Green Infrastructure:</p> <ul style="list-style-type: none"> • GIP1 Utilising Green Infrastructure to mitigate and adapt to climate change • GIP2 Local Green Spaces and other green areas • GIP3 Improve green infrastructure for leisure • GIP4 Green space management and building the green infrastructure networks • GIP5 Protect wildlife and increase biodiversity • GIP6 Enhancement of footpaths, bridleways and cycle paths • GIP8 Flood mitigation <p>5. Transport:</p> <ul style="list-style-type: none"> • TP1 Assessing transport impacts and mitigation of development on traffic congestion and resident amenity • TP2 Improving air quality • TP3 Create walking and cycle friendly neighbourhoods • TP4 Develop a connected town for pedestrians and cyclists with 		<p>and Policy BP7 – Prosperity and character of the existing town centre. <u>The Neighbourhood Plan includes the following site-specific objective:</u></p> <ul style="list-style-type: none"> • <u>To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site</u> <p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>priority for pedestrians, cyclists and public transport in the town centre</p> <ul style="list-style-type: none"> TP5 Better Bus Travel 		
Cllr Calvin Horner (160)	1.4 Planning Policy Context	Object	<p>1.4.7 No rationale is given here for the inclusion of the URC Hall or the adjacent houses. This area should not be included except for the enhancement of community facilities of a similar type and function, given the popularity of the hall for community uses and hiring noted elsewhere in the document, rather than for other purposes such as parking.</p> <p>1.4.19-21 The studies mentioned should be supplemented by more recent documents including the recently Eastern Area Growth and Transport Plan recently adopted by HCC.</p>	<p>Paragraph 2.4.3 of the SPD explains that the inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location.</p> <p>Agreed.</p>	<p>No amendment in response to this issue.</p> <p>Add a new paragraph 1.4.20 with consequent renumbering to subsequent paragraphs:</p> <p>1.4.20 The Bishop's Stortford Transport Options Report 2018 considers broad transport issues and opportunities. It puts forward a wide range of potential options for improving the transport network, including better facilities for pedestrians and cyclists, managing traffic congestion and improving access to bus services.</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
					<u>1.4.20 The Hertfordshire Eastern Area Growth and Transport Plan covers Bishop's Stortford, Sawbridgeworth and the surrounding rural areas. The GTP includes several transport improvements packages, aiming to improve the transport network which also includes better facilities for pedestrians and cyclists and bus services. It looks at the current period of the Local Plans and will be subject to review periodically to reflect changes in growth and transport forecasts.</u>
Cllr Mione Goldspink (322)	1.4 Planning Policy Context		Page 7. I am glad that prominence is given to Local Plan Policy BISH. I note particularly point no. 11 that the site will provide about 100 new homes. Please retain this reference.	Noted.	-
Ms Jill Jones (213)	1.4 Planning Policy Context		1.4.23 support but please clarify what the proposals consider the elements of good design as specified in the National Planning Policy Framework will apply.	Support noted and welcomed. The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. The expectation is that the design guide should be used by applicants and their design teams when preparing planning applications.	-

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
Mr Colin Woodward (355)	1.4 Planning Policy Context		<p>1.4.5 SPD/BISH8 mentions 100 homes and yet EHC apparently report, (as in the BS Independent), the possibility of 150. A huge uplift without objective local population growth evidence. Large inward population movement has, and has had, significant implications not addressed in the SPD or, elsewhere by EHC. Experience from similar at Stortford Fields should be evaluated.</p> <p>A civic hub needs to be more than a Drs surgery and offices, but the SPD fails to elaborate. Plans for a new integrated library appear to have been abandoned and as NHS primary care appears to seek to relocate all surgeries to Haymeads, aka Herts & Essex Community Hospital, what is the evidence that a surgery would be included at ORL?</p> <p>Sufficient on-site parking, potentially conflicts with pedestrian areas but what is sufficient in numbers and where would it be? Current EHC Planning policy limits residential space allocation but has the consequential effect of transferring residents (and workers) cars to offsite public roadside/pavement</p>	<p>The SPD reflects the policy requirement set out in District Plan Policy BISH8 for 'around 100 homes.'</p> <p>BISH8 sets out that an appropriate community use could be a GP Surgery. The SPD repeats this. Further discussion will be required with health care providers to agree the best way of ensuring that there are appropriate local primary health care resources in place to cope with any increased demand.</p> <p>The Council's 'Vehicle Parking Provision at New Development' Supplementary Planning Document sets out the amount of spaces that should be provided in association with any new development. However, on this site, given the high level of accessibility to public transport and facilities, there should be a</p>	No amendment in response to these issues.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>parking. A long-standing scourge across Stortford.</p> <p>1.4.14 The EHC Affordable Homes Policy has to date demonstrably failed local people by only using national affordability criteria; hence locally born have had to migrate out of County.</p> <p>1.4.17 An integrated cultural offer is ill defined to the point of concern for the thriving cultural groups in Stortford that form the BS Arts Forum et al. In this context what does integrated mean? One space shared by all i.e., a sub optimal solution for any particular cultural group; a bookable space available only when the proposed cinema doesn't require it; or integrated into the mixed uses for the site as a whole. How would any cultural offer work with residential areas? This has been a problem elsewhere as residents object to noise etc. A (duplicate) cinema and some open air space isn't an integrated cultural offer and what has been mooted falls well short of clarifying how it would meet EHCs own policy CFLR7 if the ORL development involves</p>	<p>significantly reduced amount of parking, including residential and other uses.</p> <p>The Council is seeking to deliver more affordable homes through its Housing Strategy Action Plan.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p>	

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			demolition of the well-used United Reformed Church Hall which is also an Heritage Asset as clarified in the academic research report of Dr Emily Cole but so far ignored by EHC. It is clearly not, no longer needed nor is there any proposal that outweighs its loss evidenced. As to quantity of replacement, so far ORL proposals are for less provision and of debatable quality i.e., the two other CFLR7 criteria.		
Bishop's Stortford Civic Federation (391)	1.4 Planning Policy Context		<p>1.4.7 - For the purpose of this SPD the United Reformed Church (URC) Hall on Water Lane to the west of the allocated site, along with the modern houses to the south of the URC Hall, are also included within the red line boundary (Map 2 below) The para should briefly say why the URC Hall is included in the area (see 3.4.4.& 8.2.3). The red line boundary should only be extended to include the URC Hall if it is to secure greater community and other economic benefits for the ORL development not just to provide parking capacity beyond the existing red line in contravention of Policy BISH8 III(g).</p> <p>Reference should also be made to the URC Hall being a valued</p>	<p>Paragraph 2.4.3 of the SPD explains that the inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location.</p> <p>A new paragraph 2.4.2 has been added to the SPD to reflect the fact that the</p>	<p>No amendment in response to this issue.</p> <p>Add new paragraph 2.4.2 on ACV status of the URC Hall:</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			community asset (see Ch 5: Constraints and Opportunities table Land Use constraint (c)).	URC Hall has been identified as an Asset of Community Value.	2.4.2 <u>The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when determining any planning application that would affect it.</u>
Bishop's Stortford Civic Federation (393)	1.4 Planning Policy Context		1.4.16-18 - Town Centre Planning Framework 2016. BSCF considers the TCPF has significant gaps with respect to ORL, for example it contains nothing about the town centre's economy.	Noted. The Town Centre Planning Framework is material to this SPD as it sets Old River Lane in a wider-context and is also referred to in Policy BISH8 as forming the basis of this SPD. It is agreed that the town and its economy have changed in this period; however, many of the key objectives remain relevant today.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (395)	1.4 Planning Policy Context		1.4.19-21 Transport and Parking These transport and parking studies have significant gaps, including options relevant to ORL, and there is no prioritised and costed implementation plan. The Independent Examiner of the new, revised, NPs recommended that NP Policy TP1 b) should require traffic surveys, on which the Options report is based, be no more than 3 years old. To the best of BSCFs knowledge there has been no traffic survey of this part of the town since 2018. The	The Bishop's Stortford Transport Options Report has now been superseded following the adoption of Eastern Area Growth and Transport Plan in July. As such references have been updated throughout the SPD and particularly in Chapter 4 to reflect this update. Likewise, Chapter 4 now incorporates a section relating specifically to the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).	Update references to the Growth and Transport Plan and updated Neighbourhood Plan throughout the SPD.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>SPD should therefore specify that an up-to-date traffic survey should be available before the start of any masterplanning and planning application(s).</p> <p>Transport and Parking Studies - The Bishop's Stortford Transport Options Report 2018 and the Bishop's Stortford Parking Study 2019. Not only do these studies have significant gaps but also neither of them has been adopted by the relevant authorities and are now effectively superseded by HCCs Eastern Area Growth and Transport Plan (EAGTP) which was adopted in July 2022. The EAGTP has prioritised the proposed interventions for Bishop's Stortford in line with LTP4 though with no evidence that the traffic management or mitigation needs of the ORL development have been taken into account. Moreover, the prioritisation principles used in LTP4 and the EAGTP have themselves been reviewed and in some cases superseded by the revised transport policies in the NP Review 2022 (see above). The EAGTP and the new revised NPs transport</p>	<p>Detailed proposals will be supported by an up-to-date Transport Assessment which will need to reflect the policies set out in the Neighbourhood Plan.</p>	

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			<p>policies should be included in the SPD policy review. (see Annex 2).</p> <p>The Bishop's Stortford Parking Study 2019 focuses upon on and off-street parking within the town with a particular focus on the town centre car parks BSCF considers that the Parking Study 2019 also has significant gaps, including with respect to ORL. For example, it does not include an assessment of the impacts of the Northgate MSCP and the changes to the Link Road car park and other parking in the town. Also, it is more than 3 years old (see 1.4.20). A SPD should require that a new assessment is conducted and is available before masterplanning begins.</p>		
Bishop's Stortford Civic Federation (388)	1.4 Planning Policy Context		1.4.4 - East Herts District Plan 2018 It would help if the Policies listed here are included as annexes, for easy reference. (see Annex 1)	A weblink to the District Plan is provided in the SPD and so it is unnecessary to repeat these policies in full in the SPD.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (390)	1.4 Planning Policy Context		1.4.6 It should be noted that this SPD looks beyond the site allocation in the District Plan 2018, taking in the edge of Castle Gardens and the car parks to the north of Link Road, together with Bridge Street to the south, in order to better consider wider connections across the site. It	The SPD seeks to build on existing policies and strategies relevant to Old River Lane. These exist at different scales and as such the narrative set out in the SPD is considered more helpful than seeking to capture the extent of wider connections on one plan.	No amendment in response to this issue.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			would help the masterplanning if the SPD included a map to indicate the approximate extent of the wider connections that should be considered.		
Bishop's Stortford Civic Federation (392)	1.4 Planning Policy Context		1.4.8-10 – Bishop's Stortford Silverleys and Meads Neighbourhood Plan 2015 and emerging update 2022 These paras should be completely redrafted since the Neighbourhood Plan (NP) for Silverleys and Meads wards (1st Revision) 2021- 2033 was made (i.e. adopted) by EHDC 27 July 2022, i.e. before the end of the SPD consultation and revision period. It should also include a review of the NP Shared Policies particularly the revised transport, climate and town centre policies as they now carry the greatest weight of the Development Plan policies. (see Annex 2 for those considered relevant, either in full or in part).	Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) now forms part of the Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).	<p>1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan for Silverleys and Meads Wards Neighbourhood Plan (2015) (1st Revision) 2022</u>; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.</p> <p>1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. The Neighbourhood Plan includes the following site-specific objective:</p>

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		<ul style="list-style-type: none"> To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site <p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. <u>The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.</u></p>
Bishop's Stortford Civic Federation (394)	1.4 Planning Policy Context		1.4.18 - The Town Centre Planning Framework is material to this SPD as it sets Old River Lane in a wider-context and is also referred to in Policy BISH8 as forming the basis of this SPD. The TCPF is now 6 years old, and the town and its economy have changed in this period (see also below), though many of the key objectives remain relevant. This document therefore needs to be referred to and used judiciously, e.g., in considering the layout Options presented in Chapter 8.	Noted and agreed.	No amendment in response to this issue.
Cross-party working group on ORL site (11)	1.5 Process of Preparation		In addition to the paragraph about the masterplan steering group, add an appendix with a link to the meeting notes and papers submitted to the group.	The Terms of Reference and the main tasks of the Steering Group are outlined in the SPD Consultation Statement. Notes of the meeting were circulated to	No amendment in response to this issue.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
				the group in accordance with the Terms of Reference.	
Cross-party working group on ORL site (25)	1.5 Process of Preparation		Para 1.31 says This SPD will help define and add detail about the potential land uses, design and scale of development appropriate for the area. It doesn't. Having been through the whole document, our group considers that the SPD does not add detail about potential land uses. It does not add detail about layout and scale of development appropriate for the area. We pick these up in later comments.	The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	No amendment on response to this issue.
Mr Kevin Johnson (31)	1.5 Process of Preparation	Object	<p>I think the removal of Waitrose car park is very wrong as so many old people find it hard to walk far, and many more people benefit from this services, the council must leave this car park alone as it benefits lots of towns folk.</p> <p>I think the whole development is a total waste of money. Houses are NOT needed in this development and will be an awful place to live due to the noise and late-night activities.</p> <p>This site was an ideal site for an open-air car park this did massively benefit shops and tradesmen that</p>	<p>Parking for Waitrose will continue to be provided on site.</p> <p>District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.</p> <p>It is condition of the planning permission for Northgate End (3/18/0432/FUL) that The Causeway car park shall be closed in the interests if</p>	No amendment in response to these issues.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			had to services this area of Bishop's Stortford.	the free flow of traffic through the highway network.	
Mrs Elizabeth Deborah Munro (109)	1.5 Process of Preparation	Object	<p>I can see no consideration given to the GAP Analysis created by the Arts Forum which clearly lays out their needs to be able to hire appropriately laid out venues. This document was distributed by Gaille Anderson at the ORL Steering committee and was distributed by EHDC by email Monday, 4th July 9.36am.</p> <p>Bishop's Stortford Climate Change Group is called the Bishop's Stortford Climate Group.</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>Noted.</p>	<p>Amend the name of the group at paragraph 1.5.2.</p> <p>1.5.2 ...the Bishop's Stortford Climate Change Group, ...</p>
Carolyn Matthews (83) (90)	1.5 Process of Preparation	Support		Support noted and welcomed.	-
Parsonage Residents Association (241)	1.5 Process of Preparation		We can see no consideration given to the GAP Analysis created by the Arts Forum which clearly lays out their needs to be able to hire appropriately laid out venues. This document was distributed by Gaille	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and	No amendment in response to this issue.

Rep. No	Section/ Para number	Subject or Object	Issue	Officer Response	Proposed Amendment
1.			Introduction		
			Anderson at the ORL Steering committee and was distributed by EHDC by email Monday, 4th July 9.36am. Bishop's Stortford Climate Change Group is called the Bishop's Stortford Climate Group.	outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information. Noted.	Amend the name of the group at paragraph 1.5.2. 1.5.2 ...the Bishop's Stortford Climate Change Group, ...
Gary Jones (289)	1.5 Process of Preparation		Page 16, Figure 2: spelling error in table Preparation ...	Noted.	Make correction to Figure 2.
Mr Colin Woodward (356)	1.5 Process of Preparation		1.5.2 ORL Steering Group, EHC claims a shared vision. This is disputed by representatives of participant groups.	Noted. However, the discussions that took place at the Steering Group meetings have influenced both the scope and content of the SPD.	No amendment in response to this issue.
Paul Dean (396)	1.5 Process of Preparation		1.5.4 - Figure 2 - Many people see the SPD as the design process. For the sake of clarity, the table should also include the stages that follow the Adoption of the SPD.	Figure 2 sets out the process of preparation for the SPD only. It is not possible to provide a certain timeframe for future stages beyond adoption of the SPD.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
Mr Kevin Johnson (76, 80, 74)	2. Site context and Analysis 2.1 Introduction	Object		Noted.	-
Mrs Elizabeth Deborah Munro (58)	2.2 Historical Development of the Area		The United Reformed Church Hall is recognised by residents as a Community Asset as it is used for a range of well-being and arts activities. It would make sense to retain this property as a Community Asset (possibly an Asset of Community Value - application has been submitted) and have the Arts Forum or a similar group refurbish and run the venue. This would allow the developer more scope to develop an appropriate mixed-use development which would include a Community Hub.	Noted. The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). A new paragraph 2.4.2 has been added to the SPD to reflect the fact that the URC Hall has been identified as an Asset of Community Value.	No amendment in response to this issue. Add new paragraph 2.4.2 on ACV status of the URC Hall: <u>2.4.2 The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when determining any planning application that would affect it.</u>
Ms Yvonne Estop (50)	2.2 Historical Development of the Area		2.2.10 The landscape context is still river meadows. The whole of the area is the Meads. The only physical development has been the car parks and Charringtons House. The foundations of Charringtons were deeper and more difficult because of	Paragraph 2.2.10 has been redrafted following comments from Historic England.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			the river. Refer to Emily Coles 2022 report.		
Mr Colin Arnott (117)	2.2 Historical Development of the Area		<p>2.2.15-16 Heritage Assets - Old River Lane has long been adjacent to the historic core of Bishop's Stortford and so has a key role to play in maintaining this legacy. Most of the town centre is covered by the Conservation Area which includes a significant number of listed buildings and other heritage assets. This is important recognition of the heritage and cultural context of the part of the town centre conservation area which ORL is set. Based on the recent comprehensive study of the cultural and community contribution of the URC Hall now included within in the extended red line area the Hall should be added to the Heritage Assets diagram on page 19.</p> <p>Since the publication of the Draft SPD, the URC Hall is also now the subject of a nomination as an Asset of Community Value.</p>	<p>The diagram is based upon heritage assets identified in the Bishop's Stortford Conservation Area Appraisal.</p> <p>A new paragraph 2.4.2 has been added to the SPD to reflect the fact that the URC Hall has been identified as an Asset of Community Value.</p>	<p>No amendment in response to this issue.</p> <p>Add new paragraph 2.4.2 on ACV status of the URC Hall:</p> <p>2.4.2 <u>The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when</u></p>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
					<u>determining any planning application that would affect it.</u>
Mr Kevin Johnson (75)	2.2 Historical Development of the Area	Object		Noted.	No amendment in response to this issue.
Parsonage Residents Association (242)	2.2 Historical Development of the Area		The United Reformed Church Hall is recognised by residents as a Community Asset as it is used for a range of well-being and arts activities. It would make sense to retain this property as a Community Asset (possibly an Asset of Community Value - application has been submitted) and have the Arts Forum or a similar group refurbish and run the venue. This would allow the developer more scope to develop an appropriate mixed-use development which would include a Community Hub.	Noted. The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). A new paragraph 2.4.2 has been added to the SPD to reflect the fact that the URC Hall has been identified as an Asset of Community Value.	No amendment in response to this issue. Add new paragraph 2.4.2 on ACV status of the URC Hall: <u>2.4.2 The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when determining any planning application that would affect it.</u>
Mr Andrew Munro (173)	2.2 Historical Development of the Area		The development should be sympathetic to the aesthetics and the height of other building, taking into account that across from link road there is a park - opposite this park buildings should not appear as	Noted. The ambition is to create a well-designed development that responds to the character of the surrounding area.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			towers and not be higher than Jackson Square.		
Cllr Calvin Horner (161)	2.2 Historical Development of the Area	Object	<p>2.2.10 The history of the site as floodplain will cause challenges to construction, as was the case with Charringtons House and initially with Link Road. Engineers who worked on the site during the redevelopment of in the late 1960s have advised that much of the land under the surface car parks is marshy and unsuitable for large scale development without substantial and expensive foundations.</p> <p>2.2.15 I agree that the legacy of Bishop's Stortford's development in a rural setting should be protected and enhanced. As this site was until the relatively recent past part of the meads, there is a strong case for bringing elements of this back to the site along the line of the old river such as with natural water features.</p> <p>2.2.18 The relationship between the ORL site and the 'historic core of the town centre' is an important one and should not be compromised by over-development that is not sympathetic with these heritage assets. I am particularly concerned about the</p>	<p>Noted.</p> <p>Noted and welcomed. The SPD sets out that proposals should consider the use of water features (and public art) in the design of the new spaces to reference the former route of the River Stort</p> <p>Noted. The ambition is to create a well-designed development that responds to the character of the surrounding area. Proposals will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and</p>	No amendment in response to these issues.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>relationship with the United Reformed Church and Coopers that lie immediately adjacent to the site on the west side and the Castle mound to the east. Consideration must be given to restricting heights to 3 storeys to ensure sympathetic development and to avoid the historic buildings being obscured.</p> <p>2.2.20 There are a number of important vistas across the ORL site between Castle Park and the Town Centre, not just the one highlighted in this paragraph as 'particularly valued'. These should be preserved with the site remaining sufficiently open to enable these vistas to be maintained.</p>	<p>nearby Listed Buildings and the Conservation Area.</p> <p>Section 7.6 (Heights, Massing, and Grain) of the SPD has been updated to provide greater clarity around the Council's expectations. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.</p> <p>Noted.</p>	
Mrs Janet Reville (295)	2.2 Historical Development of the Area		Paragraph 2.27 All trees should be retained and where possible new ones planted	Agreed.	No amendment in response to this issue.
Gary Jones (290)	2.2 Historical Development of the Area		2.2.20 I am pleased that the view from Castle Gardens towards the Church of St Michael is particularly valued. A photograph of the current view must be included in the SPD	Agreed.	Photograph added following paragraph 2.2.20.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			with a requirement that this is retained.		
Cityheart Homes Ltd (333)	2.2 Historical Development of the Area		Presence of E-W view (lost) to / from Castle and Church: A dotted line and annotation refers to "lost views of church". This is neutral i.e., not implying that one exists (and accordingly should be retained / protected), nor necessarily that one should be created. Indeed, reference to the term "lost" confirms that it does not exist. Any scheme will however see to be responsive to this factor. 2.2.20 - Key views - As 2.2.14 above.	Noted.	No amendment in response to this issue.
Mr Colin Woodward (357)	2.2 Historical Development of the Area		2.2.12 Link Rd - a road that was illegally built given that the former BSUDC were selling to Herts County Council land that was in trust to the Brazier trust Charity without seeking approval from the Charity Commission. This is recorded in subsequent Minute books of BS Town Council who now administer the Brazier Trust. (This may also apply to Link Rd car park, Green Belt occupied by EHC). 2.2.14 URC Hall not mentioned among the heritage assets although mentioned later in the SPD.	Noted. Paragraph 2.2.12 is a matter of fact setting out that Link Road was built between 1969 and 1970. The diagram is based upon heritage assets identified in the Bishop's Stortford Conservation Area Appraisal.	No amendment in response to these issues.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>2.2.15 & 2.2.16 The objective evidence to date in BS from the destruction of the wharves, terminal basin, open air pool, the pocket park at Riverside; demolition of much of the historic heart of BS for Jackson Sqs Mk1 & later Mk2 with its monolithic Sainsbury watch tower looming over Causeway; the increases in permitted heights from mostly two and some three storeys to c. six, and the canyonisation of the Stort with high rise Riverside flats; loss of riverside access where once there was a waterway festival each year; the total Conservation Area officers disregard for the protection of the Dane St c15 Century Woodford Butchers shop (long covered in plastic sheeting), and the unchecked growth of internally illuminated signage, (as reported many times to EHC), and other CA breaches beg the question of any chance EHC (or City Heart) having any meaningful regard (or resource allocation) for the built and natural assets of Stortford Town centre that must be protected and enhanced.</p> <p>As to public open space we have the example of the vaulted (by EHC</p>	<p>Noted. The ambition is to create a well-designed development that responds to the character of the surrounding area. Proposals will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and nearby Listed Buildings and the Conservation Area.</p> <p>The SPD sets out that 'high quality new streets will be created and public spaces</p>	

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			during development) of the public Riverside Piazza, only in fact delivering a small concrete open triangle, now totally inaccessible to the public as EHC have authorised colonisation by Wetherspoons only for paying customers and the adjacent loss of Stort public and boat access gate and facilities by the outward expansion of Skew.	<p>will be provided in strategic locations alongside key frontages and buildings, including Coopers and along Bridge Street.'</p> <p>The SPD sets out that proposals for a public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area.</p>	
Bishop's Stortford Civic Federation (397)	2.2 Historical Development of the Area		2.2.10-11 Old River Lane - A brief history - Despite all the historic information in these two paras, and the rest of the section, the site's place in the Conservation Area and its historic importance in the town does not come across strongly elsewhere. This needs to be improved; for example, by cross-referencing to relevant paras elsewhere, quotations, etc., so that it is not lost sight of during the masterplanning.	The SPD should be read as a whole and this section, as it sets the context and provides an analysis of the area, has influenced the subsequent Chapters of the SPD. Paragraph 2.2.10 has been updated to reflect a more detailed history of the site, and the Heritage Assets diagram under paragraph 2.2.14 has also been updated to make it clear that these are assets identified in the Bishop's Stortford Conservation Area Appraisal.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			URC Hall - Neither paragraph mentions the URC Hall, its architecture, history, significance and current users & uses. The building should be mentioned here, with a reference to its own section (see 2.4).	Reference now made to URC Hall in paragraph 2.2.10, and 2.4.1 has been expanded to include reference to the history of the hall.	<p>Add detail to paragraphs 2.2.10 and 2.4.1.</p> <p>2.2.10 ...<u>In 1860 on Water Lane to the west of the site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.</u></p> <p>2.4.1 ... <u>The URC Hall was built in 1915 as a Sunday School for the Congregational Church, now known as the United Reformed Church on Water Lane. It was extensively altered and extended in the 1930s, 1960s, and 1990s.</u></p>
Bishop's Stortford Civic Federation (399)	2.2 Historical Development of the Area		2.2.20 In addition to the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. There are also a number of key views across Bishop's Stortford. The view from Castle Gardens towards the Church of St Michael is particularly valued. The SPD should	<p>The SPD sets out that views from within the site to the Church of St Michael and the motte mound of Waytemore Castle and open green spaces should be retained and enhanced.</p> <p>Section 7.6 has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In particular paragraph</p>	Add the following sentence to paragraph 7.6.3:

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			require these views to be retained by making every effort to have no homes/keep to no more than around 100 homes, and preferably less, to limiting heights, massing, etc. (see 6.2) Also, any homes should be located where their visual impact is least, e.g., the south of the site, close to Jackson Sq. (to be included as part of Ch 8).	7.6.3 has been updated to specifically refer to the 'retention of views'.	7.6.3 ... <u>Building heights, massing, and grain should relate well to the adjacent built form, green infrastructure and streetscenes surrounding the site. Building heights should be broadly reflective of the predominant building heights of Bishop's Stortford town centre, whilst allowing for the retention of views and with careful consideration for how the built form proposed will relate to the public spaces being created.</u>
Bishop's Stortford Civic Federation (398)	2.2 Historical Development of the Area		2.2.15-16 - Old River Lane has long been adjacent to the historic core of Bishop's Stortford and so has a key role to play in maintaining this legacy. Most of the town centre is covered by the Conservation Area which includes a significant number of listed buildings and other heritage assets. These paras are important for recognising the heritage and cultural context of this part of the town centre conservation area in which ORL is set. They need to be emphasised elsewhere in the SPD, e.g. strengthening 5.1 - Constraints and Opportunities table;	Noted. The wording in the constraints and opportunities table has been updated.	Update the constraints and opportunities table, now in section 6, as follows: a) <u>To preserve and enhance the character and appearance of the Conservation Area, and to protect and enhance the setting of Listed Buildings, the Conservation Area and other important heritage assets, including the Coopers building and views to the Church of St Michael and of the motte mound of Waytemore Castle</u>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>7.5 Layout and Edges Based on the recent comprehensive study of the cultural and community contribution of the URC Hall https://usercontent.one/wp/www.stortfordcf.org.uk/wp-content/uploads/2022/07/Report_UR_C-Hall_Bishops-Stortford_E-Cole_Final_Feb-22_p-7.pdf?media=1657443771) now included within in the extended red line area the Hall should be added to the Heritage Assets diagram on page 20.</p> <p>Since the publication of the Draft SPD, the URC Hall is also now the subject of a nomination as an Asset of Community Value.</p>	<p>The source for the heritage assets identified within the diagram is the adopted Bishop's Stortford Conservation Area Appraisal from 2014.</p> <p>A new paragraph 2.4.2 has been added to the SPD to reflect the fact that the URC Hall has been identified as an Asset of Community Value.</p>	<p>No amendment in response to this issue.</p> <p>Add new paragraph 2.4.2 on ACV status of the URC Hall:</p> <p><u>2.4.2 The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when determining any planning application that would affect it.</u></p>
Mr Luke Hayes (4)	2.3 Site and Surroundings Today		Regarding the existing underground river, will there be any investigations into the possibility of re-opening this stretch of river? I hope the planners and developers and restrain themselves and use the minimum	The SPD recognises that development at Old River Lane presents an opportunity to consider the use of water features and public art in the design of the new spaces to reference the former route of the River Stort.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			amount of concrete, tarmac as possible. I believe this area could be a fantastic new natural/green leaning completely pedestrian area to complement the existing shopping areas. I understand that the town needs more accommodation and a proper market/public space area, this can all be done with a view to keeping the town as green as possible and re-imaging and bringing back to the life the existing water course.	The importance of green infrastructure is embedded throughout the SPD as a key consideration.	
Mrs Elizabeth Deborah Munro (59)	2.3 Site and Surroundings Today		<p>Mature trees on the site should be maintained and protected during any development.</p> <p>BS Neighbourhood Plan Silverleys and Meads Ward 1 Revision 2021 - 2033 - CC1 & CC3, should be considered where buildings could be retained and refurbished, rather than demolished and rebuilt. Any new building should be designed for the future climate and for the flexibility of need of the prospective occupants and users.</p>	<p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.</p> <p>Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) now forms part of the Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).</p>	<p>No amendment in response to this issue.</p> <p>1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan</u> for Silverleys and Meads <u>Wards Neighbourhood Plan (2015) (1st Revision) 2022</u>; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the</p>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
					<p>former covering the north-east and the latter the south-east of the town.</p> <p>1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. <u>The Neighbourhood Plan includes the following site-specific objective:</u></p> <ul style="list-style-type: none"> <u>To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site</u> <p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. <u>The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.</u></p>
Ms Yvonne Estop (49)	2.3		In section 2.3 Site and surroundings, as well as the diagrams showing flooding, trees and underground	Chapter 6 already acknowledges the requirement to re-provide around 170 spaces. It is the quantum of spaces to	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
	Site and Surroundings Today		constraints, please add a diagram showing Waitrose existing parking in detail so that each space can be seen. This is the most pressing site constraint.	re-provide that is the constraint rather than the location of the existing carpark.	
Mr Colin Arnott (116)	2.3 Site and Surroundings Today		2.3.1 Old River Lane site represents a major opportunity to extend and reconfigure the retail, community, and leisure provision in the town centre. Note that this acknowledges that the major development opportunity in this location is for retail, community, and leisure uses rather than the residential development led approach adopted at other town centre sites.	Agreed. This is a mixed-use development and not a residential led scheme.	No amendment in response to this issue.
Mrs Elizabeth Deborah Munro (110)	2.3 Site and Surroundings Today	Object	<p>What evidence have you that cars drive faster along the Link road due to limited build frontage, there are so many junctions already leading onto the Link Road that it is impractical to drive above the speed limit and highways will not consider making this a 20mph zone.</p> <p>I agree that the western edge of the site needs to be carefully considered given the many listed buildings in the area and therefore height of buildings should be kept to a maximum of 3 storeys reducing the cannon affect created by Jackson</p>	<p>Street features and human activity can have an influence on the speed at which people choose to drive. Features likely to slow traffic include, inter alia, the close proximity of buildings to the road.</p> <p>The SPD states that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets.</p>	No amendment in response to these issues.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			Square and its multi-storey car park and the overwhelming new multi-storey car park at the junction of Rye Street and Link Road.	Section 7.6 (Heights, Massing, and Grain) of the SPD has been updated to provide greater clarity around the Council's expectations. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	
Carolyn Matthews (85)	2.3 Site and Surroundings Today	Support	-Important to retain visual access to these buildings from various aspects- so any new construction should be kept to a minimum height. -Far less than the new multi-storey car park.	Support noted and welcomed. The SPD states that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets. Section 7.6 (Heights, Massing, and Grain) of the SPD has been updated to provide greater clarity around the Council's expectations. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	No amendment in response to this issue.
Parsonage Residents Association (243)	2.3 Site and Surroundings Today		We should lock in as much carbon as we can on the site. Mature trees on the site should be maintained and protected during any development.	The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>BS Neighbourhood Plan Silverleys and Meads Ward 1 Revision 2021 - 2033 - CC1 & CC3, should be considered where buildings could be retained and refurbished, rather than demolished and rebuilt. Any new building should be designed for the future climate and for the flexibility of need of the prospective occupants and users.</p>	<p>retention of existing mature trees where possible.</p> <p>Agreed. The Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) now forms part of the Development Plan. The SPD has been updated to reflect the fact that the Revision document has now been 'made' (adopted).</p>	<p>1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's <u>Stortford Neighbourhood Plan</u> for Silverleys and Meads <u>Wards Neighbourhood Plan (2015) (1st Revision) 2022</u>; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.</p> <p>1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. <u>The Neighbourhood Plan includes the following site-specific objective:</u></p> <ul style="list-style-type: none"> <u>To provide a balanced mix of residential, cultural, leisure and</u>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>The western edge of the site needs to be carefully considered given the many listed buildings in the area and therefore height of buildings should be kept to a maximum of 3 storeys reducing the cannon affect created by Jackson Square and its multi-storey car park and the overwhelming new multi-storey car park at the junction of Rye Street and Link Road.</p>	<p>The SPD states that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets.</p> <p>Section 7.6 (Heights, Massing, and Grain) of the SPD has been updated to provide greater clarity around the Council's expectations. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.</p>	<p><u>business uses within the Old River Lane Site</u></p> <p>1.4.10 Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.</p>
Ms Jill Jones (214)	2.3	Support	2.3.4 support the plans to retain existing tree planting and existing green spaces	Support noted and welcomed.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
	Site and Surroundings Today				
Amanda Anderson (265)	2.3 Site and Surroundings Today		In a time of climate emergency, and the quality of the air in Stortford this is no time to lose more trees - we need them for shade and for air quality.	The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible. Furthermore, the Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.	No amendment in response to this issue.
Jenette Greenwood (311)	2.3 Site and Surroundings Today		I am concerned that yet more trees will be lost. Every development in Stortford seems to involve removing trees and green areas. We need more of these, not less.	The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible. Furthermore, the Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.	No amendment in response to this issue.
Cityheart Homes Ltd (334)	2.3 Site and Surroundings Today		2.3.1 Mix of uses: As point 1 earlier - use of term 'reconfigure' is not considered representative and appropriate. 2.3.3 Flood risk extent & classification - Recent flood investigation/modelling work that has been undertaken indicates a better and improved (lesser) classification of the site. Need to	Use of word reconfigure is intended to convey that the town centre can be configured in a new way. Noted. A Flood Risk Assessment will need to be submitted with any planning application.	No amendment in response to these issues.

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2.			Site Context and Analysis		
			caveat the content of the SPD accordingly to qualify that based on current evidence only.		
Bishop's Stortford Civic Federation (401)	2.3 Site and Surroundings Today		<p>2.3.5 Below ground constraints include archaeology, a 3m easement for Thames Water rising main sewer and a 5m easement as the culvert is classified as a watercourse. These constraints should be mentioned in the Constraints and Opportunities table (5.1)</p> <p>It would be more technically appropriate to refer to the rising main sewer as a sewer rising main. The culvert is presumed to be the watercourse shown on Figure 7. It would be better to refer to it as culverted watercourse.</p>	<p>The constraints have now been included in the constraints and opportunities table in Section 6.1</p> <p>Note: paragraph 2.3.5 has been amended following comments from Historic England.</p>	<p>Add the following constraints to the table in Section 6.1:</p> <p>d) <u>A 3m easement is needed for a Thames Water sewer rising main, and an 8m easement is needed for the culverted watercourse</u></p> <p>f) <u>There are known and potential non-designated archaeological remains within the Old River Lane site</u></p>
Lynne Garner (371)	2.3 Site and Surroundings Today		The wildfires of the last few months prove we need to think about how we treat our landscape. Trees soak up CO2 and provide homes for our wildlife. They also provide shelter which helps keep temperatures down. Rather than cut down plant MORE!	The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible. Furthermore, the Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.	No amendment in response to this issue.
Bishop's Stortford Civic Federation	2.3 Site and Surroundings Today		2.3.1 - The Old River Lane site represents a major opportunity to extend and reconfigure the retail, community, and leisure provision in	Agreed. This is a mixed-use development and not a residential led scheme.	Amend the Constraints and Opportunities table in Chapter 6 as follows:

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(400)			the town centre. This acknowledges that the major development opportunity in this location is for destination retail, community, and leisure uses rather than the residential development-led approach adopted at other town centre sites. This needs to be recognised and/or referred to in the chapters, etc. that follow, e.g., 5.1. Constraints and Opportunities.	This is already reflected as an Opportunity in Chapter 6. However, to strengthen this, the word destination has been incorporated.	b) To create a high quality mixed use development of <u>destination including</u> retail, leisure uses, along with a civic hub of other commercial and community uses
Mrs Elizabeth Deborah Munro (60)	2.4 United Reformed Church Hall		As previously stated, the URC Hall should be retained and the community should be allowed to refurbish and retain for Art use. Monies should be earmarked in an S106 agreement to support the refurbishment. The URC Hall is at the end of Old River Lane and in the midst of the development, ideally placed to be an Arts Forum rather than perched at the corner of the Causeway and Bridge Street. The developer would benefit by retention of the hall as this would release the corner plot for retail, food, offices, a community hub to include medical facilities with dentists (in short supply in BS) If this is not possible then the developer should provide an affordable space for rehearsal, performance, exhibitions,	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			workshops, and craft fairs. which complement the present entertainment venues and meet the needs of those who require these spaces, i.e., in layout, backstage entrance, dressing rooms, refreshment areas and bar space which can optimise the affordability to promoters to use the space. The stage space would be bigger than South Mills Art Centre and could seat a bigger audience.	been added to the SPD which provides further information.	
Mr James Tatchell (32)	2.4 United Reformed Church Hall	Object	2.31 The URC Hall should be removed from the scope of this document and considered separately. Any move towards demolishing and losing this heritage and community asset must be removed - in line with the recommendations of the Bishop's Stortford Arts Forum.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Mr Colin Arnott (118)	2.4 United Reformed Church Hall		2.4.3 Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR7 (Loss of Community Facilities). (see 2.2.15 above). Goes on to make clear that the primary objective of extending the SPD redline boundary to include the URC Hall was to consider how the contribution of an existing significant community asset can be maximised and that its loss	Noted.	Change the policy reference from CFLR7 to CFLR8 at paragraphs 2.4.3 and 3.4.4. 2.4.3 ... Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR 7 8 (Loss of Community Facilities):

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2.			Site Context and Analysis		
			would be refused under Policy CFLR7 unless demonstrably no longer required for community use or its replacement by enhanced or alternative community provision on the site weighed greater in the planning balance.		3.4.4 ... Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR7 8 (Loss of Community Facilities).
Carolyn Matthews (91)	2.4 United Reformed Church Hall	Support	Introduce speed limits to 5/10 mph throughout the town centre and roads leading into it e.g., Apton road, Newtown Road.	Noted. However, the purpose of the SPD is to specifically provide a framework for development of the Old River Lane site.	No amendment in response to this issue.
Mrs Marguerite Rapley (105)	2.4 United Reformed Church Hall	Object	The United Reformed Church Hall should not be lost. It is a valued asset to our community and historically significant.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Miss Mary Epworth	2.4 United Reformed Church Hall	Object	Water Lane Church hall is purpose built as a community venue for performance and entertainment. Why demolish such a space that could easily be repurposed as a fantastic venue/arts centre? I tour the UK and Europe as a performer and have played at many venues that have a similar history and design, and with some investment, consultation with artists and performers, you could give Stortford an incredible asset.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
Mrs Helen Lednor (233)	2.4 United Reformed Church Hall		The URC Church Hall is the equivalent of Bishop's Stortford Village Hall. It is the only rentable community hall in the centre of Stortford with kitchen and bar facility. To take this away would be to take away one of the central points of community meet ups and small gigs. I would be very against any plan which removed such a facility.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Parsonage Residents Association (244)	2.4 United Reformed Church Hall		As previously stated, the URC Hall should be retained, and the community should be allowed to refurbish and retain for Art use. Monies should be earmarked in an S106 agreement to support the refurbishment. The URC Hall is at the end of Old River Lane and during the development, ideally placed to be an Arts Forum rather than perched at the corner of the Causeway and Bridge Street. The developer would benefit by retention of the hall as this would release the corner plot for retail, food, offices, a community hub to include medical facilities with dentists (in short supply in BS) If this is not possible then the developer should provide an affordable space for rehearsal, performance, exhibitions, workshops, and craft fairs. which complement the present	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.

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2.			Site Context and Analysis		
			entertainment venues and meet the needs of those who require these spaces, i.e., in layout, backstage entrance, dressing rooms, refreshment areas and bar space which can optimise the affordability to promoters to use the space. The stage space would be bigger than South Mills Art Centre and could seat a larger audience.		
Mrs Jill Wade (256)	2.4 United Reformed Church Hall		<p>URC Church Hall Section 2.2 should include reference to the history of the URC Hall. This is available in a report by Dr Emily Cole on the Bishop's Stortford Civic Federation website.</p> <p>Section 5 identifies the URC Hall as a valued community asset and its demolition would be contrary to para 7.11 (maximise sustainability at every opportunity) and policy CFLR8 (loss of community facilities). This should therefore be included as an opportunity not a limitation. The URC Hall is currently well-used by local groups as well as providing an additional performance space at the opposite end of town from the SMA Centre. Therefore, it is still needed. It is not demonstrated that it would be replaced by enhanced</p>	<p>Information on the URC Hall in paragraphs 2.2.10, and 2.4.1 has been expanded to include reference to the history of the hall.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). Applicants will also be required to explain and evidence how their proposals comply with relevant District Plan policies that seek to improve the environmental sustainability of new development.</p>	<p>Add detail to paragraphs 2.2.10 and 2.4.1.</p> <p>2.2.10 ...<u>In 1860 on Water Lane to the west of the site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.</u></p> <p>2.4.1 ... <u>The URC Hall was built in 1915 as a Sunday School for the Congregational Church, now known as the United Reformed Church on Water Lane. It was extensively altered and extended in the 1930s, 1960s, and 1990s.</u></p>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			provision of greater or equal size in any other location and the SPD does not propose a facility which would outweigh the loss. Demolition of the URC Hall should not be considered and reference to this possibility should be removed from the SPD. Although policy BISH8 makes no reference to arts and culture, it is included as Objective 3 in section 6. The main arts and culture offer is provided at the southern end of the town at the SMA Centre and Empire Cinema. Any arts offer on ORL should complement and not compete with the existing provision and should focus on refurbishing and modernising the URC Church Hall to enhance its current performance space.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Mr Andrew Munro (174)	2.4 United Reformed Church Hall		The URC should be retained and refurbished as an Art Centre, allowing Charringtons House to be refurbished and extended - trapping carbon and giving developers additional funds to design and build a sustainable hub for mixed use.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). Applicants will also be required to explain and evidence how their proposals comply with relevant District Plan policies that seek	No amendment in response to this issue.

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2.			Site Context and Analysis		
				to improve the environmental sustainability of new development.	
Mrs Julia Walsh (156)	2.4 United Reformed Church Hall	Object	It appears to me that the alternative provision currently envisaged in the overall plans for Old River Lane does not enhance the overall community facility in terms of provision for staged performance events. The hall is well used and some user organisations will find alternative provision in the town, including in the planned redevelopment of the Water Lane United Reformed Church building for wider community use. However, this will not provide a performance space to replicate the various gigs and shows that the Church Hall currently accommodates with its stage and side rooms. At the time the council acquired the Hall, the envisaged plans for performance space in the Old River Lane development were more ambitious and, in my view, appropriate to a town of Stortford's size with a thriving professional and amateur Arts scene. There now appears to be a mismatch in terms of what we are losing and what we stand to gain in terms of performance facilities.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities) setting out how the loss resulting from the development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location.	No amendment in response to this issue.

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2.			Site Context and Analysis		
			(PS There is a typo - it is the United Reformed Church Hall).	Spelling mistake has been corrected.	Amend Section 2.4 and paragraph 2.4.1 to read United Reformed Church Hall.
Cllr Mione Goldspink (324)	2.4 United Reformed Church Hall		Page 28. 2.4.3 - there are suggestions that the URC Hall could be demolished. I think that this possibility should be rejected outright. This Hall is a valuable community asset, very well used by many organisations and community groups in the Town. It should be retained and modernised for its value to the community, and also in the interests of sustainability. This matter is also mentioned on page 35. If the Hall were to be demolished, in spite of reasons against such action, Policy CFLR7 would apply, meaning that the council would have to provide an equivalent or better replacement hall somewhere on the site. Please retain mention of this fact in the SPD.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Mrs Janet Reville (296)	2.4 United Reformed Church Hall		Paragraph 2.4 The URC hall should be retained, refurbished and altered to provide a performance space and arts centre together with facilities for the many groups that hire the hall at present to continue.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			We do NOT need another multi-screen cinema.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Ms Jill Jones (219)	2.4 United Reformed Church Hall	Object	2.4.3. object to removal of United Reformed Church Hall. This should be incorporate into any new design and be made a feature of to enhance the varied and historic character of the area. Additionally, this size facility might address the need for an optimal family gathering size space - none of the current proposals for BS seem to acknowledge not everyone needs a 500-seater auditorium or a 70-space meeting room, but we do need facilities where families can have parties and celebrations. Also, how does this fit with any community access the Northgate End YC might revert to providing (as	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			it used to for local residents about 20 years ago!)	required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Jenette Greenwood (312)	2.4 United Reformed Church Hall		<p>2.4 I don't understand the need or expense of demolishing the URC Hall. The people that use it, like Paddy Lennox, believe it works well as a performance space as it stands. The plans to replace it seem vague and changeable - are we having a cinema that no one seems to want or a theatre or what? I don't think anything should be done to the hall without a fully considered and costed plan of what will replace it, what it will be used for and why that will deliver better value for the money spent than what we already have. If one cares about the community of Stortford URC Hall should be retained.</p> <p>I like the idea Yvonne Wood suggested on the BSCF Facebook page suggesting a crescent path across the site from Northgate End to Jackson Square, between the existing Waitrose car park and any new buildings / Charringtons House</p>	<p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities) setting out how the loss resulting from the development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location.</p> <p>The Strategic Masterplanning Framework diagram has been updated and the illustrative pathway from north to south would not preclude a curved walkway if this was the preferred design solution.</p>	<p>No amendment in response to this issue.</p> <p>Figure 21 (now Figure 20) updated in line with this and other comments.</p>

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2.			Site Context and Analysis		
			and removing the need to demolish URC Hall for a new car park.		
Amanda Anderson (266)	2.4 United Reformed Church Hall		If one cares about the community of Stortford URC Hall should be retained. This place is a hub and brings people together, surely one should know this by now.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Gary Jones (288)	2.4 United Reformed Church Hall		Spelling error: 2.4 United ReformED Church Hall;	Noted.	Make corrections to the following: - Table of Contents - Section 2.4 - Paragraph 2.2.17 - Paragraph 2.4.1 - Image 3 - Paragraph 2.2.18 - Paragraph 3.4.4 - Table below 5.1.1 - Box below 7.6.2 - Paragraph 8.2.3
Cityheart Homes Ltd (335)	2.4 United Reformed Church Hall		2.4.3 - Loss of community facilities (URC Church Hall) It should be noted that Planning Permission and Conservation Area Consent has previously been granted for the demolition of this facility (as part of the approval of the earlier outline planning application for the comprehensive redevelopment of the site). Need as such to clarify that it is the 'use' of this facility that	Planning permission was previously granted on the 14 January 2013 for the demolition of the URC Hall. This permission was never implemented. Any new proposals for development at Old River Lane will be considered on their merits and circumstances	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			needs to be assessed for loss / compensation, as opposed to its physical presence and merit per se (not listed / not considered suitable for listing / planning permission and conservation area consent previously approved for its demolition). 3.4.4 - Loss of community facilities (URC Church Hall) - As point above.		
Lynne Garner (372)	2.4 United Reformed Church Hall		(2.4) Keep costs down, reduce the need for new materials by keeping the URC Hall and turn into something which will benefit the community. Surely that's a more sustainable option. Also, this is part of the towns heritage which many wish to keep.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Bishop's Stortford Civic Federation (402)	2.4 United Reformed Church Hall		2.4.3 It is Policy CFLR8 - Loss of Community Facilities that applies here, not CFLR7 (end of para). Policy CFLR7 should be annexed for easy reference (see Annex 1). There should be a statement about how these 2 policies particularly apply to the site, especially the URC Hall on Water Lane; which is used by many different groups for a variety of activities. The para should also refer to the recent study of the halls architecture, history and significance and its findings and conclusions,	Agreed. Policy CFLR7 has been updated to correctly state CFLR8. It is Policy CFLR8 that is potentially relevant to the URC Hall, and this Policy is repeated in full in Chapter 2 of the SPD. It is not considered necessary to repeat CFLR7. Information of the URC Hall in paragraph 2.2.10, and 2.4.1 has been expanded to include reference to the history of the hall.	Change the policy reference from CFLR7 to CFLR8 at paragraphs 2.4.3 and 3.4.4. 2.4.3 ... Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR7 (Loss of Community Facilities): 3.4.4 ... Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>which was sent to members of the SPD Steering Group 05 April 2022 (see link below).</p> <p>Also, the SPD should make it clear that the primary objective of extending the white line boundary to include the URC Hall is to consider how the contribution of an existing significant community asset can be maximised and that its loss should be refused under Policy CFLR8 unless it can be demonstrated that it is no longer required for community use or its replacement by enhanced or alternative community provision on the site weighs greater in the planning balance. Feasibility, structural and embedded carbon studies need to be specified in the SPD, to be available before master planning starts. In addition to its existing uses, the hall could, for example, be part of the development's retail offer, e.g., a covered market. Note: The report on the hall's architecture, history and significance can be found at: https://usercontent.one/wp/www.stortfordcf.org.uk/wp-content/uploads/2022/05/Report-URC-Hall-Bishops-Stortford-Dr.-</p>	<p>The Council's Sustainability SPD notes that consideration of embodied carbon is likely to become increasingly important as society transitions to a low/zero carbon society. The ORL SPD specifically requires a 'reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing.'</p>	<p>CFLR78 (Loss of Community Facilities).</p> <p>Add detail to paragraphs 2.2.10 and 2.4.1.</p> <p>2.2.10 ...<u>In 1860 on Water Lane to the west of the site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.</u></p> <p>2.4.1 ... <u>The URC Hall was built in 1915 as a Sunday School for the Congregational Church, now known as the United Reformed Church on Water Lane. It was extensively altered and extended in the 1930s, 1960s, and 1990s.</u></p>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			Emily-Cole-Final-Feb-22_p.pdf?media=1652777025		
Mrs Elizabeth Deborah Munro (61)	2.5 Other Developments in Bishop's Stortford	Object	The three sites quoted are all too tall for the ORL development to be aligned too. If a developer is allowed to build to 6 storeys the area will mask the older buildings in the area and any visual access to Castle Gardens, Waytemore Castle, St Michael's Church and other historic buildings within the conservation area and on the fringes of the development.	Noted. Heights and massing are considered in Section 7.6 of the SPD. This section has been updated to provide greater clarity around the Council's expectations. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	No amendment in response to this issue.
Mr Colin Arnott (119)	2.5 Other Developments in Bishop's Stortford		2.5.3 Northgate End Car Park: Northgate End is a multi-storey car park - has been included as part of plans to redevelop Old River Lane for a number of years. This development not only has a link in terms of providing a wider-parking offer, but also has a strong physical link with the site. As noted above, DP Policy BISH8 II(g) clearly states on-site car parking will need to be sufficient to meet the needs of the uses proposed so it is unclear why this Car Park should have been included as part of plans to redevelop Old River Lane for a number of years but has never been suggested that it should be included within the red line boundary (as is	It is agreed that Northgate End Carpark has a strong relationship with the Old River Lane site, and this is set out in the SPD. Including the carpark within the red line could be misleading given that the development is complete.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			now proposed for the URC Hall). In fact, the car park's financial link with the ORL site - in order to release additional commercial and housing development capacity on the red line site appears to have been more important than its physical link. The release of development capacity for this purpose was clearly contrary to Policy BISH8 II(g). Moreover, the use of £6million of LEP funding intended to support ORL investment in non-revenue generating community uses was also contrary to this policy. The planning gain secured should be recognised by including the car park within the ORL red line boundary and used to leverage greater community and other economic benefits for the ORL development.		
Carolyn Matthews	2.5 Other Developments in Bishop's Stortford	Object	2.32 policy CFLR8 loss of amenity- must consider the environmental cost of 'embodied carbon' if buildings are demolished and in the replacement of 'enhanced provision'. In light of the Climate emergency and insurmountable waste is replacement the viable option?	Whilst the SPD itself doesn't specifically include proposals for the demolition of the URC Hall, if demolition is proposed through the submission of a planning application, applicants will be required to explain and evidence how their proposals comply not only with Policy CFLR8, but also with relevant District Plan policies that seek to improve the environmental sustainability of new development.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
Parsonage Residents Association (245)	2.5 Other Developments in Bishop's Stortford		The three sites quoted are all too tall for the ORL development to be aligned too. If a developer is allowed to build to 6 storeys the area will mask the older buildings in the area and any visual access to Castle Gardens, Waytemore Castle, St Michael's Church and other historic buildings within the conservation area and on the fringes of the development.	The heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site. The SPD sets out at paragraph 7.6.2 that 'the main consideration outside of the site which needs to be reflected in the heights, massing, and grain of any proposal is the impact on heritage assets.' This section has been updated to provide greater clarity around the Council's expectations.	No amendment in response to this issue.
Mr Andrew Munro (175)	2.5 Other Developments in Bishop's Stortford	Object	The sites mentioned in the ORL SPD - Northgate End Car Park forced on the residents by the landowner. The Goods Yard and the Mill Site, neither are a community hub, there is no doctor's surgery, or mixed use just flats and parking - definitely not a destination.	Noted. Old River Lane will be a mixed-use development, including around 100 homes, retail, leisure uses, along with a 'civic' hub of other commercial and community uses such as GP surgery and office floorspace. It will perform a number of functions - it will be destination, a home, a retail/ employment area and a route which people will pass through on a longer journey to somewhere else.	No amendment in response to this issue.
Gary Jones (291)	2.5 Other Developments in Bishop's Stortford		2.5.2 Spelling: The Goods Yard	Spelling mistake has been corrected.	Amend spelling of Goods Yard at paragraphs 2.5.2 and 2.5.4.
Deirdre Glasgow (270)	2.5 Other Developments		The document states that any development at Old River Lane also needs to be considered in the wider context of Bishop's Stortford, and	This section refers to new planned development in Bishop's Stortford. Chapter 3 sets out that proposals for Old River Lane should complement the	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
	in Bishop's Stortford		<p>particularly its town centre. As such Old River Lane should complement and contribute to the town-wide development framework which means not just relating with the existing town centre, but also with planned future developments. Changes: South Mill Arts theatre and museum to be included in the town centre development, including ORL, as South Mill Arts is linked to the Town, by the Millennium Bridge at the Goods Yard development. Figure 9: The Goods Yard site allocation to the south of Old River Lane, clearly shows that part of the Goods Yard development is in the Town Centre. Ensure that the arts/leisure facilities provided at ORL compliment the work at South Mill Arts and other art groups around the town.</p> <p>The Mill Site Interested to see the future development of the Mill site on the River Stort. Changes: To include the idea of north and south cultural areas across the town. These would be developed along the River Stort. ORL, northern cultural centre and South Mill Arts at the South cultural centre, with the future</p>	existing offer. The Council has been in discussion with Rhodes Birthplace Trust and will continue to work with them moving forward to find the best solution for Bishop's Stortford and the Arts Complex.	

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			central to the offerings along the River Stort.		
Bishop's Stortford Civic Federation (403)	2.5 Other Developments in Bishop's Stortford		<p>2.5.2 Bishop's Stortford currently has a number of development sites either under construction or being considered through the planning process. Whilst Old River Lane will share some relationship with all of them, the key emerging developments relevant to Old River Lane are those within the town centre which include: Northgate End Car Park, The Goods Yard, The Mill Site. Other town centre developments with a potential impact on the site and are not included area: Jackson Square including moving the step-free access to/from Bridge St to the north-east corner Castle Gardens & Sworders Field</p> <p>https://www.eastherts.gov.uk/sports-leisure-and-parks/local-parks-and-open-spaces/parks-open-spaces-bishops-stortford/castle-park</p> <p>Northern and north-eastern cycle routes through Grange Paddocks</p> <p>The impact of these needs to be assessed before master-planning starts. The section also makes no reference to the effects of developments completed, under</p>	<p>The SPD refers to new development within the immediate area. Reference has been made throughout the document to other developments including Section 4.5 of the SPD which includes details about the plans to upgrade and improve Castle Gardens.</p> <p>Paragraph 4.1.1. will be updated to reflect the District Plan housing</p>	<p>No amendment in response to this issue.</p> <p>Update Paragraph 4.4.1 as follows:</p>

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			construction and planned outside of the town centre, which could result in around 6000 homes by 2033, compared to around 4500 in the District Plan.	requirement, and also to state that this is a minimum figure for clarity.	4.1.1 Bishop's Stortford is undergoing significant levels of growth with approaching at least 4,426 4,500 new homes planned in the District Plan 2018 (including committed development) by 2033, which will substantially increase the town's population.
Bishop's Stortford Civic Federation (404)	2.5 Other Developments in Bishop's Stortford		2.5.3 - Northgate End is a multi-storey car park - has been included as part of plans to redevelop Old River Lane for a number of years. This development not only has a link in terms of providing a wider-parking offer, but also has a strong physical link with the site. This statement is contrary to DP Policy BISH8 III(g) which states: on-site car parking will need to be sufficient to meet the needs of the uses proposed, so it is unclear why this car park should have been included as part of plans to redevelop Old River Lane for a number of years but has never been suggested that it should be included within the red line boundary (as is now proposed for the URC Hall). In fact, the car parks financial link with the ORL site - in order to release additional commercial and housing development capacity on the red line	It is agreed that Northgate End Carpark has a strong relationship with the Old River Lane site, and this is set out in the SPD. Including the carpark within the red line could be misleading given that the development is complete.	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>site appears to have been more important than its physical link. The release of development capacity for this purpose was clearly contrary to Policy BISH8 III(g). Moreover, the use of £6 million of LEP funding intended to support ORL investment in non-revenue generating community uses was also contrary to this policy. The planning gain secured should be recognised by including the car park within the ORL red line boundary and used to leverage greater community and other economic benefits for the ORL development. Some justification/explanation is therefore needed to support the SPDs statement and remove DP Policy BISH8 III(g).</p>		
Environment Agency (444)	Site Context and Analysis		<p>We note that the document references that the site is within Flood Zones 2 and 3. Because of these constraints, we suggest that an additional sub-section is added to Section 3.6 which specifically highlights the importance of flood risk.</p> <p>We recommend including additional wording to ensure that the sequential approach is applied in line with the relevant flood risk vulnerability classifications. The</p>	<p>The importance of flood risk is noted in the SPD already in Sections 1.4.4. and 2.3.3. Section 9.1.2 notes that as part of a planning application there is a requirement for a Flood Risk and Surface Water Drainage Assessment. The East Herts Local Validation list already sets out details that are required as part of that FRA including reference to vulnerable classifications and the sequential test.</p>	No amendment in response to this issue.

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>sequential approach should be applied within the site to direct development to the areas of lowest flood risk (Flood Zone 1 first, followed by Flood Zone 2). If it is not possible to locate all of the development within Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. This could be included within Section 2.3.3 or within an additional specific sub-section under Section 3.6.</p> <p>Additionally, it is unclear if the site includes a small amount of Flood Zone 3b. Flood Zone 3b is land classed as the 'functional floodplain' and is land defined by LPA's Strategic Flood Risk Assessment's (SFRA) as having the highest probability of flooding. Please be aware that we will object in principle to any development that is deemed not compatible with Flood Zone 3b in line with tables 1, 2 and 3 of the Flood Zones and Flood Risk Tables of the Planning Practice Guidance (PPG). It would be useful to clarify the presence/absence of Flood Zone 3b on this site within the SPD</p>	<p>The majority of the allocated site (83.24%) is located within Flood Zone 2. 3.51% is located within Zone 1, with 13.25% in Flood Zone 3a. No part of the site is located within Flood Zone 3b.</p>	

Rep. No	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
2.			Site Context and Analysis		
			<p>document, as part of Sections 2.3.3 and 5.1.1.</p> <p>We note and welcome that it has been specified within Section 9.0 that a Flood Risk Assessment and Surface Water Drainage Assessment will be required as a part of any future planning application. Please make sure this document is detailed, site-specific and uses the most up-to-date data available.</p> <p>Reducing and managing flood risk and requiring sustainable drainage measures in this area is a must-do and should be strongly reflected in this SPD. There should be a sentence within the SPD which requires all development to utilise the guidance within the existing SFRA to design layouts, mitigate and make space for water to help with the reduction of flood risk, preferably within a new sub-section dedicated to flood risk.</p>		

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
Mr Graham Oxborrow (205)	3. Policy BISH8 Old River Lane	Object	Set out specific use requirements based on proper evidence and	Meeting with stakeholders and community representatives during the preparation of the draft SPD	No amendments in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>engagement with the residents of the town.</p> <p>Section 3 - The SPD should be specific on the Arts requirement, rather than providing loosely for leisure, which could be anything from a casino/nightclub to a bowling alley. There has been no significant support for the Council's idea of a 5-screen cinema on the site, as the supposed consultation was risible, addressing only theoretical attendance levels and types of seats rather than the principle of the case for the cinema against other alternatives. There has been no engagement between EHDC and the Arts community in Bishop's Stortford to identify how to address their needs.</p>	<p>ensured a better understanding of the key issues and aspirations that the community have for the Old River Lane site. The discussions that took place at the Steering Group meetings influenced both the scope and content of the SPD.</p> <p>Consultation on the SPD has provided the opportunity for residents of Bishop's Stortford to provide their comments on the SPD.</p> <p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			There is no supporting evidence on the amount of floorspace to be given to retail and commercial outlets and the potential impact this would have on retail and commercial provision elsewhere in the town.	<p>Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, inter alia:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment area. 	
Mr Colin Woodward (358)	3. Policy BISH8 Old River Lane		The public should see evidence that recent built developments and also emerging retail trends are actually improving retail and that ORL would enhance this. On the ground observation would suggest that for some time retail spend has long been leaching from BS to other towns or, channels, and as such there is little to support independents or, the introduction of national brands aside from a possible TK Maxx at Jacksons Square. Despite any attempt to zone retail Stortford is switching to cafes, nail bars and hairdresser/barbers thus	It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town.	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			limiting its attraction as a thriving retail centre.		
Mrs Elizabeth Deborah Munro (62)	3.1 Introduction		The site should support 100 homes as stated in BISH8. The development should be sustainable taking into the account of experience gained from change in trends due to pandemics such as COVID. Any design of development should offer a community hub with doctors and dentist. There should also be opportunities for the building of homes to be 'built for life' and built to incorporate the aim of 'Designing Out Crime' is to reduce the vulnerability of people and property to crime by removing opportunities that may be provided inadvertently by the built environment. It also aims to reduce fear of crime and, in doing so, helps to improve people's quality of life.	<p>The SPD reflects the policy requirement set out in District Plan Policy BISH8 for 'around 100 homes.'</p> <p>Homes should be provided in accordance with District Plan Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.</p> <p>The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>The District Council supports the 'Secured by Design' initiative and as such will expect proposals at ORL to incorporate crime prevention measure in accordance Policy DES5 (Crime and Safety) of the District Plan.</p>	No amendment in response to this issue.
Mrs Susan Swan (64)	3.1 Introduction		The use of the term 'leisure' is vague and misleading. The original plan for this area included an Arts centre. This should be referred to specifically in the document and should be defined as to include	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			concert halls and rehearsal space in addition to space for live performance.	design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Cross-party working group on ORL site (26)	3.1 Introduction		The whole of Section 3 is wafty and imprecise about land uses. No detail is given about possible appropriate or inappropriate uses. Amendment required: Provide a table of acceptable and unacceptable uses.	The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	No amendment in response to this issue.
Mr Colin Arnott (120)	3.1 Introduction		This sets out the key District Plan policy on the future type of uses expected for ORL that the site will provide for around 100 new homes and the creation of a high-quality mixed-use development of retail, leisure uses, along with a civic hub of other commercial and community uses such as GP surgery and B1 office floorspace. The SPD supports a degree of flexibility around the precise mix of land use but requires justification for the proposed mix of uses in relation to property market demand and opportunities. The following sections then briefly cover the retail, office, civic and community	Community and arts groups were represented on the Old River Steering Group and a GAP Analysis created by the Arts Forum has been submitted to the Council. With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided. Further consultation with the community will be undertaken prior to the submission of any planning application.	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			uses and housing needs of the area, but the SPD should provide broad guidance on the type of commercial and community uses and range of floorspace which is needed in each in each of these areas. I strongly support the policy principle of a civic hub of other commercial and community uses but does not believe that the justification for the uses should rely only on property market demand. The need for community uses such as the arts and culture, civic and other open spaces should be tested through public consultation and evidence from community and arts groups.		
Mr James Tatchell (33)	3.1 Introduction	Object	3.1.1 - This paragraph needs to be made more specific - "about 100" is not good enough and risks creep towards higher numbers. According to the Civic Federation, the suggestion is already 137 apartments and 90m senior living units - this needs to be dramatically reduced to a maximum of 120 in total if the "about 100" figure is to be respected.	Noted. The SPD reflects the policy requirement set out in the District Plan (Policy BISH8), which states that 'the site will provide for a mixed-use development and around 100 new homes...'	No amendment in response to this issue.
Parsonage Residents Association (246)	3.1 Introduction		The site should support 100 homes as stated in BISH8. The development should be sustainable taking into the account of experience gained from	The SPD reflects the policy requirement set out in District Plan Policy BISH8 for 'around 100 homes.'	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			change in trends due to pandemics such as COVID. Any design of development should offer a community hub with doctors and dentist. There should also be opportunities for the building of homes to be 'built for life' and built to incorporate the aim of 'Designing Out Crime' is to reduce the vulnerability of people and property to crime by removing opportunities that may be provided inadvertently by the built environment. It also aims to reduce fear of crime and, in doing so, helps to improve people's quality of life.	<p>Homes should be provided in accordance with District Plan Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.</p> <p>The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>The District Council supports the 'Secured by Design' initiative and as such will expect proposals at ORL to incorporate crime prevention measure in accordance Policy DES5 (Crime and Safety) of the District Plan.</p>	
Cllr Calvin Horner (162)	3.1 Introduction	Object	3.1.2 There is a lack of precision in this section, that is epitomized by the support given for a 'degree of flexibility'. There should be a clearer idea of those uses that would be acceptable on the site and the degree of flexibility. For example, it would be helpful for an indication on the extent to which development proposals could stretch the phrase 'around 100 homes', as there have instances of substantial increases	The SPD reflects the policy requirement set out in District Plan Policy BISH8 for 'around 100 homes.'	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			over the indicated amounts elsewhere in Bishop's Stortford.		
Ms Jill Jones (221)	3.1 Introduction	Object	3.1.1 Object in that this was pushed forward as a cultural quarter - what has happened to this idea? There is no mention of it at all, and whilst in principle we do not object to mixed use and a civic hub, it is hard to get completely supportive of this without understanding where the cultural element has gone. Needs more clarity.	The SPD provides guidance on the requirements set out in Policy BISH8 of the District Plan. This sets out that around 100 homes will be provided on site, alongside the creation of a high-quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other commercial and community uses such as GP surgery and B1 office floorspace. 'Culture' isn't specifically mentioned in BISH8.	No amendment in response to this issue.
Ms Jill Jones	3.1 Introduction	Object	3.1.1 Object to proposed 100 dwellings without clarity on precisely how many and in what format. Previous proposals have suggested this will be for many more dwellings e.g., 160+ and tailored to elderly living, but this is now unclear. It is also unclear how any changes to residential dwellings needed post covid (e.g., mandatory outdoor space whether this be on a balcony or terrace) are covered, nor how the parking for visitors and for deliveries accommodated.	Noted. The SPD reflects the policy requirement set out in the District Plan (Policy BISH8), which states that 'the site will provide for a mixed-use development and around 100 new homes...'. Housing on Old River Lane is expected to be delivered in accordance with policies HOU1 (Type and Mix of Housing) and HOU3 (Affordable Housing) of the District Plan 2018. A mix of residential accommodation should be provided to create an inclusive community by providing homes for all age groups. Section 7.3 of the SPD sets out principles for parking and servicing.	No amendment in response to this issue.
Bishop's Stortford	3.1 Introduction		3.1.1 - Policy BISH8 sets out that: the site will provide for around 100 new	Community and arts groups are represented on the Old River	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
Civic Federation (405)			<p>homes; and that the Old River Lane masterplan will address the: creation of a high-quality mixed-use development of retail, leisure uses, along with a civic hub of other commercial and community uses such as GP surgery and B1 office floorspace. The SPD also supports a degree of flexibility around the precise mix of land use but requires: justification for the proposed mix of uses in relation to property market demand and opportunities. BSCF strongly supports the policy principle of a civic hub of other commercial and community uses but does not believe that the justification for the uses should rely only on property market demand. The need for community uses such as the arts and culture, civic and other open spaces should be tested through public consultation and evidence from community and arts groups.</p> <p>The importance of around 100 homes is discussed elsewhere, as well as the other uses listed. The paras that follow need to therefore need to address these adequately and appropriately. For example, each of the sections on retail, office,</p>	<p>Steering Group and a GAP Analysis created by the Arts Forum has been submitted to the Council. Further consultation with the community will be undertaken prior to the submission of any planning application.</p> <p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			civic and community uses and housing needs should include evidence-based broad guidance on the type of commercial and community uses and range of floorspace and the number and type(s) of homes that each of them needs their respective importance/priority with respect to ORL being a place of destination vs a place for residence		
Cross-party working group on ORL site (15)	3.2 Retail	Object	<p>Comments: Retail - Section 3.2 gives no specific guidance on unit size parameters, on convenience or durables shopping, or physical servicing access. Para 4.2.1 says The Old River Lane development will bring forward notable substantial increase in retail floorspace which is anticipated to enhance the town's retail offer in addition to new leisure uses which could increase the town centre's attractiveness, not only in retaining trips within the town, but attracting trips in from surrounding areas that might otherwise travel to other towns. This bold statement is not reflected or explained in the guidance in 3.2 and 3.4.</p> <p>Amendments requested: The SPD needs to provide specific guidance on convenience shops, durables</p>	<p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p> <p>Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, inter alia:</p> <ul style="list-style-type: none"> The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. The impact of the proposal on town centre vitality and viability, 	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			shops, eating and drinking. It should provide limits on unit sizes. It should exclude trade counters or retail warehouses.	including local consumer choice and trade in the town centre and wider retail catchment area.	
Mr Colin Arnott (121)	3.2 Retail		Section 3.2 I agree that any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs should be considered given the significant changes in the last 5-10 years as a result of catchment population growth, online shopping and changing reasons for visiting town centres. However, I believe the SPD itself should give clearer guidance on this particularly on the mix of types of shopping, food & beverage and other retail services required (see paper on Overview of Changing Town Centre Retail Needs and Opportunities submitted by BSCF). A full quantified retail demand update should be included at the masterplan stage on which the applicant's retail impact assessment can be based.	<p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p> <p>Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, inter alia:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment area. 	No amendment in response to these issues.
Carolyn Matthews (104) (88) (82)	3.2 Retail	Object	Provision of new homes - at least one parking space per household. This will exacerbate the ongoing problem of traffic congestion to the Linkside road.	The Council's 'Vehicle Parking Provision at New Development' Supplementary Planning Document sets out the number of spaces that should be provided in association	No amendment in response to these issues.

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3.			Policy BISH8 Old River Lane		
			<p>Height restriction of new builds to avoid the 'Brutalist' look of the Goods Yard development which is out of character and lost opportunity to enhance the built environment.</p> <p>GP surgery- poor location, unless there is parking access for those who cannot walk far e.g., elderly, unwell babies. GP surgeries should be</p>	<p>with any new development. However, on this site, given the high level of accessibility to public transport and facilities, there should be a significantly reduced amount of parking, including residential and other uses.</p> <p>The SPD states that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets.</p> <p>Section 7.6 (Heights, Massing, and Grain) of the SPD has been updated to provide greater clarity around the Council's expectations. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.</p> <p>Noted. The SPD is not prescriptive but sets out that health care facilities that complement the existing offer</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			provided on the new St James Park and Stortford field sites to better meet needs of local people.	across the town will be looked on favourably at ORL.	
Mrs Marguerite Rapley (106)	3.2 Retail	Object	We don't need more shops. Landlords of many shop premises in Bishop's Stortford town centre have been unable to find tenants. Most have had to have change of use from retail to other services such as restaurants and coffee shops.	It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane will be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre.	No amendment in response to this issue.
Cllr Mione Goldspink (325)	3.2 Retail		3.2.2 Retail matters. Please stress that any new retail units should be complementary to the existing retail outlets in the Town. They should NOT be in competition with them. It would be a calamity and disaster if the new units on ORL were to take trade away from the existing units in South Street, North street, Jackson Square, Florence Walk and all the other little streets in the Town. Please add another sentence to 3.2.2 something like 'The new retail offer must NOT compete with the existing retail offer'.	Paragraph 3.2.2 already states that 'The scale of the retail offer on Old River Lane should be proportionate and <i>complementary</i> to ensure the continued vitality of Bishop's Stortford town centre.'	No amendment in response to this issue.
Cllr Calvin Horner (163)	3.2 Retail		3.2.2. Retail proposals for ORL need to complement those of the town and an indication of what would be an acceptable mix of retail uses should be given by the Council within	Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, <i>inter alia</i> .	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			the SPD rather than left to the developers to provide evidence of what is 'proportionate and complementary'. 3.2.3 There have been major changes to demand for retail in the recent past and the way in which these have been assessed needs to be included in any development proposals.	<ul style="list-style-type: none"> The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment area. 	
Mrs Jill Wade (257)	3.2 Retail		Para 3.2 recognises that any retail offer at ORL should complement and support the town's existing retail offer, although para 4.5 states that the development will bring a notable substantial increase in retail floorspace. I am concerned that a need for a substantial increase has not been demonstrated. As Jackson Square, has never been fully let, there must be a fresh analysis of demand for more retail space before the extent of any extra provision at ORL is decided. Given the continuing trend towards online shopping and the ever-increasing conversion of retail units to food outlets in the town, I am not convinced there is demand for additional retail space, particularly if this would encourage existing retailers to relocate to ORL, to the detriment of other parts of town.	<p>The SPD sets out that the Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to market demand and opportunities.</p> <p>Proposals should contribute towards a thriving and sustainable town centre; applicants must therefore consider any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs.</p>	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
Mrs Janet Reville (297)	3.2 Retail		Paragraph 3.2 The town has empty shops in Jackson Square, Riverside and the centre of town. There are also more being provided in the Goods Yard development. There is no need for even more. The town does not attract shoppers due to the appalling traffic problems together with the car parking charges which would only be acceptable if used to subsidise public transport in the town.	The SPD sets out that the Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to market demand and opportunities. Proposals should contribute towards a thriving and sustainable town centre; applicants must therefore consider any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs.	No amendment in response to this issue.
Ms Jill Jones (222)	3.2 Retail	Object	3.2.1 Object as this needs much more clarity and some numbers. What is the p and I proposal for retail given the massive shift to online and changes in shopping habits? How will any mixed use generate income to cover costs and management of the site? Without a financial projection, just building retail is not specific enough. What sort of retailers? What sort of contractual obligations?	The SPD sets out that the Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to market demand and opportunities. Proposals should contribute towards a thriving and sustainable town centre; applicants must therefore consider any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (406)	3.2 Retail		3.2 - Retail BSCF agrees that any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs should be considered given the significant	With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
			changes in the last 5 -10 years as a result of catchment population growth, online shopping and changing reasons for visiting town centres. However, it believes the SPD itself should give clearer guidance on this particularly on the mix of types of shopping, food & beverage and other retail services required (see paper on Overview of Changing Town Centre Retail Needs and Opportunities submitted by BSCF). A full quantified retail demand update should be included at the masterplan stage on which the applicant's retail impact assessment can be based. The requirement for needs assessments for F&B and Leisure should be included in this section, not 3.4 (see also 3.4).	<p>the proposed mix of uses is provided.</p> <p>Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, inter alia:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment area. 	
Bishop's Stortford Civic Federation (408)	3.2 Retail		3.2.4 - provision of mezzanine floors will be supported. Reason(s) and justification for this are needed, especially with respect to their effect on building heights and disabled access.	<p>A mezzanine floor can provide additional space without increasing building heights. However, it is acknowledged that a mezzanine floor may not always be appropriate. Amendment made to SPD to reflect this.</p> <p>When a mezzanine floor of any size is installed, Part M of the Building Regulations which concerns disabled access must be adhered to.</p>	<p>Add the words 'where appropriate' to paragraph 3.2.4.</p> <p>3.2.4 ... Units should be capable of amalgamation and, sub-division, and the provision of mezzanine floors will be supported <u>where appropriate</u>.</p>

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Cross-party working group on ORL site (22)	3.3 Office Floorspace		<p>Charringtons House is currently in office use. Para 3.9 of the SPD in this section seeks proposals for office floorspace which includes a range of units from large operators to single tenants, to more flexible co-working spaces. This is an accurate description of the existing Charringtons House building. To demolish it would be completely irrational. The existing office use and all potential alternative uses could take advantage of the existing high density of Charringtons House.</p> <p>Amendment requested: Add to paragraph 3.9 an explicit guidance that Charringtons House should remain in office use and be updated where necessary to meet future needs. In addition, state all the acceptable uses for Charringtons House over the long term, including healthcare, education, library, workspace, housing.</p>	Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.	No amendment in response to this issue.
Mr Colin Arnott (122)	3.3 Office Floorspace		Section 3.3 I agree that there is an opportunity to provide office space in the town particularly in more flexible co-working spaces which have wider local economic benefits and contribute to the vibrancy of town centres. The SPD should	With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for	No amendment in response to these issues.

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3.			Policy BISH8 Old River Lane		
			consider and update the recommendations of the 2013 Employment Study including the expected loss of an office business park at Bishop's Stortford South. This also provides a strong economic (as well as environmental) case for retaining and incorporating Charringtons House within ORL.	<p>the proposed mix of uses is provided.</p> <p>It is a requirement of Policy BISH8 to provide office floorspace. Any proposals should take account of the latest available evidence.</p>	
Carolyn Matthews (87)	3.3 Office Floorspace	Support	<p>Currently the main High Street has witnessed the recent closure of Trespass due to high rent. How is this going to be mitigated to encourage new retail uses?</p> <p>Leisure uses - need to look closely at use of current cinema. I recently attended a blockbuster and it was not even half full.</p>	<p>The SPD sets out that the Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to market demand and opportunities.</p> <p>Proposals should contribute towards a thriving and sustainable town centre; applicants must therefore consider any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs.</p> <p>Noted.</p>	No amendment in response to these issues.
Mr John Rhodes (190)	3.3 Office Floorspace		Charringtons House provides a significant amount of office space in an ideal central location. We believe that the building was refurbished in the early years of the present	Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted.	Delete the following text from the table following paragraph 5.1.1 (now 6.1.1).

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Stewart Marshall (383)			<p>century and that it is fully occupied. Among the constraints listed in section 5 it is alleged that it is unsuitable for modern day needs. No evidence has been provided to support this assertion, and the space would have to be re-provided if the building were to be demolished. In section 3.3 it is claimed that a vacancy rate in 2020 of 2% implies that more office space is needed. Since then we have had the Covid pandemic, leading to a significant amount of home working which is likely to be a continuing feature of office employment in the future. Innovation House in London Road has never been fully occupied since its completion and is currently advertising units available of 3k to 6k square feet. The station goods yard site is also scheduled to receive an office block if access issues from the east side of town can be resolved. An up to date needs assessment of the demand for office space therefore should be undertaken. In the meantime, there should be no commitment to altering the current status of Charringtons House.</p>	<p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p>	<p>c) The unsuitability of Charringtons House to meet modern day needs.</p>

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Bishop's Stortford Civic Federation (442)	3.3 Office Floorspace		Office Space demand: Charringtons House provides a significant amount of office space in a good location which BSCF understands is virtually fully occupied. Among the constraints listed in Chapter 5 though it is stated that the building is unsuitable for modern day needs, but with no evidence to support this. Section 3.3 says the tow's office vacancy rate in 2020 was 2%, which implies that more office space is needed. Also, since 2020, the Covid-19 pandemic, home-based working has substantially increased, and seems likely to remain, at least in part. The space lost by demolishing Charringtons House would therefore have to be re-provided either on ORL or elsewhere in the town. The SPD should therefore require an office-demand and availability assessment, preferably to be available before the start of masterplanning.	Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted. With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported. This section seeks to highlight in ongoing requirement for office floorspace. The Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to property market demand and opportunities.	Delete the following text from the table following paragraph 5.1.1 (now 6.1.1). e) The unsuitability of Charringtons House to meet modern day needs.
Mrs Jill Wade (254)	3.3 Office Floorspace		I am concerned that, although not explicitly stated in the consultation, Charringtons House appears to be earmarked for demolition as being unsuitable to meet modern day needs (Section 5). As the premises	Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options	No amendment in response to this issue.

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			appear to be currently occupied, this cannot be true. To demolish functioning office space is contrary to para 7.11, which says the development should maximise sustainability at every possible opportunity. Therefore, all existing buildings should be retained, refurbished and/or re-purposed to reduce the carbon footprint of the development. The SPD would need to make clear that any office space provided should be in addition to that existing at Charringtons House.	included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings (including new office space) of innovative design which contribute positively to the character of the Conservation Area.	
Cllr Calvin Horner (164)	3.3 Office Floorspace		3.3.2 Whilst I agree with the assessment that more rather than less office space is required, this does question the rationale for demolition of Charringtons House, which will remove office space. Any proposals should therefore either retain Charringtons House or provide additional space for office purposes. In the case of the latter the issue of the release of embedded carbon involved in demolition should also be addressed.	Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
				planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings (including new office space) of innovative design which contribute positively to the character of the Conservation Area. Applicants will also be required to explain and evidence how their proposals comply with relevant District Plan policies that seek to improve the environmental sustainability of new development.	
Mrs Janet Reville (298)	3.3 Office Floorspace		Charringtons House should be retained rather than demolished and provide offices and possibly a medical centre which includes doctors, dentists and other health services. Also, spaces which can be hired for meetings, etc should be available.	Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
				provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.	
Ms Jill Jones (223)	3.3 Office Floorspace	Object	3.3.2 object as it is unclear what would be a reasonable rate of office space given the well-documented shift to hybrid and/or remote working. Needs clarity and evidence. Also need to understand how the office space underneath the Northgate End MSCP impacts these calculations as this seems to be omitted? Is the vision for co-working space/council offices/community offices? What is the office space vision? Again, hard to be supportive when there is not enough detail.	This section seeks to highlight an ongoing requirement for office floorspace. The Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to property market demand and opportunities.	No amendment in response to this issue.
Jenette Greenwood (313)	3.3 Office Floorspace	Object	What is the need to demolish Charringtons House? As with URC Hall, I am not at all convinced that what will replace it will deliver value for money to local taxpayers and the people that use the town. Why can't we do better with what we have already?	Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
				through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.	
Lynne Garner (373)	3.3 Office Floorspace		Again, why rip down a perfectly good building (Charringtons House) to build new offices? Are offices even needed? Has a study taken place? Many small companies no longer want to be in town due to the rising costs for parking the council are imposing upon us. Also, it means more cars will come into the centre of town increasing the already high pollution levels in the area. It's not a sustainable option. So, reduce the costs by reusing what we have.	Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.	No amendment in response to this issue.
Bishop's Stortford	3.3 Office Floorspace		3.3.1 - In 2020, there was around 160 office properties in the Bishop's	With ever shifting market trends and dynamics, it would not be	No amendment in response to this issue.

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Civic Federation (409)			Stortford market area. These data are from before lockdown. The SPD needs to commission an up-to-date study, even if it's only to assess the need for and benefits of office space and the type(s) of office space required. This needs to be available in time for the master-planning (The owners of the new office space at Wickham Hall report overdemand for places.)	<p>appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p> <p>It is a requirement of Policy BISH8 to provide office floorspace. Any proposals should take account of the latest available evidence.</p>	
Bishop's Stortford Civic Federation (411)	3.3 Office Floorspace		3.3.5 - Proposals should also take into account the Town Wide Employment Study for Bishop's Stortford 2013 and any subsequent updates. This study is nearly 10 years old and working practices and arrangements have changed considerably during this period. SPD needs to commission an up-to-date study, even if it's only to assess the need for and benefits of office space and the type(s) of office space required. This needs to be available in time for the master-planning	<p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p> <p>It is a requirement of Policy BISH8 to provide office floorspace. Any proposals should take account of the latest available evidence.</p>	No amendment in response to this issue.
Bishop's Stortford Civic Federation (410)	3.3 Office Floorspace		3.3.3 BSCF agrees there is an opportunity to provide office space in the town particularly in more flexible co-working spaces ... which have wider local economic benefits and contribute to town centre's vibrancy. The SPD should consider	<p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for</p>	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
			and update the recommendations of the 2013 Employment Study including the expected loss of an office business park at BISH5. This also provides a strong economic (as well as environmental) case for retaining Charringtons House even though the draft SPD says it should be demolished, though no justification is given.	<p>the proposed mix of uses is provided.</p> <p>It is a requirement of Policy BISH8 to provide office floorspace. Any proposals should take account of the latest available evidence.</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p>	
Mrs Elizabeth	3.4 Civic, Community		I would like the United Reformed Church Hall to remain and be	The SPD does not specifically include proposals to demolish the URC Hall.	No amendment in response to these issues.

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Deborah Munro (6)	and Leisure Uses		<p>refurbished by the Arts Forum to use a as Arts Venue. This would allow for more varied opportunities for use on the land. It would allow the public to have a community hub for arts.</p> <p>I would like to see open spaces for performances that would attract all age groups - maybe stepped seating surrounding 2 sides. I would like an open-air market with a roof to allow sellers to trade in autumn/winter months.</p> <p>I would like to see a medical centre we are very short of medical centres in the town centre - presently town-based centres are moving to the hospital.</p>	<p>If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>The SPD sets out that high quality new streets will be created, and public spaces will be provided in strategic locations alongside key frontages and buildings, including Coopers and along Bridge Street.</p> <p>Noted. The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p>	
Cross-party working group on ORL site (13)	3.4 Civic, Community and Leisure Uses	Object	<p>Section 3.4, Civic, community and leisure is completely vague. There is no reference to any specific uses suitable for this site, apart from 3.4.3 healthcare. There is no reference to the arts, culture, performance space, shared space or community use.</p> <p>Amendment requested: The SPD should state what civic, community and leisure uses the LPA wants to</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence</p>	<p>Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.</p>

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3.			Policy BISH8 Old River Lane		
			<p>explicitly support, as well as the possible location, size, function and access for each use. In particular it should be crystal clear about what arts and community uses / accommodation will be accepted / encouraged.</p> <p>There is no reference to a cinema. The absence of any reference to a cinema is welcome, as we challenged a cinema in our report: There is no express support in any of the adopted or emerging development plan policies for the development of a multi-screen cinema on the ORL site (page 9 of our report). Clearly this consultation omits consideration of a cinema. To write 'leisure' and not mention a cinema is obfuscation. Amendment requested: A cinema development is harder to support in a planning application due to its absence from the consultation draft. Add specific reference to arts spaces serving the existing arts activities in Stortford (choral, orchestral, comedy, drama, art and photography exhibitions, etc. Add enabling of arts activity in the suggested s106 subjects.</p>	<p>how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	

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3.			Policy BISH8 Old River Lane		
			<p>Leisure is hazardously vague. The SPD provides no planning guidance on leisure use. In property development, leisure includes nightclubs, casinos, ten pin bowling, escape rooms, etc, none of which are acceptable here. Leisure development also covers cinema, gyms, climbing centres, sports halls. If any of these are to be seen as acceptable they should be explicitly stated.</p> <p>Amendment requested: Explicitly state civic, community and leisure uses that would be acceptable (subject to size, location, operation), including arts performance space, library, learning centre, art and craft studios, children's nursery, soft play, and Council services. Explicitly state civic, community and leisure uses that are not acceptable. This should include casino, nightclub, sports hall, escape rooms, amusement centre.</p> <p>Para 3.4.3 says: Health care facilities that complement the existing offer across the town will be looked on favourably at Old River Lane.</p>	<p>With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.</p> <p>This level of detail is not known. Further discussion will be required with health care providers to agree the best way of ensuring that there are appropriate local primary health</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>Amendment requested: The SPD should say what type and scale of health care this means in the light of access requirements.</p> <p>Para 3.4.4 says Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR7 (Loss of Community Facilities). This falls short of clear guidance. Amendment requested: State encouragement to repair and upgrade the hall into a flexible community, arts and market space. Encourage a new entrance on the east side to link directly with the ORL scheme.</p>	<p>care resources in place to cope with any demand.</p> <p>The inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location. Detailed matters will be considered through the planning application process.</p>	
Mr Peter Lemer (9)	3.4 Civic, Community and Leisure Uses		<p>Para 3:12: I fully agree that there is a strong tradition of civic, community, and leisure activities in Bishop's Stortford. I want to see how these impact the town centre offer. I am especially concerned that any proposals are properly presented as structural and business plans. If any such plans fail to demonstrate profitability, I would want to know what they will cost the community in years to come.</p>	Noted.	No amendment in response to this issue.
Mr Colin Arnott (123)	3.4 Civic, Community		<p>Section 3.4 on civic, community and leisure uses confuses the needs for important but very different civic,</p>	<p>Chapter 3 reflects the requirements of Policy BISH8 rather than the Use Class Order. Reference to F&B is</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
	and Leisure Uses		cultural, social and community and uses on the one hand and commercial uses such as leisure and food & beverage (F&B) on the other. F&B and Leisure are now grouped together as Class E Commercial, Business and Service uses together with shops and offices while civic and cultural uses and local community uses are now Class F1 and F2. Needs assessments for F&B and Leisure should be included with the section 3.2 retail assessments (see BSCF paper on changing town centre retail needs which includes consideration of F&B). The needs for appropriate civic, cultural and local community uses at ORL, including most arts uses, should be considered separately since they are usually non-revenue generating and/or in a mixed-use development - their facilities can be leveraged by the value created by commercial and housing development or by external capital funding sources such as the LEP.	included in Section 3.4 to reflect the clustering of uses around a key public space.	
Carolyn Matthews (92)	3.4 Civic, Community and Leisure Uses	Support	Will be increasingly important if home working continues with the occasional need for shared office space. Perhaps opportunities for adult education /training facilities.	Noted.	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
Mrs Marguerite Rapley (107)	3.4 Civic, Community and Leisure Uses		3.14 Will a new health care facility at ORL be affordable for a GP surgery?	The viability of any scheme would be considered at the planning application stage.	No amendment in response to this issue.
Cllr Chris Wilson (149)	3.4 Civic, Community and Leisure Uses		3.15 - This paragraph should include reference to the fact that the replacement of the URC Hall, if it is to be demolished, should only be sited in a central location in the town, or it is not a true replacement and does not conform to the policy cited. The leisure facilities should be specified. There have been endless meetings and consultations over a course of years with respect to what type of leisure facility was viable - to leave it vague as it is here is to give carte blanche to any developer to then build something that has not been discussed over these many years in various fora.	If the URC Hall is proposed for demolition, then CFLR8 requires proposals to demonstrate how the loss would be replaced by enhanced provision in terms of quantity and/or quality <u>in a suitable location</u> . CFLR8 is provided in full in Section 2.4 and there is no need to repeat here.	No amendment in response to this issue.
Parsonage Residents Association (247)	3.4 Civic, Community and Leisure Uses		I would like the United Reformed Church Hall to remain and be refurbished by the Arts Forum to use as an Arts Venue. This would allow for more varied opportunities for use on the land. It would allow the public to have a community hub for arts.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>I would like to see open spaces for performances that would attract all age groups - stepped seating surrounding 2 sides I would like an open-air market with a roof to allow sellers to trade in autumn/winter months.</p> <p>I would like to see a medical centre we are very short of medical centres in the town centre presently town-based centres are moving to the hospital.</p>	<p>The SPD sets out that high quality new streets will be created, and public spaces will be provided in strategic locations alongside key frontages and buildings, including Coopers and along Bridge Street.</p> <p>Noted. The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p>	
Mr David Samuels (228)	3.4 Civic, Community and Leisure Uses	Object	<p>We understand that the purpose of the SPD is to give site-specific guidance on how the scheme is to be planned and developed. It should clarify what land uses would be acceptable or unacceptable. It should set out the Masterplanning principles: the layout of paths, buildings, spaces, and road connection based on the constraints of site shape and adjoining land uses. We consider this document to be too vague and thus not fit for purpose. Its generalised terms could result in planning permissions which are subject to too few constraints. This document refers to civic, community and leisure uses but with no activities specified. The</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>Masterplanning diagram on page 70 simply shows a disconnected area marked leisure. There have been months of discussion about a theatre, cinema, arts centre, but there is no specific statement here about what accommodation for the arts, culture or community life is envisaged. To recap, Para 3.4 on page 35 provides guidance on civic, community and leisure uses, but makes no reference to any specific activity, no mention of the arts, no mention of cinema or performance space, and no reference to previous proposals and consultations. As originally proposed and widely welcomed within the community, an arts centre should be specifically encouraged in this guidance. This would ideally be a flexible arts space that can be used for performance, rehearsals, exhibitions, classes and meetings. There has been much talk about a five-screen cinema but there is no mention of it here. The absence of any reference to a cinema is welcome, as we do not believe having a third cinema is desirable, nor is there evidence that it would attract sufficient audience numbers to make it commercially viable. In</p>		

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>fact, a third cinema might prejudice the financial viability of the other two. In view of this, the SPD might explicitly preclude a cinema.</p> <p>The guidance should make it clear that the URC hall is a well-used community building and the guidance should strongly encourage its retention and updating. This useful building, as well as being part of the character of Water Lane and Old River Lane, provides flexible space for small and medium-sized cultural, leisure and theatrical events. There is evidence that its loss without replacement could be to the detriment of the community. Even if a replacement forms part of the eventual scheme, building works could take a lengthy period of time and we would urge that the current hall remain in use while any building work is ongoing. We are pleased to note that Par 8.23 on page 63 refers to an option of retaining this hall. Its retention has become all the more necessary following the budgetary changes which have prevented the proposed theatre from being included in the overall scheme.</p>	<p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p>	<p>No amendment in response to this issue.</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>The idea of converting Charringtons House for educational use is excellent. The profile and life of the town could be greatly enhanced by having a FE/skills college. It also has the potential for greatly increasing the footfall in the area. There is no sensible environmental or economic argument for Charringtons House to be demolished indeed, the very opposite. However, if it is decided that converting it for educational purposes is not feasible, it could continue as an office building or be converted for housing.</p> <p>Much more specific guidance is needed on the kind of housing and businesses under consideration. The plan envisages major retail development, but the diagram on page 70 refers only to mixed use. This could mean any combination of housing, office and/or ground floor businesses. This is far too vague.</p>	<p>The SPD does not include proposals for converting Charringtons House for educational use.</p> <p>Housing is expected to be delivered in accordance with policies HOU1 (Type and Mix of Housing) and HOU3 (Affordable Housing) of the District Plan 2018. A mix of residential accommodation should be provided to create an inclusive community by providing homes for all age groups.</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.</p>	<p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			We are also concerned that any planned housing should fully accord with policies HOU3 and HOU7 as set out in District Plan 2018. More research and much more planning detail is needed at this stage.	As above. Any planning application would need to accord with the requirements of District Plan Policies HOU3 and HOU7.	No amendment in response to this issue.
Cross-party working group on ORL site (155)	3.4 Civic, Community and Leisure Uses		Comments: The site currently contains offices for East Herts DC, and a public counter service which gives Stortford residents direct contact with staff. The cross-party group see this service as essential for the town and wants it to stay. Since Covid, the severely reduced counter service has remained one day per week only. We want to see the counter service increased again to be more accessible and helpful for residents. Amendments requested: We ask that the SPD notes the fact that the East Herts Council offices are an existing use on the site. We ask that Council offices and a public counter service is stated as a specific requirement in any new development. This could be in Charringtons House or in a new building.	The Council will continue to offer a face-to-face service in Bishop's Stortford, with specific details still to be agreed.	No amendment in response to this issue.
Mrs Helen Lednor (234)	3.4 Civic, Community and Leisure Uses		Whilst I am pleased to see that proposals for ORL should seek to complement AND EXTEND THAT OFFER AS PART OF THAT	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>DEVELOPMENT, I am also disappointed not to see The Arts appearing specifically. The Arts need specialised facilities and there is no acknowledgement of that or their needs being considered in your planning stages. For example, were you to decide an outdoor amphitheatre a good idea for the flood zone 3 area because it would be resilient, complement the heritage aspects and also fit with the environment risks identified, then you would also need consider structures for off-loading large scenery delivery along with off-view cast and production areas.</p> <p>Consideration of how to include The Arts and its facility needs must happen at the planning and design stage. And inclusion of The Arts must not be confused by culture, community, or leisure: The Arts are about developing awe and wonder. Where is the awe and wonder in your plan? A tree-filled, picnic tabled outdoor amphitheatre would also be a fab place for office workers to go and have their lunch; residents to sit outside in; for parents to sit mid shopping trip and give their children a bit of freedom to play; for</p>	<p>could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			adolescents to gather in an open, well-used and well-lit public space rather than a dark park; it can be used for formal or informal play activities; it can be a gathering place for large scale town or public celebrations; its centre can form connecting walkways in different directions. Best of all, it could be designed so that flood, should it occur, wouldn't leave it permanently damaged. But the awe and wonder part happens when you sit in an amphitheatre and watch the sun rise, or you witness a piece of music that makes you cry or makes you dance with sheer joy or you experience a piece of theatre and it makes you think deeply and it changes you. That's the USP of The Arts. Because The Arts have not been identified or their cruciality in our daily lives understood, no vision has been put forward to embed their future development. Why not?		
Cllr Mione Goldspink (326)	3.4 Civic, Community and Leisure Uses		3.4.2 key public space. Please could more details be added to this section. I think that the development of ORL site offers a fantastic opportunity to do something really good for Bishop's Stortford. It would be marvellous if we could have a	This issue is expanded upon in paragraph 8.4.5, which states: "Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail	Expand paragraphs 3.4.2 and 7.7.1 as follows: 3.4.2 ... The clustering of any of these uses should preferably be focussed around a key public space, <u>which should be a welcoming and adaptable</u>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			Public Square of which we could all be proud. This Square needs to be much bigger than the present Market Square - it needs to be big enough for several hundreds of people to congregate, and to be beautifully landscaped. Please strengthen this section. It is also mentioned on page 60, section 7.7.1 strengthen these also.	opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area." Paragraph 3.4.2 and paragraph 7.7.1 will be expanded to further set out expectations.	<u>space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.</u> 7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. <u>The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility</u>
Mrs Jill Wade (253)	3.4 Civic, Community and Leisure Uses		Civic Hub I had understood that a significant purpose of re-developing this site was to achieve an Arts Centre. Initially this was to have provided a larger theatre but, due to funding issues, a cinema complex was proposed. I am therefore wholly confused that I can find no mention of this cinema complex in the consultation (3.4). Policy BISH8 calls for a civic hub including a GP surgery and B1 office floorspace. There is no mention of any Arts Centre so it would seem its inclusion would be	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>contrary to that policy of the District Plan.</p> <p>Earlier suggestions of including the Library and even Police Station would seem to fit within the terms of this policy, although I would not support such moves as their current facilities seem adequate for their needs. I would support the inclusion of a Job Centre in this civic hub. It is incomprehensible that the unemployed are expected to travel to Hertford on a regular basis for appointments, particularly when getting there is so difficult, time-consuming and is an unwanted cost for people on benefits.</p> <p>I support the inclusion of a new GP surgery as a good way of encouraging footfall (3.14).</p> <p>Another useful facility that would encourage people to the ORL site would be a children's soft play centre, which is no longer provided elsewhere in the town. In any event, given that the town already has a cinema complex, I cannot see the logic behind adding a competing</p>	<p>section has been added to the SPD which provides further information.</p> <p>Noted.</p> <p>The SPD states that health care facilities that complement the existing offer across the town will be looked on favourably at ORL.</p> <p>Noted. The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			screening facility nor understand who would operate it. I would therefore object to the inclusion of any reference to a cinema complex in the SPD.	indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Ms Jill Jones (215)	3.4 Civic, Community and Leisure Uses	Support	3.4.3 Support the proposal for Health Care facilities especially GP or other clinical provision, as this appears to be getting to an overloaded state in the town.	Support noted and welcomed.	-
Deirdre Glasgow (271)	3.4 Civic, Community and Leisure Uses		4. Health Care Facilities mentioned in the plan sounds like a positive idea if it means a doctor/health facilities, however, during the developing of ORL when this idea was raised, the issue of was lack of NHS funding for staffing was the challenge not the cost of the building itself. Changes: To clarify what is meant by health facilities and confirm if there is funding for a health centre building that can house Health Facilities as part of the development and the NHS will fund the staffing of the centre.	BISH8 sets out that an appropriate community use could be a GP Surgery. The SPD repeats this. Further discussion will be required with health care providers to agree the best way of ensuring that there are appropriate local primary health care resources in place to cope with increased demand.	No amendment in response to this issue.
Jenette Greenwood (314)	3.4 Civic, Community and Leisure Uses		3.4 Is the proposed GP surgery new, or simply a relocation of an existing surgery? The town has expanded hugely but the infrastructure hasn't. I find it very difficult to get through to	It is currently anticipated that this would be a new facility.	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
			my surgery, we need more doctors that are easy to access.		
Angela Marshall (282)	3.4 Civic, Community and Leisure Uses		I would welcome more GP provision in town, some kind of further education resource, an Arts Centre, a children's soft play centre - there is a long list, but I realise these things depend available funding.	Noted.	No amendment in response to this issue.
Mr Colin Woodward (359)	3.4 Civic, Community and Leisure Uses		3.4 It is encouraging that co-working space is mentioned as Launchpad seems to have been a successful EHC venture. So far there is insufficient substance in the SPD that ORL will compliment and extend civic, community and leisure activities with the library removed from proposals, the potential loss of adequate and appropriate in door performing arts space with the demolition of the URC Hall.	Noted. The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (413)	3.4 Civic, Community and Leisure Uses		3.4.4 - Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR7 (Loss of Community Facilities). CFLR8 is the relevant policy, not CFLR7.	Agreed, correction made.	Change the policy reference from CFLR7 to CFLR8 at paragraphs 2.4.3 and 3.4.4. 2.4.3 ... Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR 7 8 (Loss of Community Facilities):

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
					3.4.4 ... Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR78 (Loss of Community Facilities).
Bishop's Stortford Civic Federation (412)	3.4 Civic, Community and Leisure Uses		3.4 - Civic, Community and Leisure Uses. This section confuses the needs for important but very different civic, cultural, social and community uses on the one hand and commercial uses such as leisure and food & beverage (F&B) on the other. The Planning Use Classes Order (2021) now groups F&B and Leisure together as Class E Commercial, Business and Service uses together with shops and offices. Civic, cultural and local community uses are now Classes F1 and F2. The civic, cultural and local community uses/needs at ORL, including most arts uses, should be considered separately from funding other parts of the whole development, since they are usually non-revenue generating and/or in a mixed-use development funding the facilities they need can be leveraged by the value created by commercial and housing development or by external capital funding sources such as the LEP. The section also mentions: the strong tradition of civic, community,	Chapter 3 reflects the requirements of Policy BISH8 rather than the Use Class Order. Reference to F&B is included in Section 3.4 to reflect the clustering of uses around a key public space. With ever shifting market trends and dynamics, it would not be appropriate for the SPD to be overly prescriptive, as such a flexible approach is supported, as long as a clear narrative and justification for the proposed mix of uses is provided.	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>and leisure activities in Bishop's Stortford which continue to have a positive impact on the town centre but then fails to provide details against which to assess the scale of their impact, and what the effect of moving them to another place in the town would be, if they are able to move. This assessment needs to be specified in the SPD, to be available for the master planning.</p> <p>Chapter 2 discusses the area's history, but there is no discussion of its influence on this section, both on the site and the adjacent areas. This needs to be part of this section or referenced.</p> <p>The demand for and feasibility of 16-19 years and vocational teaching and training should also be assessed, probably established in a repurposed Charringtons House. The courses offered should complement those available at Harlow and Stansted Airport colleges and other local learning institutions</p>	<p>Chapter 3, like the rest of the document, is influenced by the contextual information in Chapter 2. It should also be noted that Section 7.7, for example, directly references the connection of history to public art and the public realm.</p> <p>Education is a use that could be accommodated on the Old River Lane site; however, relevant providers have not approached the Council to discuss this.</p>	
Cross-party working	3.5 Housing	Object	Housing size mix and the market need Section 3.5 defers to existing policy with no additional guidance. It	In accordance with District Plan Policy HOU1 (Type and Mix of Housing), an appropriate mix of	No amendment in response to this issue.

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group on ORL site (14)			<p>seeks an inclusive community by providing homes for all age groups. There is no reference to specific needs household sizes, older people, extra care, sheltered housing.</p> <p>Amendment requested: While limited by existing policy, use the SPD to encourage desirable housing outcomes: homes affordable for local key workers; homes for households on the waiting list who do not drive; homes designed for business / workspace, lifelong homes, wheelchair homes, extra care, etc.</p>	<p>housing tenures, types and sizes will be expected to create mixed and balanced communities appropriate to local character and taking account of the latest Strategic Housing Market Assessment and any additional up-to-date evidence, including local demographic context and trends; local housing need and demand; and site issues and design considerations.</p> <p>Homes should be provided in accordance with District Plan Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.</p> <p>Adult Care Services officers have been engaging with the Council to agree the inclusion of some extra care housing on the Old River Lane site</p>	
Mrs Susan Swan (63)	3.5 Housing		The loss of the URC Hall will be detrimental to the character of this area. It has been a key building in the area.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
				Policy CFLR8 (Loss of Community Facilities).	
Mr Colin Arnott (124)	3.5 Housing		(Section 3.5) On housing development, Policy BISH8 is clear that the site will provide for around 100 new homes. This may be a little higher or lower than 100 and should include any provision for homes for all age groups such as care home or similar provision. These allocations were made in the current District Plan's Housing Needs Assessment but have consistently been exceeded in developer's applications in Bishop's Stortford. The SPD should be clearer that housing development should be kept strictly within these limits since it makes little or no contribution to the vision for ORL as a vibrant town centre destination.	District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement. The actual number of houses delivered on site will be agreed through the planning application process. The policy wording in the District Plan does allow some flexibility for proposals to slightly exceed the identified capacity.	No amendment in response to this issue.
Miss Leigh Corleone (39)	3.5 Housing	Support	We need affordable family homes (under £1000 rent a month) that are available to rent through HA and not private or to buy More 4 bed properties are needed to accommodate larger families that are on low income and cannot afford to rent privately If more 4 bed properties were available this would free up more 3 bed properties As EHC should know on the home options there are many families that	Noted. Affordable Housing will be required in accordance with District Plan Policy HOU3 (Affordable Housing).	No amendment in response to this issue.

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3.			Policy BISH8 Old River Lane		
			require 4 bed properties whom have been waiting many years on list waiting list		
Mrs Sarah Ashton (44)	3.5 Housing	Support	Require M2 and M3 in planning decisions (by condition). Provide C2 (including affordable C2) in sustainable locations.	Homes should be provided in accordance with District Plan Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.	No amendment in response to this issue.
Mrs Elizabeth Deborah Munro (111)	3.5 Housing		The developer should be required to ensure in their design of the mix use on site EHDC Policy EQ2.	A Noise Impact Assessment will be required to support any planning application.	No amendment in response to this issue.
Mr Murray White (154)	3.5 Housing	Object	States "The clustering of any of these uses should preferably be focussed around a key public space.", presumably referring to a Town Square with F&B outlets around, the absence of which has been noted in Neighbourhood Plans to date as contributing to the lack of community cohesion. However, for such a critical facility, there is no clarity in this document about what exactly the "key public space will be, how big it should be or where it will go. Given the vagueness of this document generally and the failure to provide such a facility in the past there is every likelihood it will	The SPD sets out that 'Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area.'	No amendment in response to this issue.

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			disappear from the final reality. As a very minimum it should describe the public space as "an open pedestrian only area without permanent buildings containing suitable public realm features such as trees and seating, with a broadly rectangular shape of no less than 1000 sq metres and no side less than 20 metres long". For reference: Parliament Square in Hertford, a far from ideal example, because of its irregular shape, in a smaller town is a little more than 1000 sq. metres. Given that almost every picture gallery presented with this document shows such a public space, as I have described, it seems a very serious omission from this document at this stage.		
Carolyn Matthews (93)	3.5 Housing	Object	Health care facilities as previously stated access without nearby parking would contradict the vision of a car free area. Would an unwell person whether elderly or a parent struggling with a child want to be walking through a new public space / vibrant new area of the town.	Policy BISH8 requires parking to be provided sufficient to meet the needs of the used proposed. Section 7.3 of the SPD provides further details.	No amendment in response to this issue.
Parsonage Residents Association (248)	3.5 Housing		The developer should be required to ensure in their design of the mix use on site EHDC Policy EQ2.	A Noise Impact Assessment will be required to support any planning application.	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			The development should include homes for local people and EHDC must create a policy to ensure local young people can access housing in the town centre.	The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups.	
Cllr Calvin Horner (158)	3.5 Housing	Object	3.5.1 This section does not provide any indication of the types of housing that would be favoured in a planning proposal, especially as ORL being a location close to services and the town centre has great advantages for those who lack the means to travel, either because of low income or disability.	The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups. Homes should be provided in accordance with District Plan Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.	No amendment in response to this issue.
Mrs Jill Wade (259)	3.5 Housing		Housing Section 2.5 should include reference to the amount and type of housing provision at other sites. Section 4 (Transport) refers to 4500 new homes, which is likely to be out-of-date and substantially underestimated due to other developments being allowed to go over their originally proposed	These sites are referenced to ensure that development at Old River Lane complements and contributes to the town-wide development framework which means not just relating with the existing town centre, but also with planned future developments. The section isn't intended to provide full details about these sites. Paragraph 4.1.1. will be updated to reflect the District Plan requirement, and also to state that this is a minimum figure for clarity.	No amendment in response to this issue. Update Paragraph 4.4.1 as follows: 4.1.1 Bishop's Stortford is undergoing significant levels of growth with approaching at least 4,426 4,500 new homes planned in the District

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>numbers. This figure should be re-calculated.</p> <p>Paragraph 3.2 seeks to allow flexibility which will no doubt allow for the revision upwards of the number of homes on the site. I cannot support flexibility for this purpose or any greater provision than the 100 earmarked in Bish8 (despite its reference to around 100).</p> <p>I do not believe this site is suitable for residential development (although it could be appropriate for homes for the elderly, particularly if a GP surgery is included on the site).</p> <p>I object to any proposal to concentrate residential development on parts of the site where it would result in the general public being deprived of the best views, e.g. of Castle Mound. All buildings with views onto the park should be publicly accessible.</p>	<p>District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.</p> <p>Noted. However, this is a policy requirement of the District Plan. A mix of residential accommodation will be provided to create an inclusive community by providing homes for all age groups.</p> <p>The SPD makes it clear that the heights and massing of any development proposal at Old River Lane should be sensitive to the areas adjacent to the site, with consideration given to the impact of any proposal on heritage assets. Section 7.6 has however been updated to provide greater clarity around the Council's expectations.</p>	<p>Plan 2018 (including committed development) by 2033, which will substantially increase the town's population.</p> <p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p> <p>Add the following sentence to paragraph 7.6.3:</p> <p><u>7.6.3 ... Building heights, massing, and grain should relate well to the adjacent built form, green infrastructure and streetscenes surrounding the site. Building heights should be broadly reflective of the predominant building heights of Bishop's Stortford town</u></p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
					<u>centre, whilst allowing for the retention of views and with careful consideration for how the built form proposed will relate to the public spaces being created.</u>
Mrs Janet Reville (299)	3.5 Housing		Paragraph 3.5 - Any new housing should be for the over 60's. The area is not suitable for families who need houses rather than flats. We have too many buy to let flats in the town already being bought by people/ businesses from out of town.	Noted. However, the SPD reflects the District Plan policy requirement which is to provide for a mix of residential accommodation in order to create an inclusive community by providing homes for all age groups.	No amendment in response to this issue.
Jenette Greenwood (316)	3.5 Housing		3.23/7.15 Where new houses are built, there should definitely be a requirement for the developer to include renewable energy/zero-carbon technology such as solar panels or ground source heating or whatever is deemed most appropriate to lower the carbon footprint of our town. And for a high % to be affordable for people wanting to get on the housing ladder.	Agreed. A key objective of the SPD is to deliver a place that is increasingly resilient, with climate change with environmental sustainability embedded throughout. Section 7.4. of the SPD deals specifically with Sustainability and Energy Efficiency. There is a policy requirement for up to 40% of the new homes to be affordable.	No amendment in response to this issue.
Deirdre Glasgow (272)	3.5 Housing		Positive to see that there is a diverse spectrum of uses proposed however, issues have been raised concerning noise pollution from a night-time economy in what will be mainly a residential area.	A Noise Impact Assessment will need to be submitted with any planning application.	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			To indicate what options will be available for children to get to school, particularly if the nearest Primary schools to ORL are full and families have to travel a distance to get to their schools. If driving is involved then there will be more congestion.	The County Council's 'Home to School Transport Policy' is available to view here: https://www.hertfordshire.gov.uk/media-library/documents/schools-and-education/admissions/transport-policies-and-documents/home-to-school-transport-policy-2022-2023.pdf	
Angela Marshall (278)	3.5 Housing		I think it is a pity that so much housing needs to be included on this site. It is so central to the town that it should be kept for community use. Looking at the plans, 2/3 of the site is for housing should people live on a site which will be noisy, both from traffic and the night-time use which is planned? Also, the air quality there could not be good with so much traffic using the Link Road and the stop-start effect of the new traffic lights.	District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement.	No amendment in response to this issue.
Jenette Greenwood (315)	3.5 Housing		3.5 I'm not against building more houses per se, but there are so many housing developments in the town and the infrastructure is not there - the roads are jammed, the doctors and dentists overwhelmed, schools oversubscribed, the bus service is patchy, cycling and walking routes not complete. We can't keep building	District Plan Policy BISH8 sets out that 'around 100 new homes' will be provided. The SPD repeats this policy requirement. Planning obligations will be sought to mitigate the impact of the proposals on the local community and infrastructure.	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			houses without addressing these issues.		
Mr Colin Woodward (360)	3.5 Housing		3.5 Housing, how will local people be prioritised if indeed that is even permissible? Stortford is relatively cheap to those inwardly migrating from London and the south which has a housing shortfall, but too expensive to retain its own locally born and bred.	The Council maintains a Housing Register for people wanting access to affordable rented housing provided by registered providers operating in the district.	No amendment in response to this issue.
Hertfordshire County Council (352)	3.5 Housing		Adult Care Services officers have been engaging with (EHDC) and City Heart to agree the inclusion of some extra care housing on the Old River Lane site, which is welcomed. HCC therefore support the reference to the need for extra care housing within the Old River Lane site at paragraphs 3.5.1 and 3.5.2. HCC ACS look forward to continuing engagement.	Support noted and welcomed.	-
Lynne Garner (372)	3.5 Housing		Yes, new homes are needed but surely build for those who need to be near the amenities that are there within walking distance. Namely the elderly and young families. This again will be more sustainable by reducing the number of cars which need to come into the town for those who can't walk from the estates dotted around the town.	The SPD requires a mix of residential accommodation to create an inclusive community by providing homes for all age groups.	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
Bishop's Stortford Civic Federation (414)	3.5 Housing		As part of achieving East Herts District's allocated housing number the current District Plan allocates around housing numbers to the various development sites. However, to date, developers in Bishop's Stortford have consistently applied for more than the allocated numbers. In this respect Policy BISH8.11 says: The site will provide for around 100 new homes between 2022 and 2027. The SPD should be clearer that all housing of whatever kind that is developed on the site should be kept strictly within this limit, especially as it makes little or no contribution to the vision for ORL as a [vibrant] town centre destination. Care home facilities should particularly be ruled out because they make no contribution to the destination element of the development and they have additional support, service and on-site parking demands for such things as catering, housekeeping and emergency vehicles.	Noted. However, the SPD reflects the District Plan policy requirement which is to provide for a mix of residential accommodation in order to create an inclusive community by providing homes for all age groups.	No amendment in response to this issue.
Mrs Susan Swan (65)	3.6 Other Policy Requirements	Support	It is vital that the development includes genuinely affordable homes. Bishop's Stortford is an area of increasing house prices and young	Agreed. Affordable Housing will be required in accordance with District Plan Policy HOU3 (Affordable Housing).	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			people cannot get on the property ladder.		
Carolyn Matthews (94)	3.6 Other Policy Requirements	Support	Who is going to oversee that best practice in design and construction is adhered to? Again, the concept of 'embodied carbon' (recognised by The Royal Institute of Chartered Surveyors RICS) in the construction process is paramount. Solar panels to provide lighting and air conditioning in both private and public areas would help to reduce the wider carbon footprint.	<p>The Council's Sustainability SPD notes that consideration of embodied carbon is likely to become increasingly important as society transitions to a low/zero carbon society. The ORL SPD specifically requires a 'reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing.'</p> <p>The ORL SPD also requires that proposals incorporate high quality, innovative design, new technologies and construction techniques, including low carbon energy and water efficient design and sustainable construction methods.</p>	No amendment in response to this issue.
Cllr Chris Wilson (150)	3.6 Other Policy Requirements	Support	I agree that this development has to take account of the AQMA area and promote sustainable transport. The problem is, as with many developments in Stortford, there is no joined-up thinking. You have cycle routes and paths that just cater for the few hundred yards within the development.	<p>Paragraph 7.2.6 recognises the need to improve cycling connections, wayfinding and legibility from the site to the surrounding area.</p> <p>However, it is agreed that S106 funds could be used to help fund the wider cycle network provided that proposals meet the relevant tests:</p>	<p>Add the following text to the bullet points in the Indicative Planning Obligations Schedule after paragraph 8.5.5:</p> <ul style="list-style-type: none"> • Pedestrian <u>and cycling network</u> improvements • Improved pedestrian <u>and cycling</u> connectivity particularly east-west and north-south and with surrounding green spaces

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			S106 money should be used to help fund cycle routes that go into the town from different areas so that we have a network. This should be added into this.	<ul style="list-style-type: none"> necessary to make the development acceptable in planning terms directly related to the development, and fairly and reasonably related in scale and kind to the development <p>Therefore, reference to cycle network improvements will be added to the indicative Planning Obligations Schedule in Chapter 8.5 Delivery and Phasing.</p>	
Mark Doran (139)	3.6 Other Policy Requirements	Object	I support the proposal that Hockerill AQMA should not be adversely affected. However, I would go further and require that air quality in the immediate area including down to the junctions with Rye St and North St should not be adversely affected. To help achieve net zero, any proposals should take account of embodied carbon in existing buildings. Any new buildings should be built to the highest standards for insulation (e.g. passive house) and also be net zero in operation with renewable energy generated on-site (e.g. solar and heat pumps etc).	<p>Given the designation, it is relevant that the SPD specifically refers to the Hockerill AQMA.</p> <p>However, section 3.6 also refers to the wider policy framework (the District Plan Policy EQ4 and the Sustainability SPD), which require that the impact of new development on local air quality be assessed. District Plan Policy EQ4 expects development to minimise air quality impact and include measures to avoid any negative impacts. The Sustainability SPD (2021) provides further guidance to manage and prevent deterioration of air quality and to ensure new</p>	<p>Insert the following text into the end of paragraph 3.6.3:</p> <p><u>The Silverleys and Meads Neighbourhood Plan Policy TP2 (Improving Air Quality) expects developments to comply with the District Plan Policy EQ4, whilst taking into account policies 19 and 20 of the Local Transport Plan 4 and the guidance in the Sustainability SPD.</u></p> <p>Insert the following paragraph after paragraph 3.6.5:</p> <p><u>3.6.6 At the planning application stage, the development will need to demonstrate how air quality impact has been addressed by submitting the</u></p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
				<p>development is 'air quality neutral', or where possible, improves air quality. The Silverleys and Meads Neighbourhood Plan Policy TR2 requires that applications comply with District Plan Policy EQ4, LTP4 and the Sustainability SPD.</p> <p>Applications for ORL will be required to submit the Sustainability Checklist (including the air quality section) and an Air Quality Impact Assessment (which includes an air quality neutral assessment). Details of the assessments are included in the Council's validation checklist and the Sustainability SPD. The Council's Environmental Health team will advise on air quality considerations at the application stage.</p> <p>Additional text will be added in section 3.6 to outline the requirement for assessments and to reference Neighbourhood Plan Policy TP2.</p>	<p><u>Sustainability Checklist and an Air Quality Impact Assessment (which includes an Air Quality Neutral Assessment). More detailed advice is set out in section 6 of the Sustainability SPD (2021).</u></p> <p>For consistency the planning application requirements listed in the box following paragraph 9.1.2 should be amended as follows so that terminology reflects the Council's validation checklist:</p> <p>Air Quality <u>Impact</u> Assessment</p>
Bishop's Stortford Climate Group (306)	3.6 Other Policy Requirements		Policy requirements set out in Section 3 are extremely limited and do not pave the way for exemplary development of the Council's own site by its contracted developer. On Air Quality the policy discussion	The policy framework requires that the impact of a development on local air quality is assessed. Policy EQ4 expects development to minimise air quality impact and include measures to avoid any negative impacts.	<p>See additional text about air quality added to section 3.6, as referenced in response to comment 139.</p> <p>Amend the heading 3.6 as follows:</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			<p>references existing policy and the need to consider any impact on the Hockerill AQMA. We agree but would suggest the policies should also specifically require air quality measurement at locations closer to the site, including the Rye Street/Hadham Road junction and on Link Road.</p> <p>Sustainability and Climate Change are not referenced at all in Section 3, except in relation to Air Quality. In Constraints and Opportunities, the reference in Land Use to promote sustainability in its widest sense is meaningless without detail. The recent excessive heat has shown how crucial it is that urban design and building design take into account the need for shade and air circulation to minimise the risks from excessive heat. Exemplary performance in this regard also requires the Council to make a commitment to it and the developer to propose designs which go beyond Building Regulations.</p> <p>We recognise that climate change and environmental sustainability are given a key part in the Objectives in</p>	<p>The Sustainability SPD (2021) provides further guidance to manage and prevent deterioration of air quality and to ensure new development is 'air quality neutral', or where possible, improves air quality.</p> <p>Applications for ORL will be required to submit an air Quality Impact Assessment (which includes an air quality neutral assessment) as set out in the Sustainability SPD (2021).</p> <p>Air quality is specifically referenced in this section 'Policy BISH8 Old River Lane' because it relates to District Plan Policy BISH8, which refers to the need to avoid further impact on the Hockerill Air Quality Management Area (AQMA).</p> <p>It is agreed that climate change and environmental sustainability are a key consideration. However, to avoid repetition, it is not necessary for this section to repeat all the sustainability requirements. The SPD should be viewed in its entirety and sustainability is addressed in Section 7.4. Likewise, other policy considerations relevant to the site,</p>	<p>3.6 Other Policy Requirements Air Quality</p> <p>Delete the sub-heading Air Quality.</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			Section 6. But Section 3 also needs amending to take into account the key importance of specific policies on sustainability and Climate Change (mitigation and adaptation). We would expect as a minimum, statements of the importance of design securing space and buildings adapted to future climate change; and the commitment to zero carbon on the development, in line with the Council's Climate Change motion.	<p>such as heritage, design and transport are outlined in other sections of the SPD.</p> <p>However, the 'Other Policy Considerations' heading is misleading as it implies all other policy considerations for the site will be listed. It should be replaced with 'Air Quality'.</p>	
Cllr Calvin Horner (166)	3.6 Other Policy Requirements		<p>3.6.1 I welcome the emphasis on air quality at Hockerill AQMA and the impact any proposals for ORL will have at that site. However, the SPD should require any proposals to address air quality at other locations near the site such as Northgate End junction and around the multi-storey car park in addition to Hockerill, with similar requirements for mitigation.</p> <p>3.6.4 I also welcome the reference to cycling and walking provision, but proposals for ORL need to be developed in such a way as to contribute to improved active travel routes across Bishop's Stortford.</p>	<p>The proposal will need to address wider impacts on air quality (beyond the AQMA) as this is required by District Plan Policy EQ4 and the Sustainability SPD (2021). Paragraphs 3.6.2- 3.6.5 of the SPD set out the policy context and the need to prevent a negative impact on air quality in the local area. However, for clarity additional text has been added to explain how the proposal will need to demonstrate how the impact of the development on air quality has been addressed via the Sustainability Assessment and the Air Quality Impact Assessment.</p> <p>The SPD includes a number of interventions and projects set out in the Hertfordshire Eastern Area</p>	See additional text about air quality added to section 3.6, as referenced in response to comment 139.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
				Growth and Transport Plan. These seek to improve the highway network, encourage modal shift, and prioritise active travel.	
Ms Jill Jones (216)	3.6 Other Policy Requirements	Support	3.6.1 Support the need for air quality with a positive impact. However, as the town expands, more monitoring should be done for example at Northgate End as well as at Hockerill (c.f. past reports on NO2 etc)	<p>Noted. The Council has a duty to monitor the air quality across East Herts and any area not meeting National Air Quality Standards is declared as an Air Quality Monitoring Area (AQMA).</p> <p>The Council monitor around 38 locations throughout the district, many of which are outside the AQMAs. The junction at Northgate End can be added to the list when the diffusion tube locations are next reviewed.</p>	No amendment in response to this issue.
Deirdre Glasgow (273)	3.6 Other Policy Requirements		<p>6. Air Quality With more cars driving to and from Northgate End car park on Link Road, carefully consideration needs to take place to ensure that there are safer walking and cycling routes and public transport, from the outskirts of the town to the town centre.</p> <p>Well-lit and safer routes to enable people to walking/cycling or use public transport, from within the town and outer areas, to take advantage of the ORL and town</p>	<p>The shift to more sustainable modes of transport is a key aspiration of the SPD. The objective is to encourage pedestrian movement over private vehicles. Paragraphs 7.2.5 and 7.2.6 identify design principles to enhance the experience of the pedestrian and cyclist, both within and through the Old River Lane site.</p> <p>S106 funds could be used to help fund wider network improvements provided that proposals meet the relevant tests:</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
			facilities, thus helping to boost the daytime and night time economy.	<ul style="list-style-type: none"> necessary to make the development acceptable in planning terms directly related to the development, and fairly and reasonably related in scale and kind to the development <p>Reference to pedestrian improvements and public transport contributions are outlined in the indicative Planning Obligations Schedule in Chapter 8.5 Delivery and Phasing. As set out in response to comment 150 reference to cycle network improvements will be added.</p>	
Mr Colin Woodward (361)	3.6 Other Policy Requirements		3.6 Air Quality - an aspiration not backed by any action by EHC/HCC at Hockerill other than and a few EV charging points for the few who own one and monitoring a now historically small area vs real time regular congestion beyond the AQMA.	<p>The Council has acted to address air quality by introducing requirements in District Plan Policy EQ4 and guidance in the Sustainability SPD (2021) and this SPD, that expect developments to assess air quality and introduce a range of measures to ensure it does not lead to a further deterioration of existing poor air quality, and, where possible, improves local air quality.</p> <p>There is an action plan for Hockerill AQMA: https://cdn-</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
				<p>eastherts.onwebcurl.com/s3fs-public/documents/East_Herts_Air_Quality_Action_Plan_2017-18 - 2019-20_3_final.pdf. A new action plan is currently being prepared, which will update measures to address air quality in the AQMA.</p> <p>The Council monitors air quality in around 38 locations around the district, many of which are outside AQMAs.</p>	
Lynne Garner (375)	3.6 Other Policy Requirements		(3.6 7.15) This is the chance to do something different and build something which is sustainable and will help reduce the negative impact of any new development. High quality builds (not the cheap builds that have been thrown up around the town) which include living walls (helps to reduce the pollution and filters CO2), solar panels (to help reduce our dependency on fossil fuels), water saving toilets etc. (to keep our water consumption down and perhaps even help save our local chalk streams), green roofs (again to soak up CO2 and support local insect populations).	<p>Agreed. Proposals for Old River Lane should seek to provide a development that maximises sustainability at every possible opportunity.</p> <p>Applicants will be required to submit a Sustainability Checklist which address the following topics:</p> <ul style="list-style-type: none"> • Energy and carbon reduction • Climate change adaptation • Water efficiency • Air quality and light pollution • Biodiversity • Sustainable transport • Waste management <p>The checklist should demonstrate how the development complies with District Plan policies that seek to</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
3.			Policy BISH8 Old River Lane		
				improve the environmental sustainability of new development and the sustainable design and construction guidance set out in the Council's Sustainability SPD.	
Bishop's Stortford Civic Federation (415)	3.6 Other Policy Requirements		3.6.1 - Proposals at Old River Lane must not worsen the pollutant levels within the Hockerill Air Quality Management Area (AQMA). The SPD should specify maximum AQ targets for Hockerill AQMA so the masterplanning can propose measures for the ORL to contribute effectively to achieving them.	The Council's overarching aim for all development to be 'air quality neutral' in operation, not to lead to further deterioration of existing poor air quality, and, where possible, to improve local air quality ('air quality positive') through additional measures on and off site. The Council's Sustainability SPD (Section 6.1.2.2) sets out recommended minimum standards that apply to all new development.	No amendment in response to this issue.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
Mr John Rhodes (194) Stewart Marshall (383)	4. Transport		We have a number of concerns about the transport implications, and it may well be that the SPD may need to be revised once a proper transport assessment has been carried out. We see the main issues as being the following:	Noted.	-

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>Section 4 of the SPD notes that approaching 4500 new homes were approved for Bishop's Stortford in the District Plan. This figure is hopelessly out of date, Planning permissions already granted and applications in the pipeline, suggest that the total is likely to well in excess of 5000 dwellings. Any transport assessment therefore needs to be based on the housing total realistically to be expected, rather than the Plan figure. We hope incidentally that, as the developer itself, EHDC will respect the Plan figure of around 100 as the total for the residential component of ORL.</p> <p>Among the constraints identified is the need to replace around 170 Waitrose parking spaces. This is about half the total size of the Waitrose car park and no explanation has been provided as to why so many will be relocated. The illustrative layouts in the SPD show a much smaller loss of parking spaces.</p>	<p>Agreed. Paragraph 4.1.1. will be updated to reflect the District Plan requirement and will state that this is a minimum figure for clarity.</p> <p>Waitrose currently have 166 car parking spaces under the EHDC lease. As such the constraint is reasonable as it notes that the reprovision of those spaces forms a key consideration for any development on the site. As noted, the layouts in the SPD are purely indicative/illustrative and do not preclude the ability for a smaller/larger car parking space to come forward.</p>	<p>Update Paragraph 4.4.1 as follows:</p> <p>4.1.1 Bishop's Stortford is undergoing significant levels of growth with approaching at least 4,426 4,500 new homes planned in the District Plan 2018 (including committed development) by 2033, which will substantially increase the town's population.</p> <p>No amendment in response to this issue.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
			<p>We doubt whether a single new access road from Link Road through the middle of the site will be capable of servicing the Waitrose car park, existing premises (such as Coopers) and all the new uses on the site (whatever they turn out to be). It would cause severe congestion in Link Road and a significant barrier to north-south pedestrian movement across the site. If it were to be introduced, it would create a major new source of congestion on Link Road. Given that the Bridge Street entrance to Jackson Square is to be relocated, the case for the pedestrian north-south boulevard seems dubious and the existing vehicular access arrangements along Old River Lane should be preserved. It would then not be necessary for Waitrose to surrender any parking spaces and the cost incurred in their compulsory acquisition would be saved.</p>	<p>Section 8.3 notes the discussion around accessing arrangements. The eastern access has been identified as the preferred option following extensive discussions with Hertfordshire County Council following the feasibility of a northern and western access being ruled-out.</p> <p>The eastern access was preferred to the southern access on the basis that it would allow Bridge Street to reach its objective of being more pedestrian friendly. Therefore, a balance will need to be struck between the best accessing option to the ORL site and the impact on the surrounding area.</p>	No amendment in response to this issue.
Bishop's Stortford Civic Federation (442)	4. Transport		<p>BSCF has a number of concerns about the transport implications of any development on the site, and certainly a proper transport assessment of the agreed masterplan will be required. In the meantime we consider some</p>	Noted.	-

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>preliminary modelling would be advantageous. It will need to be based on various use types, building densities access arrangements and pedestrian movements options, and not just limited to those shown in the Town Centre Planning Framework 2016.</p> <p>This is because, inter-alia:</p> <ul style="list-style-type: none"> • Section 4 of the SPD notes that the District Plan allocates approx.. 4500 new homes for Bishop's Stortford. This figure already appears to be out of date, with possibly as many as 6000 homes being provided by 2033. Any transport assessment conducted therefore needs to be based on about 6000 homes and not 4500. • EHDC should respect the District Plan's figure for ORL of around 100 homes maximum • Alternative ways to compensate Waitrose for parking spaces lost need to be considered, especially with the new Northgate car park so close by and the implications of trying to provide them on the ORL site. 	<p>Agreed. Paragraph 4.1.1. will be updated to reflect the District Plan requirement and will state that this is a minimum figure for clarity.</p> <p>The SPD reflects the policy requirement.</p> <p>Agreed. Options have been set out in the Parking and Servicing section of the Design Principles Chapter.</p>	<p>Update Paragraph 4.4.1 as follows:</p> <p>4.1.1 Bishop's Stortford is undergoing significant levels of growth with approaching at least 4,426 4,500 new homes planned in the District Plan 2018 (including committed development) by 2033, which will substantially increase the town's population.</p> <p>No amendment in response to these issues.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
			<ul style="list-style-type: none"> With the Bridge Street entrance to Jackson Square being relocated to that development's north-east corner, the case for the straight pedestrian north-south boulevard shown in the Town Centre Planning Framework now seems questionable. The appropriateness of providing a single new access road from Link Road through the middle of the site rather than via Old River Lane, or another road needs to be examined, in association with the effect(s) of relocating the open space currently shown for the south of the site more centrally. The impact of any congestion on Link Road associated with this should be tested, as well as the impact on north-south pedestrian (and cycling?) movement across the site. The aim should be to determine the scale of the congestion on Link Road by 2033 and find ways to minimise it. 	<p>Section 8.3 notes the discussion around accessing arrangements. The eastern access has been identified as the preferred option following extensive discussions with Hertfordshire County Council following the feasibility of a northern and western access being ruled-out.</p> <p>The eastern access was preferred to the southern access on the basis that it would allow Bridge Street to reach its objective of being more pedestrian friendly. Therefore, a balance will need to be struck between the best accessing option to the ORL site and the impact on the surrounding area.</p>	
Mrs Jill Wade (260)	4. Transport		Transport Section 4 states around 4500 new homes were approved in the District Plan, but the total is likely to be more than 5000. A revised transport assessment must be carried out, based on the expected housing total not that stated in the Plan.	Agreed – paragraph 4.1.1. is to be updated to reflect the District Plan requirement, and the fact that further growth has come forward since its adoption.	Update Paragraph 4.4.1 as follows: 4.1.1 Bishop's Stortford is undergoing significant levels of growth with approaching at least 4,426 4,500 new homes planned in the District Plan 2018 (including committed development) by 2033, which will

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>A new access road from Link Road through the site could create an extra point of congestion on Link Road, particularly if it has a signal-controlled junction. Paragraph 4.8 proposes a new crossing point for MSCP users. There would be too many traffic lights in close proximity. This road already attracts high volumes of traffic and thus congestion at peak times. A transport assessment must clearly demonstrate that all these traffic lights/crossings will not increase congestion and add to the potential for gridlock in this area. Reference needs to be included as to how the pedestrian boulevard would work with the proposed relocated Bridge Street entrance to Jackson Square. It is unclear if this has already been taken into account.</p>	<p>Section 8.3 notes the discussion around accessing arrangements. The eastern access has been identified as the preferred option following extensive discussions with Hertfordshire County Council following the feasibility of a northern and western access being ruled-out.</p> <p>The eastern access was preferred to the southern access on the basis that it would allow Bridge Street to reach its objective of being more pedestrian friendly. Therefore, a balance will need to be struck between the best accessing option to the ORL site and the impact on the surrounding area.</p>	<p>substantially increase the town's population.</p> <p>No amendment in response to this issue.</p>
			<p>8.10 states further discussion has also been held with Waitrose, specifically around re-providing around 170 spaces to service their demand. This requirement and how this provision is configured will have</p>	<p>Waitrose currently have access to 166 car parking spaces on the land owned by EHDC. As such, under any redevelopment it is expected that the car park for Waitrose will need to be re-provided.</p>	<p>No amendment in response to this issue.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
			<p>implications for the proposals, yet no explanation has been given for why Waitrose needs to relocate 170 parking spaces. Greater transparency is needed in the SPD and generally.</p> <p>Lack of adjoining cycle routes make any cycle route through the site a nonsense. There is no connectivity with other cycle routes and, despite previous efforts, very little has ever been achieved to make this possible. It is time for the Council to make serious progress with a connected cycle network for the town.</p>	<p>Section 4.4 sets out how cycling and pedestrianised routes could link with future enhancements across Castle Gardens and beyond. Likewise, the Transport chapter is designed around Hertfordshire Eastern Area Growth and Transport Plan options which take a strategic view of Bishop's Stortford and the wider area.</p>	<p>No amendment in response to this issue.</p>
Mr Bryan Evans (251)	4. Transport		<p>Parking Section 4 misrepresents the history of the development of the Northgate End Multi-Storey Car park by saying that there is a further opportunity to consider and explore the potential for utilising town centre car parks for proposed uses on Old River Lane. The Northgate End car park was built specifically for that purpose. So it is not a matter for exploration of whether it can be used for that, but a question of requiring that to be delivered. Hence, the statement in Section 5 of rationalise and reduce car parking</p>	<p>SPD's do not form part of the statutory development plan – as such they cannot introduce new planning policies. The approach to parking set out in this SPD is therefore designed to build upon and detail existing policies and guidance.</p> <p>Policy BISH8 part (g) states that: <i>“on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion</i></p>	<p>No amendment in response to this issue.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>and improve servicing arrangements/facilities should not be opaque, but should be spelled out, particularly as elsewhere in Section 7.3 the policies are framed in enabling terms. Likewise it is unacceptable for the SPD to provide for some level of on-site parking, sufficient to meet the needs of the uses proposed when the new Multi Storey Car Park was designed and built to meet public parking needs, fully replacing the parking provided for shoppers and workers. The statement alongside that there should be a significantly reduced amount of parking (7.3.2) does not prevent the site attracting and providing for additional parking in this town centre site. As regards residential parking, the weak words in the following boxes, are not sufficient to limit provision of private parking. Weak statements about travel planning arrangements, building design for facilitating car free living, including unspecified amount or length of time for car clubs and exploring permitting opportunities are not strong enough to necessarily deliver on the Council commitment to doing everything it</p>	<p><i>and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters."</i></p> <p>As such the SPD notes the policy requirement to provide for car parking to meet the needs on the site, but also sets out the access to nearby car parks and the need to prioritise active travel. As such it takes a balanced view, but one that encourages opportunities to be sought to reduce car parking on ORL particularly where parking could be provided in existing facilities.</p>	

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			<p>can to meet its Climate Change commitment. There should be a clear limit on the amount of parking provision allowed per residential unit. Even if a higher proportion and eventually all cars are electric, the space requirement for private vehicles impacts on all other users. So, from an active travel, community space perspective, private car use needs to be designed out of town centre developments.</p> <p>Public Transport: There is no statement regarding the expectations for public transport users access to the site, including the provision of suitable bus stops. Actions requested The SPD should be paused while a full transport planning and modelling piece of work is undertaken to assess how best to use the opportunity of developing this site to improve the town centre for active travel and public transport users. Without this, there need to be, as a minimum, granular suggestions for improving access to the site from all directions North Street, Hadham Road, Rye Street as well as Castle Park. The Council's policies in relation to</p>	<p>The transport section has been updated to include a new section (4.3) on public transport and reflect a similar approach to that proposed for active travel.</p> <p>The SPD sets out all relevant policies and highlights interventions from the Hertfordshire Eastern Area Growth and Transport Plan. This allows the SPD to direct S106 contributions and prioritise transport interventions towards those projects that form part of a wider-strategy, which contribute to the enhancement of Bishop's Stortford and the wider-area.</p>	<p>Insert additional section at 4.3 Public Transport covering introductory paragraphs and relevant interventions in Growth and Transport Plan.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>movement and parking, need to be exemplary to deliver real change in behaviour and show that active travel areas, without ready access to all buildings in the town centre by all cars, are the way forward. The parking requirements on the site need to be made more restrictive. The new Multi-Storey Car Park provided for parking for the current shops, leisure and office use of the site. The site will already retain some parking in accordance with Waitrose's lease. The SPD should clearly set out that parking for public and business uses on the site should be restricted to enabling disabled access, servicing and drop-off. It should be clear what the expectations are for public transport access to the site and how developers are expected to provide for it, through space on site and/or s106 commitments. Limited parking for residential units should be set out in a specific limit of not more than 0.6 parking spaces per unit and s106 commitments to support public transport and car clubs should be required to be for the long-term.</p>		

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
Hertfordshire County Council	4. Transport		<p>HCC Highways welcomes the prioritisation of sustainable transport and better management of demand for car parking to achieve mode shift.</p> <p>References to schemes in the consultation document rely on the Bishop's Stortford Transport Options Study (the Study). On July 18th HCC Cabinet adopted the Eastern Area Growth and Transport Plan (the GTP) which supersedes the Study (though the Study influenced the GTP). Therefore, where the consultation document refers to the Study it should be amended to refer to the GTP. This should also allow flexibility for future active travel improvements likely to arise out of the forthcoming Local Cycling and Walking Infrastructure Plan being scoped with East Herts District Council (EHDC).</p> <p>Comments on specific matters are as follows:</p> <p>Northgate End Car Park: HCC agrees with EHDC that a suitable crossing point should be provided to cater for pedestrians (and potentially cyclists)</p>	<p>Noted and welcomed.</p> <p>Noted. Amendments made to update references to documents in response to this issue.</p> <p>Support noted and welcomed.</p>	<p>-</p> <p>Replace all references to 'Bishop's Stortford Transport Options Study' with reference to 'Eastern Area Growth and Transport Plan'.</p> <p>Update Figure 11 to replace image of Transport Options Study with Eastern Area Growth and Transport Plan.</p> <p>Subsequent changes to supporting text also identified for clarity (4.1.3 – 4.1.4).</p> <p>-</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
Transport Options					
			<p>coming from Northgate End to Old River Lane and the wider town centre. This aligns with some of the considerations made by HCC in the Eastern Area GTP.</p> <p>Parking Permits: HCC is pleased to see EHDC considering options to better manage demand for parking in the town centre. This is an important tool to also encourage modal shift.</p> <p>Intervention's list: PR17, PR48, PR49, PR61, SM3, SM16. Though HCC broadly agree the principles of this scheme, the scheme description should be updated to reflect the Eastern Area GTP, which has a more generic description to allow flexibility in the approach taken for this area. PR48, PR61 - Reference should also be made to HCCs Speed Management Strategy.</p> <p>PR60 - This should be updated to reflect the text from the Eastern Area GTP.</p> <p>SM2 - The future arrangements for this junction have largely been delivered alongside the Northgate</p>	<p>Support noted and welcomed.</p> <p>Agreed – all descriptions will be updated as necessary alongside inclusion of reference to the Speed Management Strategy where relevant.</p> <p>Agreed – the text will be updated as requested.</p> <p>Noted and agreed – SM2 will be removed from the table to reflect the implementation of this intervention.</p>	<p>-</p> <p>Update all interventions to reflect the descriptions contained in the Eastern Area GTP. Footnote 17 also updated. Inclusion of reference to Speed Management Strategy included under interventions PR48 and PR61.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
			<p>End Car Park. As such it has not been adopted as part of the GTP and should not be referred to in the SPD.</p> <p>Paragraph 4.2.7 Eastern Area GTP - this should be updated according to the adopted revision of the GTP.</p> <p>Public Transport: the importance of suitable public transport connections to enable sustainable travel to Old River Lane and the wider town centre appears to have been overlooked solely in favour of walking and cycling. HCC recommends that a holistic view is needed to ensure the sustainability of this site, as such this should be revisited in line with the GTP and Bus Service Improvement Plan.</p> <p>Prioritising Walking & Cycling/Parking: it is positive to see what EHDC have recommended in terms of prioritising sustainable travel, including in relation to parking. However, as above it would be useful to include guidance on how public transport can support the development.</p>	<p>Agreed – text updated.</p> <p>Agreed - additional section added.</p> <p>Agreed - additional section added.</p>	<p>Delete paragraph 4.2.7 due to reworked paragraphs in section 4.1 covering issue raised.</p> <p>Insert additional section at <u>4.3 Public Transport</u> covering introductory paragraphs and relevant interventions in Growth and Transport Plan.</p> <p>-</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>Countryside and Rights of Way - HCC officers have had previous engagement with EHDC on the Castle Park project which is welcomed. HCC welcomes the SPDs emphasis on active travel and improved access to the castle and Castle Park.</p> <p>The Castle Park development will provide enhancement for walking and cycling to the east of the development, linking into existing provision as far as Grange Paddocks leisure centre. A well-waymarked, off-road, and direct active travel route through the site would serve to reconnect the town to these features.</p> <p>Consideration should also be given to what this site can contribute to longer distance routes. This includes links from the Bishop's Stortford North (BSN) development to the station and from Stansted airport to the town. There remains severance on the north-south river corridor from BSN to the Old River Lane site via Grange Paddocks, between Grange Paddocks and BSN. HCC has a preferred scheme to close this gap</p>	<p>Support noted and welcomed.</p> <p>Noted. Wayfinding and legibility towards Castle Gardens and other adjacent areas forms a key part of the Design Principles (Chapter 7) which should integrate with the proposals and interventions highlighted in this section.</p> <p>Noted. An additional sentence has been added clarifying which project the cycle path relates to, as well as the wider package of measures designed to improve the accessibility and connectivity of the River Stort across the town.</p>	<p>-</p> <p>No amendment in response to this issue.</p> <p>Add the following sentence to paragraph 4.4.5:</p> <p>4.4.5 Currently plans exist to extend and enhance the cycle route that runs north to south through the Green Wedge along the river (Figure 12 below). <u>This forms part of project PR60 in the Growth and Transport Plan and the wider package of measures PK5 designed to make the River Stort more accessible and connected.</u> This would</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
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			and establish a through route. This would link residents to the Grange Paddocks leisure complex and green infrastructure to the north and open up opportunities for e-cargo delivery. However, this requires additional funding of approximately £450,000 to begin delivery.		allow cycling access along the river for residents to the north, including the new development being delivered at Bishop's Stortford North. Once the cycle route is completed, access points into the town centre would still be challenging, but Old River Lane presents an opportunity to provide the infrastructure and connections necessary to encourage cycling access into the town.
Bishop's Stortford Civic Federation (416)	4. Transport		4.0 - Transport Options - The section lacks any public transport proposals, especially for late-night users. Some objectives are needed to support the masterplanning of public transport, especially as the site is some distance from the bus interchange at the station and buses heading south of the town. A feasibility of a circular shuttle bus from the interchange up South St to North St then back to the interchange via Link Road, The Causeway and Dane Street should be examined.	An additional section has been added to support the provision of public transport.	Insert additional section at 4.3 Public Transport covering introductory paragraphs and relevant interventions in Growth and Transport Plan.
Mr Colin Arnott	4.1 Introduction		4.1.3-4 cites the relevance of the Bishop's Stortford Transport Options Report 2018 which aligns with HCCs LTP4 to recognise and balance the needs of residents and workers who travel and park their private vehicles with increased sustainable transport	The Bishop's Stortford Transport Options Report has now been superseded following the adoption of Eastern Area Growth and Transport Plan in July. As such references have been updated	Chapter 4 updated to reflect the adoption of the Eastern Area Growth and Transport Plan and also the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			opportunities which encourage modal shift and reduce traffic congestion. As noted above re para 1.4.19, the prioritisation principles used in LTP4 to tackle congestion have themselves been reviewed and in some cases superseded by the revised transport policies in the Bishop's Stortford Neighbourhood Plan Review 2022 and which now form the relevant Development Plan transport policies for Bishop's Stortford. Specifically, the Examiner did not share the views of (the) highway authority that there is not an appropriate balance between concerns over congestion, and the objectives for sustainable modes of transport. Instead, he endorsed the NPs policy TP1 on the need to Assess transport impacts and mitigation of development on traffic congestion and resident amenity.	throughout the SPD and particularly in Chapter 4 to reflect this update. Likewise, Chapter 4 now incorporates a section relating specifically to the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1 st Revision).	
Mrs Elizabeth Deborah Munro (112)	4.1 Introduction	Object	ORL may have high expectations of delivering an increase in walking and bike use in the town, unfortunately the promised improvements in infrastructure have not materialised therefore leaving poor transport links for cyclists. It is possible to walk into the town centre but if you intend to purchase invariably you	The Transport Options Chapter, alongside the movement section in Chapter 7 Design Principles, aims to prioritise active travel and also introduce potential interventions to support these objectives. The importance of the relationship between documents is noted and	Chapter 4 updated to reflect the adoption of the Eastern Area Growth and Transport Plan and also the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
			<p>will take a car as there is little public transport. The town requires up to date Transport Modelling which any potential developer could refer to. The Independent Examiner Christopher Lockhart-Mummery QC (May 2022) Bishop's Stortford TOWN COUNCIL NEIGHBOURHOOD PLAN FOR SILVERLEYS AND MEADS WARDS (1st REVISION) 2021-2033 Bishop's Stortford TOWN COUNCIL NEIGHBOURHOOD PLAN FOR ALL SAINTS, CENTRAL, SOUTH AND PART OF THORLEY (1st REVISION) 2021-2033 stated an alteration to TP1 b) would require traffic surveys more than 2 years. I find that this is somewhat onerous and out of line with normal practice and Recommend that a period of 3 years be substituted. Therefore, quoting Bishop's Stortford Transport Options Report 2018 and the Bishop's Stortford Parking Study 2019. Of particular relevance to this SPD is the Transport Options report which aligns with Hertfordshire County Council's Local Transport Plan 4 (LTP4) 2018 is unacceptable as the developer could be misled in to believing these relevant when 2 out</p>	<p>agreed. The Transport Options Chapter has been updated to include reference to the Hertfordshire Eastern Area Growth and Transport Plan (which supersedes the Transport Options Report) and the updated Neighbourhood Plan for Bishop's Stortford Silverleys and Meads.</p>	

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			of the 3 are out of date in regards to the Revised BSNP's.		
Mark Doran (140)	4.1 Introduction	Support	<p>The prioritisation of sustainable modes is essential for minimising carbon emissions and impact on air quality. However, I would ask the council to consider working with Herts CC to pedestrianise South St and North St to strengthen the vibrancy of the town centre and make it a destination where people want to spend time (and therefore increase spending in local retail/restaurants), as happens when the roads are closed for special events. I would also support the extension of the proposed 20mph zone to cover all of the town centre and the Link Rd, Hadham Rd etc to improve pedestrian access from surrounding areas including the new developments to the town centre. Finally, cycle links should be prioritised from all the new developments around the town, as it's essential these new residents walk/cycle into town rather than drive (otherwise congestion will increase further, with more carbon emissions and worse air quality).</p>	<p>HCC has recognised the benefit of a pedestrian friendly South Street and North Street as set out in the Hertfordshire Eastern Area Growth and Transport Plan. Despite some of these interventions being outside the SPD's area of focus, the SPD still seeks to ensure it supports wider interventions where it can.</p> <p>The improvement of pedestrian access to the surrounding areas is one of the key outputs of the SPD, specifically a focus on Bridge Street and the Link Road and therefore access improvements for pedestrians to the town centre and Castle Gardens across ORL.</p> <p>Agreed – the SPD seeks to prioritise active travel opportunities in Chapter 7 Design Principles.</p>	No amendment in response to this issue.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
Parsonage Residents Association (249)	4.1 Introduction		<p>The ORL may have high expectations of delivering an increase in walking and bike use in the town, unfortunately, the promised improvements in infrastructure have not materialised therefore leaving poor transport links for cyclists. It is possible to walk into the town centre but if you intend to purchase invariably you will take a car as there is little public transport. The town requires up to date Transport Modelling which any potential developer could refer to. The Independent Examiner Christopher Lockhart-Mummery QC (May 2022) Bishop's Stortford TOWN COUNCIL NEIGHBOURHOOD PLAN FOR SILVERLEYS AND MEADS WARDS (1st REVISION) 2021-2033 Bishop's Stortford TOWN COUNCIL NEIGHBOURHOOD PLAN FOR ALL SAINTS, CENTRAL, SOUTH AND PART OF THORLEY (1st REVISION) 2021-2033 stated an alteration to TP1 b) would require traffic surveys more than 2 years old. I find that this is somewhat onerous and out of line with normal practice and - Recommend that a period of 3 years be substituted. Therefore, quoting Bishop's Stortford Transport Options</p>	<p>The transport section, alongside the movement section in Chapter 7 Design Principles, aims to prioritise active travel and also introduce specific interventions to support these aims.</p> <p>The relationship between documents is noted and agreed. The updated Transport Options chapter has been updated to include reference to the Hertfordshire Eastern Area Growth and Transport Plan and also the updated Neighbourhood Plan.</p>	Chapter 4 updated to reflect the adoption of the Eastern Area Growth and Transport Plan and also the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			Report 2018 and the Bishop's Stortford Parking Study 2019. Of relevance to this SPD is the Transport Options report which aligns with Hertfordshire County Council's Local Transport Plan 4 (LTP4) 2018 is unacceptable as the developer could be misled in to believing these relevant when 2 out of the 3 are out of date in regards to the Revised BSNP's		
Cllr Calvin Horner (168)	4.1 Introduction		4.1.2 Whilst the following section includes references to the Transport Options Report and Parking Study for Bishop's Stortford, I believe the SPD should include a more detailed consideration of pedestrian and cycle links to the town Centre. There are challenges in making these links given the steep and narrow nature of the western section of Bridge Street, the steps in Devoils Lane and the narrowness of Water Lane and Barretts Lane.	The SPD sets out a series of principles and interventions that prioritise active travel in relation to the ORL development site. The chapter also sets out opportunities at ORL to interact with cycle and pedestrian-specific plans in relation to Castle Gardens. The SPD ensures that wider-town centre interventions, as set out in the Hertfordshire Eastern Area Growth and Transport Plan are supported.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (417)	4.1 Introduction		4.1.3-4 - Cites the relevance of the Bishop's Stortford Transport Options Report 2018 which aligns with HCCs LTP4 to recognise and balance the needs of residents and workers who travel and park their private vehicles with increased sustainable transport opportunities which encourage	The Bishop's Stortford Transport Options Report has now been superseded following the adoption of Eastern Area Growth and Transport Plan in July. As such references have been updated throughout the SPD and particularly in Chapter 4 to reflect this update.	Chapter 4 updated to reflect the adoption of the Eastern Area Growth and Transport Plan and also the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).

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4.			Transport Options		
			modal shift and reduce traffic congestion. As noted above re para 1.4.19, the prioritisation principles used in LTP4 to tackle congestion have themselves been reviewed and in some cases superseded by the revised transport policies in the Bishop's Stortford Neighbourhood Plan Review 2022 and which now form the relevant Development Plan transport policies for Bishop's Stortford. Specifically, the Examiner did not share the views of (the) highway authority that there is not an appropriate balance between concerns over congestion, and the objectives for sustainable modes of transport. Instead, he endorsed the NPs policy TP1 on the need to: "Assess transport impacts and mitigation of development on traffic congestion and resident amenity.	Likewise, Chapter 4 now incorporates a section relating specifically to the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1 st Revision).	
Mr Colin Arnott (126)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.5 says The ORL development has the opportunity to explore the potential for utilising town centre car parks, including Northgate End, to provide capacity for proposed uses on ORL, (including) arrangements with new residents to help limit the number of spaces needed on the Old River Lane site itself. This makes clear that the development of	Paragraph 4.2.5 doesn't conflict with Policy BISH8 II(g) by referring to the potential for utilising neighbouring car parks. Policy BISH8 II(g) requires on-site car parking to be sufficient to meet the needs of the uses proposed on ORL. If, by exploring opportunities with neighbouring car parks the need from the proposed uses is reduced, then it allows a	No amendment in response to these issues.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			<p>Northgate End CP was designed to provide additional capacity for residential and other proposed uses on ORL. As noted above, this clearly conflicts with Policy BISH8 II(g) which states that on-site car parking will need to be sufficient to meet the needs of the uses proposed. Having utilised funding from the LEP at Northgate End intended to support the mixed community, commercial and town centre vitality objectives of ORL, this principle should also be recognised in section 4.2. to justify contravening Policy BISH8 II(g).</p> <p>4.2.7 cites emerging (now adopted) HCC Eastern Area Growth and Transport Plan (EAGTP) improvement packages including Package PK18 which deals with Town Centre Traffic Congestion Management particularly relevant to any proposals at Old River Lane. Whilst the principle of dealing with the expected Town Centre traffic congestion impacts of ORL is essential, consideration of traffic management and other mitigation measures should not be limited to the EAGTP packages. As noted above, these Packages (taken</p>	<p>scheme to come forward that can provide less parking whilst still meeting Policy criterion II(g).</p> <p>The aim of this section in the SPD is to ensure that any development at Old River Lane can complement and understand any transport improvements coming forward that directly effect ORL or the wider-ORL area. Whilst detailed transport assessments and modelling will be required to define detailed matters, the SPD only seeks to ensure that the right package of measures and opportunities are signposted so that any development can integrate these into the scheme from an early stage. As details evolve and discussions continue, the most relevant</p>	

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4.			Transport Options		
			originally from the Transport Options report) were never adopted by EHC, BSTC or the Shaping Stortford group and the prioritisation principles used in the EAGTP have themselves been reviewed and in some cases superseded by the revised transport policies in the current Neighbourhood Plan Review. It is essential that off-site mitigation needs of traffic impacts are identified by a comprehensive Transport Assessment (TA) of the ORL development on all relevant town centre junctions and links which must be carried out at the Masterplan stage (as informed by the SDP), with the participation of HCC Highways and not left to the planning application process.	interventions and can then be utilised.	
Mrs Sarah Aldred (197)	4.2 Old River Lane and Northgate End Multi-Story Car Park		Whilst I would support a one-way south system for Bells Hill, we would need to keep the current parking for the residents in Bells Hill. Parking is extremely stretched, and removal of these parking spaces would just push the problem elsewhere e.g., Regency Close and Windhill which are the only other option in our parking permit area. The council just seems to keep issuing parking	Noted. The SPD does not set out to remove or alter parking in Bells Hill, but it does seek to provide a balanced approach to transport that prioritises active travel.	No amendment in response to this issue.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			permits without taking into consideration how many cars are trying to park in a very limited number of spaces. There is already increased frustration from the residents in the above areas about parking in their roads especially Regency Close which is cul-de-sac. We pay a lot of money for our parking permits (which I am happy to do) but we do need somewhere to park. We all have to benefit from the new proposals, car owners, cyclists and pedestrians alike. We could also benefit from electric car charges being installed in some of the Windhill parking bays for those without drives that wish to purchase an electric car.		
Mr John Rhodes (192) Stewart Marshall (383)	4.2 Old River Lane and Northgate End Multi-Story Car Park		Section 3.2 recognises that the scale of any retail offer at ORL should complement and support the existing retail offer in the town. This is somewhat at variance with the statement in para 4.2.1 that the ORL development will bring forward a substantial increase in retail floorspace. Even at the time of the Henderson proposal for the site, the trend towards online shopping was weakening the case for additional retail floorspace, and since then the	There is currently no retail use on the site of ORL. Policy BISH8 sets out a requirement for the inclusion of retail. Therefore, there will be a notable increase in retail use on the site – a change has been made to this paragraph for additional for clarity. Section 3.2 seeks to ensure that any retail offer complements and doesn't compete with Bishop's Stortford	No amendment in response to these issues.

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4.			Transport Options		
			<p>Covid pandemic has accelerated that trend substantially. Bearing in mind that our most recent retail development, Jackson Square, has never been fully let, there needs to be an up-to-date reassessment of the demand for additional space before the extent of any extra provision at ORL is confirmed. The last thing the town needs is the degradation of South Street because existing retailers are tempted by the developer to relocate to ORL. Any retail provision should be located as closely as possible to Jackson Square to reinforce rather than deplete the existing retail offer.</p>	<p>Town Centre. As such it is not at variance with paragraph 4.2.1.</p> <p>Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, inter alia:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment area. 	
Bishop's Stortford Civic Federation (442)	4.2 Old River Lane and Northgate End Multi-Story Car Park		<p>Retail demand: Section 3.2 recognises that the scale of the development's retail offer should complement and support the town's existing retail offer. However, this contradicts para 4.2.1, which says the ORL development will bring forward a substantial increase in retail floorspace.</p> <p>The case for additional retail floorspace needs to be tested, e.g. via a 'lite' retail demand study, especially since Covid-19 has led to an increase in online shopping</p>	<p>There is currently no retail use on the site of ORL. Policy BISH8 sets out a requirement for the inclusion of retail. Therefore, there will be a notable increase in retail use on the site – a change has been made to this paragraph for additional for clarity.</p> <p>Section 3.2 seeks to ensure that any retail offer complements and doesn't compete with Bishop's Stortford Town Centre. As such it is not at variance with paragraph 4.2.1.</p>	No amendment in response to these issues.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			compared to footfall shopping. Also Jackson Square has never been fully let and vacancy rates on South St and elsewhere seem to be increasing. ORL should therefore offer retail options that complement South St and Jackson Square rather than challenge and compete with them.	<p>Section 9 of the SPD sets out that a Retail Impact Assessment will need to be submitted with any planning application. This will need to address, inter alia:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in the catchment of the proposal. • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment area. 	
Cllr Calvin Horner (167)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.6 This section requires updating, in particular with regard to the relevance of SM2 where some of the alternative approaches have already been adopted or discarded following the completion of Northgate End MSCP. The reference to Eastern Area Growth and Transport Plan is also in error as following its adoption the quote is from Package PK19 rather than PK18 as stated. There is requirement to strengthen the references to those packages and interventions promoting active travel and that this should not be restricted to consideration of the site. For instance, there are references to	<p>The Bishop's Stortford Transport Options Report has now been superseded following the adoption of Eastern Area Growth and Transport Plan in July. As such references have been updated throughout the SPD and particularly in Chapter 4 to reflect this update.</p> <p>Likewise, Chapter 4 now incorporates a section relating specifically to the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).</p>	Chapter 4 updated to reflect the adoption of the Eastern Area Growth and Transport Plan and also the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).

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4.			Transport Options		
			providing routes between the Northgate End car park and the Town Centre via ORL, but ORL has a role to play in promoting active transport routes to the north beyond the MSCP and thereby reducing congestion and improving air quality in the Northgate End area.		
Ms Jill Jones (224)	4.2 Old River Lane and Northgate End Multi-Story Car Park	Object	4.2.2. Northgate End MSCP – in order to support the mixed-use transport vision, could some of this space be reserved for cycles and a cycle route joined through the park to the MSCP? Additionally, for an integrated approach, there is no mention of drop off and pick up spaces to alleviate pressure on the MSCP from visitors to the residential dwellings on the ORL site, or for deliveries.	<p>The prioritisation of connectivity and a focus on active transport is central to this SPD. The SPD notes the various strategies and policies that exist to support active travel. In particular Policy TP4 of the Bishop’s Stortford Silverleys and Meads Neighbourhood Plan (1st Revision) and in regard to cycle parking, Policy TP7. Figure 12 sets out a potential route for cycle and pedestrian routes into the ORL site to and from Castle Gardens across the Link Road. This should work in conjunction with greater accessibility to the MSCP through the ORL site.</p> <p>The overall strategy is to reduce vehicular movement and prioritise walking and cycling as the preferred method through the site. However, it is noted that servicing and deliveries will be required for residential and commercial aspects of the site. As</p>	No amendment is response to this issue.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
				such section 7.3 Parking and Servicing covers a number of these aspects.	
Gary Jones (292)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.6 The transport interventions table is taken from a 2018 document. Intervention SM2 has already been substantially implemented from one of the alternative approaches listed. It would be helpful to state the current position i.e., B Replace existing small roundabout with a signal-controlled junction linked to signal-controlled car park entry/exit	Agreed. This section has been updated to reflect the adoption of the Hertfordshire Eastern Area Growth and Transport Plan and SM2 has been deleted.	No amendment in response to this issue.
Mr Colin Woodward (362)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.5 Explore employee and worker provision? As EHC own/operate most BS car parks and Charringtons House and set residential development parking criteria then EHC should know fairly precisely now how many spaces could be lost to the public in Northgate or other paid parking in its car parks by designating spaces for displaced Charringtons House tenants, residents and workers required by the ORL site.	Noted.	No amendment in response to this issue.
Cityheart Homes Ltd (336)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.1 - Quantum of retail floor space This risks overstating the provision of retail floor space, and by association the possible highway and transportation trips and impacts.	There is currently no retail use on the site. Policy BISH8 sets out a requirement for the inclusion of retail. Therefore, there will be a notable increase to retail on the site.	Amend text as follows: 4.2.1 Proposals for Old River Lane will increase the demand for travel in Bishop's Stortford and place additional

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
				Change made for clarity.	strain on the existing road network. The Old River Lane development will bring forward a notable substantial increase in retail floorspace which is anticipated to enhance the town's retail offer in addition to new leisure uses which could increase the town centre's attractiveness, not only in retaining trips within the town, but attracting trips in from surrounding areas that might otherwise travel to other towns.
Jenette Greenwood (317)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2 I think the traffic flow in town needs to be reviewed with serious consideration to pedestrianising the town centre. It was not built to accommodate all the cars that drive through it. A pedestrianised south street / potter street would allow cafes and restaurants to put more seating outside.	Noted. South Street and Potter Street largely fall outside of the scope of this SPD. However East Herts Council will continue to work with HCC to ensure that transport plans seek to enhance Bishop's Stortford Town Centre, including those interventions already identified in the Hertfordshire Eastern Area Growth and Transport Plan.	No amendment in response to this issue.
Lynne Garner (376)	4.2 Old River Lane and Northgate End Multi-Story Car Park		Employ specialists who really understand traffic flow, who can look at the infrastructure we have and improve it. Not the hodgepodge approach that seems to have taken place over the years, to the detriment of the local area. Perhaps make South Street pedestrian, which will improve the air quality and with	The measures and opportunities that this SPD highlights are derived from the Hertfordshire Eastern Area Growth and Transport Plan (GTP) and other relevant policies including the Neighbourhood Plan. The GTP is a document prepared by transport specialists from Hertfordshire County Council and sets out a	No amendment in response to this issue.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			seating, planted containers make people want to visit the town centre and stay longer, therefore supporting local shops and businesses.	strategic view covering both Bishop's Stortford and Sawbridgeworth as well as the surrounding rural area.	
Bishop's Stortford Civic Federation (419)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.5 - says the ORL development has the opportunity to explore the potential for utilising town centre car parks, including Northgate End, to provide capacity for proposed uses on ORL, (including) arrangements with new residents to help limit the number of spaces needed on the Old River Lane site itself. This makes clear that the development of Northgate End CP was designed to provide additional capacity for residential and other proposed uses on ORL. As noted above, this clearly conflicts with Policy BISH8 II(g) which states that on-site car parking will need to be sufficient to meet the needs of the uses proposed. Having utilised funding from the LEP at Northgate End intended to support the mixed community, commercial and town centre vitality objectives of ORL, this principle should also be recognised in section 4.2. to justify contravening Policy BISH8 II(g).	Paragraph 4.2.5 doesn't conflict with Policy BISH8 II(g) by referring to the potential for utilising neighbouring car parks. Policy BISH8 II(g) requires on-site car parking to be sufficient to meet the needs of the uses proposed on ORL. If, by exploring opportunities with neighbouring car parks the need from the proposed uses is reduced, then it allows a scheme to come forward that can provide less parking whilst still meeting Policy criterion II(g)	No amendment in response to this issue.

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4.			Transport Options		
Bishop's Stortford Civic Federation (418)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.3 - Interventions table - reference to the Hertfordshire EAGTP (see 4.2.7 and elsewhere) is needed, to show this is not a list of interventions dreamed up by the SPD. Clarity is also needed to say whether this is a prioritised list, and the extent to which funding for each of them relies on the development s106 agreement(s).	Clarity has now been provided in paragraph 4.2.6 which sets out that the interventions list is derived from the Growth and Transport Plan.	Update to paragraph 4.2.6 as follows: 4.2.6 The Other interventions are also included in the Transport Options report and the Council will also require proposals for development at Old River Lane to consider the <u>prioritised</u> list of schemes set out below <u>which are derived from the Growth and Transport Plan</u> . Further information on Bridge Street is set out at Section 4.34.
Bishop's Stortford Civic Federation (420)	4.2 Old River Lane and Northgate End Multi-Story Car Park		4.2.7 - Cites emerging (now adopted) HCC Eastern Area Growth and Transport Plan (EAGTP) improvement packages including Package PK18 which deals with Town Centre Traffic Congestion Management as particularly relevant to any proposals at Old River Lane. Whilst the principle of dealing with the expected Town Centre traffic congestion impacts of ORL is essential, consideration of traffic management and other mitigation measures should not be limited to the EAGTP packages. As noted above, these Packages (taken originally from the Transport Options report) were never adopted by EHC, BSTC or the Shaping Stortford group and the	The Transport Options Chapter has now been updated to reflect the adoption of the Hertfordshire Eastern Area Growth and Transport Plan. A section has also been added to the Chapter regarding the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1 st Revision). The aim of this section in the SPD is to ensure that any development at Old River Lane can complement and understand any transport improvements coming forward that directly effect ORL or the wider-ORL area. Whilst detailed transport assessments and modelling will be required to define detailed matters, the SPD only seeks to ensure that	Chapter 4 updated to reflect the adoption of the Eastern Area Growth and Transport Plan and also the Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision).

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			Transport Options		
			prioritisation principles used in the EAGTP have themselves been reviewed and in some cases superseded by the revised transport policies in the current Neighbourhood Plan Review. It is essential that off-site mitigation needs of traffic impacts are identified by a comprehensive Transport Assessment (TA) of the ORL development on all relevant town centre junctions and links which must be carried out at the Masterplan stage (as informed by the SDP), with the participation of HCC Highways and not left to the planning application process.	the right package of measures and opportunities are signposted so that any development can integrate these into the scheme from an early stage. As details evolve and discussions continue, the most relevant interventions and can then be utilised.	
Mrs Susan Swan (66)	4.3 Bridge Street		It was a great idea to build a car park first, but then to leave the car park near Waitrose empty and to increase the charges at the new Northgate end car park. I can see that you are encouraging people to walk and use public transport, but until the bus service improves and the cost of fares decreases many people will continue to use their car.	Noted.	No amendment in response to this issue.
Mr Colin Arnott (127)	4.3 Bridge Street		4.3 Bridge Street / 4.4 Link Road these sections reference EAGTP Package 17 on Bridge Street interventions and potential S106 contributions on vehicle and	The aim of the SPD is to add detail to the various policies in the development plan. As such the identification of possible	No amendment in response to this issue.

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4.			Transport Options		
			pedestrian access options from and across Link Road. Again, while the improvement objectives can be broadly supported, specific mitigation measures must be identified based on a comprehensive TA of the alternative ORL development and access options which should be carried out at the Masterplan stage. The specific solutions suggested here are premature and should be deleted.	<p>interventions and proposals fits with this objective.</p> <p>Whilst detailed transport assessments and modelling will be required to define detailed matters, the SPD only seeks to ensure that the right package of measures and opportunities are signposted so that any development can integrate these into the scheme from an early stage. As details evolve and discussions continue, the most relevant interventions and can then be utilised.</p>	
Carolyn Matthews (89)	4.3 Bridge Street	Object	PR17 by reducing to single lane would mean traffic turning right towards Hockerill would compound congestion. Have you witnessed the chaos of the 'school run'?? St Mary's as the only Catholic secondary school in the area has a wide catchment area, The College and primary schools all use this area.	The adoption of the Hertfordshire Eastern Area Growth and Transport Plan (GTP) now supersedes PR17 set out in the Transport Study. PR17 in the GTP now seeks to increase walking mode share through improved pedestrian facilities on Bridge Street, as such it does not directly propose to reduce Bridge Street eastbound to one lane. Whilst this may still be an option in terms of improving pedestrianisation of Bridge Street, there will be other options explored.	No amendment in response to this issue.
Cllr Mione Goldspink (327)	4.3 Bridge Street		Page 44, 4.3.2 Reducing the number of carriageways on Bridge Street. I am not sure that this would work as	Section 4.3 (now 4.4.) - This section has been updated to refer to the more flexible language used in PR17	Update 4.3.2 as follows:

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			Transport Options		
			some vehicular access to Coopers will need to be maintained. Please put a question mark over PR17.	of the Hertfordshire Eastern Area Growth and Transport Plan. The updated wording in the SPD now refers to working through detailed options in conjunction with HCC.	4.34.2 Reducing the number of vehicular carriageways on Bridge Street and widening the footways achieves two goals; firstly, the improvement of the poor pedestrian environment along Bridge Street by making best use of the opportunity to integrate Bridge Street directly with any public square or public building to the south of Old River Lane; and secondly, it will support the key objective to increase active travel to, and from, and through the Old River Lane site. Old River Lane provides a key opportunity for the site to interact with and enhance Bridge Street and maximise opportunities for pedestrians. PR17 is flexible in its approach to increasing walking mode share and improving pedestrian facilities on Bridge Street. Applicants should discuss with Hertfordshire County Council how their proposals meet the expectations of PR17.
Ms Jill Jones (217)	4.3 Bridge Street	Support	4.3 PR17 support PR48 support 20mph however this should be extended and should run from Grange Paddocks into town. PR49 support PR60 see comments in objections below, could this be to the Northgate end MSCP? PR61 support	Support noted and welcomed.	-

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
Bishop's Stortford Civic Federation (421)	4.3 Bridge Street		4.3 - 4.4 These sections on Bridge St and Link Road reference EAGTP Package 17 on Bridge St interventions and potential S106 contributions on vehicle and pedestrian access options from and across Link Road. Again, while the improvement objectives can be broadly supported, specific mitigation measures must be identified based on a comprehensive TA of the alternative ORL development and access options which should be carried out at the Masterplan stage. The specific solutions suggested here are premature and should be deleted. Bridge St There is no specific mention of the need for improvements to the western end of Bridge St, and determining the best way for the traffic to flow, i.e. west east or east west, especially with respect to pedestrian focussed changes to Potter Street, Market Street and North Street and air quality. For example, traffic going up Bridge St (east west) will have to wait at the traffic lights and make a hill-start, whereas traffic going down Bridge St (west-east) can almost coast into Bridge St. Some guidance	<p>Section 4.3 (now 4.4) - This section has been updated to refer to the more flexible language used in PR17 of the Hertfordshire Eastern Area Growth and Transport Plan. The updated wording in the SPD refers to working through detailed options in conjunction with HCC.</p> <p>Section 4.4 - The clear position in Policy BISH8 (c) meant that it was pragmatic for the SPD to look for opportunities to direct links across Link Road between Castle Gardens and ORL. It is also a good opportunity to capture the other strategies, such as PR60 and the Castle Garden upgrades in order to deliver a strategic picture to any opportunities. All crossings and diagrams are indicative only and will be subject to the detailed work undertaken.</p>	<p>Update 4.3.2 as follows:</p> <p>4.3.2 Reducing the number of vehicular carriageways on Bridge Street and widening the footways achieves two goals; firstly, the improvement of the poor pedestrian environment along Bridge Street by making best use of the opportunity to integrate Bridge Street directly with any public square or public building to the south of Old River Lane; and secondly, it will support the key objective to increase active travel to, and from, and through the Old River Lane site. Old River Lane provides a key opportunity for the site to interact with and enhance Bridge Street and maximise opportunities for pedestrians. PR17 is flexible in its approach to increasing walking mode share and improving pedestrian facilities on Bridge Street. Applicants should discuss with Hertfordshire County Council how their proposals meet the expectations of PR17.</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			is needed on what traffic needs to remain on Old River Lane, e.g., can access to deliveries and parking to Coopers be provided in any other way, including us of Water Lane? Any transport assessments for the site need to compare to the benefits of creating a pedestrian, cycling, leisure-& arts friendly street scene on ORL vs retaining vehicle access. Link Road and Castle Gardens As an introduction to Chs 5 & 7 (7.6) this sub-section should include discussion of building heights their influence on the streetscape, especially on these two streets		
Mr Colin Arnott (128)	4.4 Link Road and Castle Gardens		4.3 Bridge Street / 4.4 Link Road - these sections reference EAGTP Package 17 on Bridge Street interventions and potential S106 contributions on vehicle and pedestrian access options from and across Link Road. Again, while the improvement objectives can be broadly supported, specific mitigation measures must be identified based on a comprehensive TA of the alternative ORL development and access options which should be carried out at the Masterplan stage. The specific	<p>Section 4.3 (now 4.4) - This section has been updated to refer to the more flexible language used in PR17 of the Hertfordshire Eastern Area Growth and Transport Plan. The updated wording in the SPD refers to working through detailed options in conjunction with HCC.</p> <p>Section 4.4 - The clear position in Policy BISH8 (c) meant that it was pragmatic for the SPD to look for opportunities to direct links across Link Road between Castle Gardens and ORL. It is also a good opportunity to capture the other</p>	<p>Update 4.3.2 as follows:</p> <p>4.34.2 Reducing the number of vehicular carriageways on Bridge Street and widening the footways achieves two goals; firstly, the improvement of the poor pedestrian environment along Bridge Street by making best use of the opportunity to integrate Bridge Street directly with any public square or public building to the south of Old River Lane; and secondly, it will support the key objective to increase active travel to, and from, and through the Old River Lane site. Old River Lane provides a</p>

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
4.			Transport Options		
			solutions suggested here are premature and should be deleted.	strategies, such as PR60 and the Castle Garden upgrades in order to deliver a strategic picture to any opportunities. All crossings and diagrams are indicative only and will be subject to the detailed work undertaken.	key opportunity for the site to interact with and enhance Bridge Street and maximise opportunities for pedestrians. PR17 is flexible in its approach to increasing walking mode share and improving pedestrian facilities on Bridge Street. Applicants should discuss with Hertfordshire County Council how their proposals meet the expectations of PR17.
Carolyn Matthews (95)	4.4 Link Road and Castle Gardens	Support		Support noted and welcomed.	-
Angela Marshall (281)	4.4 Link Road and Castle Gardens		d. Cycle Routes Section 4.4.5/6 - As a pedestrian walking into town along the towpath from the North several times a week, I would like to know that cyclists, if they are to be encouraged to use the towpath, should be given a separate lane as happens in other cities e.g., York. It could be very dangerous to families walking, dogs and the elderly/infirm as cycles often cannot be heard if they are approaching from behind bells do not seem to be used so much these days. Also, joggers and people using the Leisure Centre make this a busy footpath.	Any upgrade to the tow path will be in relation to Project PR60 set out in the Hertfordshire Eastern Area Growth and Transport Plan. Also relevant is Package PK5, which notes that; "Upgrade to the tow path alongside the River Stort, wide enough to accommodate both pedestrians and cyclists as well as seating and other landscape improvements".	No amendment in response to this issue.
Angela Marshall (280)	4.4 Link Road and Castle Gardens		c. Bus Stop on Link Road, near to the Charringtons building Section 4.4 Could this be given its own lay-by off	This SPD includes a number of interventions and projects set out in the Hertfordshire Eastern Area	No amendment in response to this issue.

Rep No.	Section / para number	Support or Object	Issue	Officer response	Proposed Amendment
			Transport Options		
			the Link Road? I should have thought this would have been done years ago, there is plenty of space.	<p>Growth and Transport Plan. The GTP does not include any plans to accommodate a lay-by for bus services along the Link Road and as such, the SPD does not set this out either.</p> <p>A new Section 4.3 on Public Transport has however been added to the SPD which include reference to the Hertfordshire County Council's Bus Service Improvement.</p>	
Cityheart Homes Ltd (337)	4.4 Link Road and Castle Gardens		4.4.6 - Section 106 Heads of Terms. Need to establish the precise package of such provision in due course. Need to determine whether these "Heads of Terms" meet the necessary tests of being necessary / reasonably required etc. Need to determine effect on overall scheme viability, and provision of other matters as part of the overall Section 106 package.	Noted.	-

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
Cross-party working group on ORL site (20)	5. Constraints and opportunities		<p>There is no guidance on the options for Charringtons House. No reference to options for retention, adaptation or demolition. There is no reference to the points we raised in our report. No reference to the carbon cost of demolition.</p> <p>Amendment requested: Put Charringtons House in land use constraints, saying as follows: 'An existing large building in good condition, fully occupied, good covenants, easy to let, earning reliable, risk-free rental income for Council revenue. It is the location of the Council's public counter service.'</p>	<p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p>	No amendment in response to this issue.
Mr Colin Arnott (129)	5. Constraints and opportunities		<p>As noted below, section 5.0 on Constraints and Opportunities is followed by the Vision and Development Objectives for ORL in Section 6.0. It is normal for the vision and objectives to precede constraints and opportunities. Reversing these sections implies that the aspirations for the development have been set by these limitations.</p>	Agreed.	Reverse Sections 5 and 6, with consequent amendments to the Table of Contents and paragraph 1.3.1.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			It would also be more positive to present Opportunities before Constraints in the Schedule at 5.1.1. This would also allow the Constraints and Opportunities to be organised by objectives. The logic for the present division and ordering of the schedule into four topic areas Traffic & Transport / Public Realm & Environment / Land Use / Heritage & Landscape is not explained. I believe it would be better organised either by objectives or expected intervention areas such as the Arts, Climate Change and Protection of the Environment and Project Delivery. There is also a tendency to describe opportunities as more detailed objectives for specific topic areas particularly for topics such as Heritage and Landscape. I recommend that these amendments are made in the Final SPD	Noted. However, both are presented in a tabular form which doesn't prioritise one over the other. The present division in topic areas is considered an appropriate approach and provides a clear reference for readers.	No amendment in response to this issue.
Bishop's Stortford Climate Group (308)	5. Constraints and opportunities	Object	Land use (and buildings use) (Section 5) In Opportunity land use it says e) To consider the benefits of including the United Reformed Church Hall in proposals to ensure a comprehensive redevelopment of the area. This understates the considerable benefit to retaining the	This is covered by f) to promote sustainability in its widest sense.	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>carbon embedded in the existing building.</p> <p>On page 49 it says of Charringtons House c) The unsuitability of Charringtons House to meet modern day needs. There is no evidence to support this and to say that it would not be possible to retain the building in amended form. The SPD suggests there is a need for office space, so there is no case for pulling down office space to be rebuilt elsewhere on the site. The Sustainability and energy use section addresses the carbon embedded in construction, but this misses the point that to reduce carbon from construction the best approach is to refurbish existing buildings, unless compelling evidence can be provided that it is simply incompatible with the new use cases. In contrast to building operational energy needs, we are not yet in a position where the processes for steel and cement production are being decarbonised and reliance on these in construction will necessarily result in a pulse of emissions now which will be much more significant than the operational emissions even in a do nothing case.</p>	<p>Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted.</p> <p>Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House or the URCH Hall, if demolition of either is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.</p>	<p>Delete the following text from the table following paragraph 5.1.1 (now 6.1.1).</p> <p>c) The unsuitability of Charringtons House to meet modern day needs.</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			<p>The Climate Group analysed the emissions from refurbishing Charringtons rather than demolition and rebuild and it is clear in emissions terms that refurbishment is preferential. The same would apply to a comparison of refurbishment and reuse of the United Reformed Church Hall against a new build alternative.</p> <p>Actions requested The URC can be retained, once refurbished for its value as a useful community facility, contributing to the character of the Conservation Area and surrounding listed buildings, to be used as a flexible community, arts and market space.</p> <p>Charringtons House can be retained for office use and refurbished for other uses such as health care. State that the LPA will strongly discourage demolition of URC and Charringtons House, because of the embedded carbon in them and state encouragement to repair and upgrade them, working at the entry points to both to ensure that they are integrated into the redeveloped site. The SPD should require a life</p>		

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			cycle assessment of proposals for the site, taking account of loss of embedded carbon as well as the additional carbon in any proposed new builds, using existing tools, for example London Plan One-click, or FCBS Carbon.		
Mr Graham Oxborrow (203)	5. Constraints and opportunities	Object	Show a requirement to keep and re-use well-loved and well-used existing buildings (URC Hall and Charringtons), so that the uses are not lost and to minimise carbon emissions in construction. Over the lifetime of a building the carbon in new construction is much more significant than the carbon emissions from its use.	<p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities), Applicants will also be required to explain and evidence how their proposals comply with relevant District Plan policies that seek to improve the environmental sustainability of new development.</p> <p>Policy BISH8 of the District Plan was informed by the Bishop's Stortford Town Centre Planning Framework. This presented two illustrative options for the redevelopment of Old River Lane. Both options included the demolition of Charringtons House. It has therefore always been the case that Charringtons House could be</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
				demolished. Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.	
Bishop's Stortford Civic Federation (422)	5. Constraints and opportunities		5.0 - Constraints and Opportunities As noted below, this section, on Constraints and Opportunities is followed by Section 6 - Vision and Development Objectives for ORL. Rather, in documents such as a SPD it is normal for the vision and objectives to precede an evaluation of constraints and opportunities. In fact, by presenting them in their current order implies that the aspirations for the development have been set by these limitations. This chapter should therefore follow Ch 6, not precede it, as it sets out opportunities to achieve the vision and objectives and constraints to achieving them. (see also 6.0).	Agreed.	Reverse Sections 5 and 6, with consequent amendments to the Table of Contents and paragraph 1.3.1.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>It would also be more positive if the Schedule/table that is part of 5.1.1 presented Opportunities in the LH column and Constraints in the RH column.</p> <p>This would allow the opportunities and the constraints to achieving them to be organised by objectives. Also, the logic for the present arrangement and ordering of the schedule into [only] four topic areas Traffic & Transport / Public Realm & Environment / Land Use / Heritage & Landscape is not explained. BSCF believes it would be better if the schedule/table was organised either by Objectives or expected intervention areas such as the Arts, Climate Change and Protection of the Environment and Project Delivery, etc. With respect to the opportunities already presented we find there is a tendency to describe/detail them as more detailed objectives for specific topic areas particularly for topics such as Heritage and Landscape rather than be action-oriented.</p> <p>Additionally, the table is missing topics such as: Leisure and Arts;</p>	<p>Noted. However, both are presented in a tabular form which doesn't prioritise one over the other.</p> <p>The present division in topic areas is considered an appropriate approach and provides a clear reference for readers.</p> <p>Leisure and Climate Change (sustainability) are both referred as an opportunity under land use. It is</p>	<p>No amendment in response to this issue.</p> <p>Add reference to housing under b) as follows:</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			Climate Change and Carbon Footprint, as well as dwellings (part of Land Use?). BSCF recommends that these amendments are made in the Final SPD, the comments that follow though are reviewed as the constraints and opportunities are presented in the draft SPD.	agreed that reference to housing should be added to b).	b) To create a high quality mixed use development of <u>destination</u> including retail, leisure uses, along with a civic hub of other commercial and community uses, <u>and new housing</u>
Cross-party working group on ORL site (19)	5.1 Identification of Constraints and Opportunities		On page 49, in Heritage /landscape constraints, it says c) The unsuitability of Charringtons House to meet modern day needs. This is the only discussion of Charringtons House in the entire SPD. It is completely false. The building continues to function with various covenants and lets well. Amendment requested: Delete c) The unsuitability of Charringtons House to meet modern day needs.	Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted.	Delete the following text from the table following paragraph 5.1.1 (now 6.1.1). c) The unsuitability of Charringtons House to meet modern day needs.
Cross-party working group on ORL site (28)	5.1 Identification of Constraints and Opportunities		Constraint public realm / environment. There is an existing electricity sub-station next to the road. Constraint land use. The number of Waitrose spaces for relocation is incorrect. Looking at the possible options, the number of spaces	Agreed, bullet point added. It is the quantum of spaces to re-provide that is the constraint rather than the location of the existing spaces.	Add a new bullet point to the constraints table under public realm/environment: <u>d) There is an existing electricity sub-station next to Old River Lane</u> No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			needing to be relocated is either about 8, or about 15 or about 40+.		
Mr James Tatchell (35)	5.1 Identification of Constraints and Opportunities	Object	The Waitrose car park should be left as it is, which will remove the need to demolish the important URC Hall. Any pedestrian link to the new MSCP can be to the side of the existing Waitrose Car Park.	Noted. The Strategic Masterplanning Framework diagram has been updated and the illustrative pathway from north to south would not preclude alternative walkways if this was the preferred design solution, when taking account of all constraints.	No amendment in response to this issue.
Mr Colin Arnott (130)	5.1 Identification of Constraints and Opportunities		<p>Traffic and Transportation: If lack of cycle parking and pedestrian/ cycling/vehicular conflict are constraints, it is not clear why prioritising walking and cycling is an opportunity.</p> <p>High pollution levels in the nearby Hockerill Air Quality Management Area (AQMA) is an important constraint on open area activities and would be better included in a Climate Change and the Environment topic area.</p> <p>Public Realm/Environment Securing long term stewardship of public spaces within the development is an important project delivery requirement but the current lack of stewardship mechanisms is a constraint.</p>	<p>Redevelopment of the site offers the opportunity to improve the current situation by prioritising walking and cycling within the site and to improve permeability for pedestrians and cyclists.</p> <p>The constraint is appropriately listed as the main source of pollution is from road transport.</p> <p>Redevelopment of the site offers the opportunity to secure the long term stewardship of public spaces within the development.</p>	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			<p>Land Use - The Land Use topic is rightly presented almost entirely in terms of the opportunities which a largely undeveloped site in a key town centre/conservation area location offers. The only constraints are around competing aspirations/ requirements for use of the site including: Waitrose own a lease on the portion of car parking to the south of their store and they require to retain all the at grade/storefront walk-in parking which forms part of their offer. That the loss of any of the existing 170 storefront spaces as part of reorganisation of the site layout should be on a like-for-like basis.</p>	Noted.	
			<p>That meeting the around 100 homes requirement of Policy BISH8 II at appropriate height and density standards means that most of the built space will be for housing crowding out the key objectives of delivering the sensitive development of a new town centre destination with a mix of commercial and community and high-quality public spaces. I would support the Land Use opportunities identified but note that opportunities (b) on mixed use</p>	Noted.	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>development and (f) on promoting sustainability simply repeat the development objectives.</p> <p>The list would benefit from more clearly identified existing and new use opportunities including: Recognising that The United Reformed Church Hall is a valued community asset is clearly an opportunity not a constraint for a development with a stated objective to provide and improve community assets and having extended the red line boundary to include the hall.</p> <p>As well as constraining use of part of the site, the Waitrose store located in a sympathetically designed building at the northern entrance to the site - should be acknowledged as the principal existing and future anchor opportunity for retail and related development at ORL. Waitrose is a recognised destination brand with a wide, dedicated catchment across East Herts and surrounding districts. The closest Waitrose stores are at Saffron Walden and Buckhurst Hill - 14 and 20 miles away respectively - in neighbouring counties. There is a locally unique opportunity for</p>	<p>The benefits of including the United Reformed Church Hall in proposals is recognised as an opportunity.</p> <p>Agreed. Opportunity added within the land use section of the Constraints and Opportunities Chapter.</p>	<p>Add new d) to Opportunity: Land Use section of Chapter 4:</p> <p><u>e)d) To capitalise on the location of Waitrose as an anchor store in Bishop's Stortford</u></p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			<p>complementary F&B, retail and business service, markets, events and similar destination uses to locate at ORL.</p> <p>Coopers of Stortford (the town's only nationally eponymous business) is a prominent anchor business/retail occupier at the key southern entrance to the site. Coopers have successfully transitioned from a physical to an online retail business by repurposing their existing listed building space. Their parent company, Damart UK, are headquartered in Bowling Green Mills, Bingley, one of West Yorkshire's leading listed mill conversions and should be encouraged to participate in heritage management at ORL.</p> <p>Charringtons House provides existing office business accommodation including managed workspace meeting identified office use needs (see section 3.3) and adaptable for other retail, service and community needs sustainably by reusing carbon locked up in existing buildings.</p>	<p>Noted.</p> <p>Noted – however the SPD doesn't specifically include proposals for the demolition of Charringtons House.</p>	<p>-</p> <p>No amendment in response to this issue.</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>Uniquely, the ORL site provides the opportunity to reuse the historic centre's only open but continuously actively used space the former cattle market and large enough to accommodate a growing range of destination activities, markets and events. Open space at the heart of ORL provides flexible capacity for a mix of built, covered, pop-up and open spaces which complements the destinations established and new retail, hospitality, local arts and community space. With the support of the Town Council, to extend the use and exploit the brand of Bishop's Stortford's historic Market Charter - delivering on the Vision of the uniqueness of this historic market town.</p> <p>Heritage/Landscape - There is a particular problem in this topic with Opportunities being described as Constraints including for example: The importance of heritage assets and the contribution they make to the town centre and The site has a very attractive historic edge to the west are clearly opportunities for ORL not constraints (unless the overriding objective is to redevelop</p>	<p>Noted. The SPD includes proposals for a public space. New sentence has been added to paragraph 7.7.1 to strengthen the Council's expectations.</p> <p>Heritage Assets are a potential constraint on development. The opportunity for proposals to preserve and enhance the conservation area has been included in the table.</p>	<p>Add new sentence to paragraph 7.7.1:</p> <p>7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. <u>The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility.</u></p> <p>Update the constraints and opportunities table, now in section 6, as follows:</p> <p>a) <u>To preserve and enhance the character and appearance of the Conservation Area, and to protect and enhance the setting of Listed Buildings, the Conservation Area and other important heritage assets, including the Coopers building and</u></p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			<p>the whole area in an unsympathetic way).</p> <p>The unsuitability of Charringtons House to meet modern day needs would be a constraint if it was clearly demonstrated but, until it is, its current office business use is an opportunity to meet identified future requirements and reuse carbon locked up in the building.</p> <p>The number of mature trees including Category A (significant value) and the protection of the triangle of trees and green space towards the northern edge of the site are also clearly important natural assets and therefore an opportunity to retain. Similar assets such as the setting of Listed Buildings, the Conservation Area and other important heritage assets (Coopers, St Michaels, the URC) are described as opportunities.</p>	<p>Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted.</p> <p>The SPD requires the retention of existing mature trees where possible. As such their inclusion as a constraint is appropriate.</p>	<p>views to the Church of St Michael and of the motte mound of Waytemore Castle</p> <p>Delete the following text from the table following paragraph 5.1.1 (now 6.1.1).</p> <p>e) The unsuitability of Charringtons House to meet modern day needs.</p> <p>No amendment in response to this issue.</p>
Mrs Susan Swan (67)	5.1 Identification of Constraints and Opportunities	Support	Vital to maintain the parking at Waitrose for those who have limited mobility. Similarly, URC needs to be retained.	<p>Parking for Waitrose will continue to be provided on site.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
				proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	
Mr John Rhodes (191) Stewart Marshall (383)	5.1 Identification of Constraints and Opportunities		The constraints listed in section 5 identify this as a valued community asset. Far from being a constraint, it should be treated as an opportunity, and a building which should also be retained for sustainability reasons. Although policy BISH8 makes no reference to arts and culture, this is now included as the third objective in section 6 of the SPD. The main arts and culture offer is provided at the southern end of the town with the Southmill arts centre and the Empire Cinema. Any arts offer on ORL should complement and not duplicate the provision which exists already and should be focussed on the URC church hall, refurbished if necessary. Any additional provision, if not adjacent to the hall, should be as close as possible to the car park to minimise disturbance to any residential development on the site.	Noted. Objective 3 sets out that proposals should deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre offer.	No amendment in response to this issue.
Cllr Calvin Horner (165)	5.1 Identification of Constraints and Opportunities	Object	5.1.1. (Table) With regard to Charringtons House the 'unsuitability' of the building to 'meet modern day needs' is asserted	Reference to the unsuitability of Charringtons House to meet modern day needs has been deleted.	Delete the following text from the table following paragraph 5.1.1 (now 6.1.1).

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			<p>without any discussion of the reasons why this view is held or of the current use of the building.</p> <p>Similarly, the inclusion of the URC Hall is assumed without a full discussion here or elsewhere of the merit of doing so. The inclusion of both as 'constraints', rather than 'opportunities' indicates that the document is being drawn up on the basis of decisions or assumptions having been made by the Council as the developers of the site. For neither of these buildings has the issue of sustainability and mitigation for the release of embedded carbon been referenced or considered.</p>	<p>Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House or the URC Hall, if demolition is proposed through the submission of a planning application, applicants will be required to explain and evidence how their proposals comply with relevant District Plan policies that seek to improve the environmental sustainability of new development.</p>	<p>c) The unsuitability of Charringtons House to meet modern day needs.</p>
Bishop's Stortford Civic Federation (442)	5.1 Identification of Constraints and Opportunities		<p>The constraints listed in Chapter 5 identify the URC Church hall as a valued community asset. It's much-used for many performing arts purposes as well as other community uses – though SPD does not acknowledge any of them. Therefore, rather than being a constraint, the building should be seen as a potential opportunity for retention and repurposing, if only for sustainability reasons.</p>	<p>Reference now made to URC Hall in paragraph 2.2.10, and 2.4.1 has been expanded to include reference to the history of the hall.</p>	<p>Add detail to paragraphs 2.2.10 and 2.4.1.</p> <p><u>2.2.10 ...In 1860 on Water Lane to the west of the site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.</u></p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>Therefore, in developing the site's performing arts and other arts and leisure offer the SPD should</p> <p>i) In addition to the other assessments specified in the letter, require an architectural and structural feasibility and cost-benefit assessment for retaining and repurposing the hall, versus providing the required facilities via a total new build.</p> <p>ii) Compare the scope and type of the 'offer' that can be provided with that offered by the town's main arts and culture venues of the Southmill Arts Centre and the Empire Cinema, so they are mutually beneficial to each other and not in competition. Also, generally, BSCF considers the leisure and arts 'offer' should be as close as possible to the north of the site, close to Northgate car park, to minimise disturbance to any residences built on the site.</p>	<p>The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).</p> <p>Objective 3 sets out that proposals should deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre offer.</p>	<p>2.4.1 ... <u>The URC Hall was built in 1915 as a Sunday School for the Congregational Church, now known as the United Reformed Church on Water Lane. It was extensively altered and extended in the 1930s, 1960s, and 1990s.</u></p> <p>No amendments in response to these issues.</p>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
Mrs Helen Lednor (235)	5.1 Identification of Constraints and Opportunities		We all recognise that in many towns and cities it is the vibrant arts quarter of a town that people most want to live alongside because it gets a buzz going or want to visit and see if anything's happening; it becomes financially very active because of its thriving local economy. Why isn't there more vision about the contribution and opportunities of The Arts within this ORL SDP?	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.
Cityheart Homes Ltd (338)	5.1 Identification of Constraints and Opportunities		5.5.1 (Table): Public Realm / Environment Constraint bullet point c) Recent flood investigation/ modelling work that has been undertaken indicates a better and improved (lesser) classification of the site. Need to caveat the content of the SPD accordingly to qualify that based on current evidence only. 5.5.1 (Table): Land Use Constraint bullet point c) It should be noted that Planning Permission and Conservation Area Consent has previously been granted for the demolition of this facility (as part of the approval of the earlier outline	Noted. A Flood Risk Assessment will need to be submitted with any planning application. Planning permission was previously granted on the 14 January 2013 for the demolition of Charringtons House. This permission was never implemented. Any new proposals will be considered on their merits.	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>planning application for the comprehensive redevelopment of the site). Need as such to clarify that it is the 'use' of this facility that needs to be assessed for loss / compensation, as opposed to its physical presence and merit per se (not listed / not considered suitable for listing / planning permission and conservation area consent previously approved for its demolition).</p> <p>5.5.1 (Table): Traffic & Transportation bullet point f) A dotted line and annotation refers to "lost views of church". This is neutral i.e., not implying that one exists (and accordingly should be retained / protected), nor necessarily that one should be created. Indeed, reference to the term "lost" confirms that it does not exist. Any scheme will however see to be responsive to this factor.</p>	Noted.	No amendment in response to these issues.
Mr Colin Woodward (363)	5.1 Identification of Constraints and Opportunities		<p>5.1 Water features perhaps consider what exists in Letchworth town centre.</p> <p>Waitrose re-provision of 170 spaces: are these to move or not? Recent Press comment from EHC seems to</p>	<p>Noted.</p> <p>Parking for Waitrose will continue to be provided on site.</p>	No amendment in response to these issues.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			indicate that the SPD has already been over-ridden and the 170 are not moving. Therefore, undermining EHC case to demolish the URC Hall as necessary and unavoidable.		
Bishop's Stortford Civic Federation (423)	5.1 Identification of Constraints and Opportunities		<p>5.1.1 - Constraints and Opportunities table. Where relevant, references to preceding sections and paras should be added, to help masterplanning. The table could also summarise relevant information from sections 2-4, such as parts of the BISH8 policies, relevant NP policies (see Annex 2); thereby introducing Section 7 - Design Principles</p> <p>Examples of items to include are the position of the new Bridge St entrance into Jackson Square as both a constraint, and an opportunity</p> <p>evidence that Charringtons House does not meet modern-day needs, including assessment of the embedded carbon implications of demolishing it vs repurposing it (Heritage constraint (c))</p> <p>Traffic and Transportation: If lack of cycle parking and pedestrian/cycling/vehicular conflict are constraints, it is not clear why prioritising walking and cycling is an opportunity. High pollution levels in the nearby Hockerill Air Quality</p>	<p>The SPD should be read as a whole and there is no need to repeat information from other sections.</p> <p>The opportunities and constraints as presented and updated are considered an appropriate approach.</p>	No amendment in response to this issue.

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>Management Area (AQMA) is an important constraint on open area activities and would be better included in a Climate Change and the Environment topic area. Public Realm/Environment - Securing long term stewardship of public spaces within the development is an important project delivery requirement but the current lack of stewardship mechanisms is a constraint. Land Use This topic is rightly presented almost entirely in terms of the opportunities which a largely undeveloped site in a key town centre/conservation area location offers. The only constraints are around competing aspirations/requirements for use of the site, including: Waitrose owns a lease on the portion of car parking to the south of its store and requires all parking spaces to be at grade/storefront walk-in as part of its offer. The loss of any of the existing 170 storefront spaces as part of reorganisation of the site layout should be on a like-for-like basis. (though with Northgate MSCP so close is this still non-negotiable? - parking for Sainsburys in Jackson Square is not at grade, it also has a</p>		

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			scheme to compensate shoppers for the cost of parking). Meeting the around 100 homes requirement of Policy BISH8.II at appropriate height and density standards means that most of the built space will be for housing crowding out the key objectives of delivering the sensitive development of a new town centre destination with a mix of commercial and community and high-quality public spaces.		
Environment Agency (444)	Section 5		<p>River Stort - Main River</p> <p>We note that the document references the presence of a culverted stretch of the river Stort running through the site and the history as to why it was constructed. However, there is little reference as to what constraints this has on the site. Specifically, within Section 5.1, there is no mention of the culvert and how this may be a constraint when developing the site. Because this is a complex site constraint, we feel that the main river should be given its own section or sub-section within the SPD to allow for the inclusion of further guidance relative to this specific constraint.</p> <p>We firstly recommend that wording is included within the SPD which</p>	<p>An additional constraint has been added to the Public Realm/ Environment Constraint section in Chapter 6 which relates directly to the culverted watercourse. Reference to the 8m easement has been included throughout the document to reflect this comment, and the East Herts District Plan Policy WAT3.</p> <p>The option of de-culverting the river has been added to both the opportunity section as a separate point d); and a further reference has been made within Chapter 7 - section 7.4. Given that this SPD sets out a Strategic Masterplanning Framework much of the further detail regarding the culverting can't</p>	<p>Add an additional constraint under Public Realm/Environment as follows:</p> <p><u>d) To explore the benefits that de-culverting the River could have on the Old River Lane development</u></p> <p>Add an additional point under Section 7.4 as follows:</p> <ul style="list-style-type: none"> <u>The benefits of de-culverting the River could be explored;</u>

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>requires any future planning application to include a thorough investigation into options to de-culvert the watercourse on this site, in line with Policy WAT3 of the East Herts District Plan. Please note that the River Stort is chalk stream, which is a globally rare species rich habitat. There is therefore the potential for huge gains on this site from re-naturalising this stretch of river. Some of these gains are as follows:</p> <ul style="list-style-type: none"> • Encourages the future enhancement of the channel. • Removes future culvert capacity. • Supports Water Framework Directive objectives and biodiversity net gain requirements, in line with the Thames River Basin Management Plan and the Stort Catchment Management Plan. • Less maintenance required (for the lifetime of the development). • Improved access to the channel for maintenance and emergency purposes. • Removes the risk of culvert failure or blockage. <p>Whether or not this can be achieved, we note that Section 2.3.5 calls for “a 5m easement as the culvert is classified as a watercourse” which is</p>	<p>be included at this stage, however it will form part of the discussion at the pre-application stage.</p>	

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
			Constraints and Opportunities		
			<p>smaller than the standard area of exclusion for building adjacent to a main river. Please note Policy WAT3 (part II) of the East Herts District Plan which states: "Unless there is clear justification for not doing so, an undeveloped buffer strip at least 8 metres wide should be maintained alongside all main rivers". If sufficient justification is submitted to show that the river cannot be re-naturalised, we wish at the very least to see an 8-metre-wide buffer zone provided from the outer edge of each side of the culvert for both the design of the development and during the construction process. Detailed supporting evidence and justification would need to be provided in the event that this is not possible. We advise that the wording within the SPD is altered to reflect this.</p> <p>Other points of concern that should be considered and could be included within the SPD for further guidance prior to the submission of any planning application are as follows:</p> <ul style="list-style-type: none"> • Access to the culvert should be maintained or improved - considering access to manhole covers and access chambers. Access 		

Rep No.	Section/ Para number	Support or Object	Issue	Officer Response	Proposed Amendment
5.			Constraints and Opportunities		
			<p>for future replacement/upgrade of the culvert and also for maintenance/emergency purposes should also be considered.</p> <ul style="list-style-type: none"> • The condition of the culvert will be required to be investigated to show that it is currently in fair to good condition and will be maintained for the lifetime of the development. If the culvert is found to be below its required condition grade, repair works will be required before the proposal can be considered acceptable. The maintenance regime must ensure that the culvert will remain in acceptable condition for the lifetime of the development. • It must be demonstrated that there will be no adverse effects on the culvert. This can be demonstrated through loading calculations, vibration monitoring information and foundation/piles drawings. • Following the construction of the development, a post-works condition survey must be carried out on the culvert to ensure no damage has occurred. If damage has occurred, repairs must be carried out within a time frame set out by the Local 		

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
Carolyn Matthews (96)	6. Vision and Development Objectives	Support		Support noted and welcomed.	-
Clr Mione Goldspink (328)	6. Vision and Development Objectives		Section 6 – Vision and Objectives All 6 objectives are supported, but please strengthen Nos 1 and 3 by saying that nothing should be done which would be in competition with existing assets or activities.	Support noted and welcomed. Objectives 1 and 3 are already both clear that any development should complement local assets / the wider town centre offer.	No amendment in response to this issue.
Mr Colin Woodward (364)	6. Vision and Development Objectives		Vision - not as 'shared' as perhaps EHC implies	The Vision and Objectives were both discussed with the Old River Lane Steering Group.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (424) Mr Colin Arnott (132)	6. Vision and Development Objectives		The SPD presents the Vision and Development Objectives for ORL in Section 6.0, following the Identification of Constraints and Opportunities in Section 5.0. It would be normal for the vision and objectives to precede them such that the constraints and opportunities are identified based on their potential to constrain or facilitate the delivery of the vision and objectives. To reverse these sections implies that the aspirations for the development have been set by these limitations. Recommendation that Sections 5 and 6 of the SPD are reversed.	Agreed.	Reverse Sections 5 and 6, with consequent amendments to the Table of Contents and paragraph 1.3.1.

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			Vision and Development Objectives		
			<p>Also, although it is challenging to set a Vision for a complex mixed-use development in a short statement, BSCF believes that the most important aspirations for ORL are captured in the Vision statement proposed.</p> <p>We believe that the establishment of ORL as a town centre destination is a key objective and that the word destination should be highlighted.</p> <p>BSCF also believes the description of the ORL project as redevelopment is limiting and use of the broader term development implies broader objectives of economic and social as well as physical development of the town centre and would not preclude retaining some areas and/or buildings.</p>	<p>Support noted and welcomed.</p> <p>Agreed.</p> <p>Redevelopment is appropriately used, meaning the action or process of developing something again or differently.</p>	<p>-</p> <p>Highlight the word 'destination' in the Vision:</p> <p>"Old River Lane will be a high-quality, accessible, and sustainable redevelopment of a town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and complements the uniqueness of this historic market town."</p>
Mr John Darley (7)	6.1 Vision	Object	There has been mention of cinema screens, but now the use is termed as 'mixed'. What are the intended or hoped for leisure activities? Is education being included in this? If more specific uses are not given, this leaves the detailed plan open to including inappropriate or unwanted occupants.	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
				<p>subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>The SPD does not include proposals for educational use.</p>	
Cllr Chris Wilson (151)	6.1 Vision		This is a very vague statement. As with my previous comments, I feel that given the number of hours dedicated to meetings with respect to the future of ORL, there should be more detail as to what should be at the site.	This is intended to be a short statement which captures the aspirations for the site. Minor amendments have been made following comments from the Bishop's Stortford Civic Federation.	No amendment in response to this issue.
Mr Luke Hayes (3)	6.2 Development Objectives		Regarding the existing underground river, will there be any investigations into the possibility of re-opening this stretch of river? This could be a fantastic new natural/green leaning completely pedestrian area to complement the existing shopping areas. I understand that the town needs more accommodation and a proper market/public space area, this can all be done with a view to keeping the town as green as possible and re-imaging and bringing back to the life the existing water course. Look at the cinema	There are no plans to re-open this stretch of the river. However, the importance of green infrastructure is however embedded throughout the SPD as a key consideration. The SPD also sets out that proposals should consider the use of water features and public art in the design of the new spaces to reference the former route of the River Stort	No amendment in response to this issue.

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			Vision and Development Objectives		
			development on Anchor St, the housing + Weatherspoon's on Riverside and Jackson's square as good examples of exactly what not to do when you have a watercourse at the centre of your town. Maybe this development could in some way be used to counteract those disastrous developments?		
Mr James Tatchell (36)	6.2 Development Objectives	Object	6.2 We do not need any more mixed housing types in this town. A few flats ("around 100"), including affordably priced units and units for senior living would be acceptable, but no more than that.	Noted. The SPD reflects the policy requirement	No amendment in response to this issue.
Mr Colin Arnott (133)	6.2 Development Objectives		Objective 1: Deliver a sensitive development which enhances Bishop's Stortford's historic setting and complements local assets. [replacing redevelopment with development]. Objective 4: Establish a new town centre destination where people can meet and enjoy spending time by creating new high quality public spaces and public realm that are accessible and inclusive to all. [Reversing the object of the statement to the establishing of a new destination by creating new	Redevelopment is appropriately used, meaning the action or process of developing something again or differently. Agreed. Objective 4 updated as suggested.	Amend Objective 4 as follows: Create new high quality public spaces and public realm that are accessible and inclusive to all and establish a civic destination where people can meet and enjoy spending time.

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
			<p>high quality public spaces which I believe is as important as the mix of uses.]</p> <p>Also, while the ordering of objectives should not imply any prioritisation of them, it is usual with strategic objectives such as these to order the what before the how as far as possible. I would recommend that the first 5 objectives be reordered as follows: 3/4/1/5/2.</p> <p>Objective 6: Support a sustainable community by providing a mix of housing types, and a range of employment opportunities that meet the local need. appears somewhat out of place in terms of delivering the Vision. It is clear that the provision of housing at ORL is in response to DP Policy BISH8 II to provide round 100 new homes. This in turn derives from DP Policy DPS3 on Housing Supply specifically to provide around 1,100 houses in East Herts on brownfield sites, 850 of which are in 3 sites in Bishop's</p>	<p>The Objectives are not in order of priority. To bring forward the vision for ORL, all the objectives are equally relevant and so it doesn't matter which order they are presented in.</p> <p>Not agreed. This is a mixed-use development which will include new homes in accordance with District Plan Policy BISH8. Policy DPS3 sets out the minimum supply to meet projected housing need over the Plan-period. 850 is therefore not a target.</p>	<p><u>Establish a new town centre destination where people can meet and enjoy spending time by creating new high quality public spaces and public realm that are accessible and inclusive to all.</u></p> <p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p>

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			<p align="center">Vision and Development Objectives</p>		
			<p>Stortford the smallest of which is ORL. In practice, approved masterplans and consents on the other two Bishop's Stortford sites already significantly exceeds 850 on housing development led sites. It is BISH III which makes clear that ORL is a mixed use led town centre site which will represent an extension of a historic market town with the creation of a high-quality mixed-use development of retail, leisure uses, along with a civic hub of other commercial and community uses such as GP surgery and B1 office floorspace. ORL has never provided town centre housing and any mix of homes on the site will detract rather than add to the site as destination. Objective 6 appears to justify providing a mix of housing types (unquantified) in order to create a sustainable community collocating homes and jobs in the town centre. If any objective is included to justify housing development, it should more specifically address a continuing need to meet the brownfield housing targets set for Bishop's Stortford in policy DPS3.</p>		

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
Mrs Susan Swan (68)	6.2 Development Objectives	Support	This is the first mention of Arts and Culture in the whole document - it is vital for the soul of Bishop's Stortford that Arts - including theatre, live concerts etc are included in this development.	Support noted and welcomed.	-
Mark Doran (141)	6.2 Development Objectives	Object	<p>Objective 2: this should prioritise all sustainable modes including bus and cyclists (as well as pedestrians) over the car.</p> <p>Objective 3: this is the first mention of arts and culture, which is essential for a vibrant town centre and community, so should also be referenced throughout the document.</p> <p>Objective 5: should be strengthened to refer to minimising carbon emissions (achieving net zero in operation), improving biodiversity, not worsening water scarcity and not worsening surface water run-off.</p>	<p>The objective already refers to 'encouraging sustainable modes of travel' which would include travel by bus and cycling.</p> <p>A new section has been added to the SPD which provides further information on the Arts Centre.</p> <p>Agreed. Objective 5 has been strengthened.</p>	<p>No amendment in response to this issue.</p> <p>Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.</p> <p>Amend Objective 5 as follows:</p> <p>Deliver a place that is increasingly resilient to variable conditions resulting from climate change with environmental sustainability embedded throughout.</p> <p><u>Deliver an environmentally sustainable place that minimises carbon emissions, is resilient to the variable conditions resulting from climate change, reduces pressure on</u></p>

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			Vision and Development Objectives		
					<u>resources such as water and, enhances biodiversity.</u>
Mrs Jill Wade (255)	6.2 Development Objectives		<p>I support the inclusion of Objective 5. However, the Checklist at 7.15 recommends the exploration of standards above and beyond the requirements of conversant Building Regulations where appropriate and achievable. This should not be diminished in response to developer claims of unviability, as has been seen with previous local developments. This is the opportunity to create a flagship development something which demonstrates the Council recognises this community's commitment to and desire for the most modern technology in response to our changing climate and the need to control global warming. I am confident that a large proportion of residents feel strongly about this. As stated above, all existing buildings should be retained, refurbished and/or re-purposed to reduce the carbon footprint of the development.</p> <p>I would support the requirement for use of renewable, zero and low-</p>	<p>Noted and welcomed.</p> <p>Whilst the SPD cannot introduce targets that exceed the policy requirements of the District Plan, Objective 5 has been strengthened.</p>	<p>Amend Objective 5 as follows:</p> <p>Deliver a place that is increasingly resilient to variable conditions resulting from climate change with environmental sustainability embedded throughout.</p> <p><u>Deliver an environmentally sustainable place that minimises carbon emissions, is resilient to the variable conditions resulting from climate change, reduces pressure on resources such as water and, enhances biodiversity.</u></p>

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
			<p>carbon technology to fulfil the requirements of Policy DES4 (Design of Development) rather than mere encouragement. This section should therefore be strengthened.</p> <p>Proposals should utilise and incorporate existing green infrastructure, taking account of the large mature trees present across the site. Planting should be used to reinforce key routes and improve connections. I object strongly to the removal of any trees on the site. This Council has already been responsible for environmental vandalism on a huge scale to make way for the new MSCP.</p>	<p>As above, the SPD cannot introduce targets that exceed the policy requirements of the District Plan.</p> <p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible. Furthermore, the Strategic Masterplanning Framework set out in the SPD embeds green infrastructure as a key consideration.</p>	
Mr James Hook (236)	6.2 Development Objectives	Object	The Objectives in para 6.2.1 do not emphasize sufficiently the need for some outstanding architectural design in Bishop's Stortford. New buildings constructed in the town over the last several decades have been of mediocre to poor design quality. Much of the development currently underway will be the same. Some of the existing buildings (the leisure centre on Anchor Street, for example, and the recently added car park opposite it) are a blight on the	Agreed. The vision for Old River Lane is to deliver a high quality, mixed-use scheme of exceptional design that contributes to the vibrancy of Bishop's Stortford and complements the uniqueness of our historic market town.	Amend Objective 1 to include reference to 'exceptional design': Objective 1 - Deliver a sensitive redevelopment of <u>exceptional design</u> which enhances Bishop's Stortford's historic setting and complements local assets.

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			Vision and Development Objectives		
			town. Bishop's Stortford's historic setting will not be enhanced by building more of this. Just the opposite. Objective 4 is to Create new high quality public spaces and public realm that are accessible and inclusive to all and establish a civic destination where people can meet and enjoy spending time. High quality is not strong enough for a brief for this site. It is such a ubiquitous term for design briefs these days that it has become meaningless. In the context of Objective 4 it could easily be limited in interpretation to accessibility and inclusivity. Whilst these aspects are important, the Objectives need to be rephrased so that it is clear that what is being sought is architectural excellence that will provide an exciting and inspiring built environment. This is probably the last sizable plot in the town centre that isn't overshadowed by a mish mash of poor-quality buildings. We must make the most of it.		
Hertfordshire County Council (348)	6.2 Development Objectives		HCC support the Objective 2 as it accords with LTP4 Policy 1. However, this should be extended to include travel by cycles and e-cycles. There	Support noted and welcomed. Noted. It is considered that 'sustainable travel' would cover	-

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
			<p>are opportunities for active travel through the Grange Paddocks corridor that when completed, will enable cycle travel south to the town from BSN. This development should further enable this both through financial contributions but also through the provision of appropriate mass cycle permeability and parking at the location for retail (important given the reduction in private car parking) and also for the residential use (private cycle storage). This will also enable access to the leisure and cultural features located at Castle Park and also Grange Paddocks centre by residents of the new housing stock.</p> <p>Achievement of Objective 4 should be sensitive to existing and new facilities being developed in the Castle Park area so as not to detract or duplicate.</p>	<p>travel by cycles and e-cycles. Reference to e-bikes and other matters have been added/ strengthened in the Design Principles at Section 7.2 and 7.3.</p> <p>Agreed.</p>	-
Mr Colin Woodward (365)	6.2 Development Objectives		6.2 Public space - previous EHC planning aspirations demonstrably failed the town and so why would this be any different?	A key objective of the SPD is to create new high quality public spaces and public realm that are accessible and inclusive to all. This is supported by a series of design principles in Chapter 7.	No amendment in response to this issue.

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			Vision and Development Objectives		
Bishop's Stortford Civic Federation (425)	6.2 Development Objectives		<p>Objective 1: replace redevelopment with development.</p> <p>Objective 4: Reverse the object of the statement to the establishing of a new destination by creating new high quality public spaces which we believe is as important as the mix of uses, i.e. Establish a new town centre destination where people can meet and enjoy spending time by creating new high quality public spaces and public realm that are accessible and inclusive to all. Also, while the ordering of objectives should not imply any prioritisation of them, it is usual with strategic objectives such as these to order the what before the how as far as possible.</p> <p>We would recommend that the first 5 objectives be reordered as follows: 3; 4; 1; 5; 2.</p> <p>We also consider Objective 6: Support a sustainable community by providing a mix of housing types,</p>	<p>Redevelopment is appropriately used, meaning the action or process of developing something again or differently.</p> <p>Agreed. Objective 4 updated as suggested.</p> <p>The Objectives are not in order of priority. To bring forward the vision for ORL, all the objectives are equally relevant and so it doesn't matter which order they are presented in.</p> <p>Not agreed. This is a mixed-use development which will include new homes in accordance with District</p>	<p>No amendment in response to this issue.</p> <p>Amend Objective 4 as follows:</p> <p>Create new high quality public spaces and public realm that are accessible and inclusive to all and establish a civic destination where people can meet and enjoy spending time.</p> <p><u>Establish a new town centre destination where people can meet and enjoy spending time by creating new high quality public spaces and public realm that are accessible and inclusive to all.</u></p> <p>No amendment in response to this issue.</p> <p>No amendment in response to this issue.</p>

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
			Vision and Development Objectives		
			<p>and a range of employment opportunities that meet the local need is out of place in terms of delivering the Vision. This is because, while DP Policy BISH8.II allocates 850 new homes on the town's brownfield sites, plus a share of 43 homes on SLAA sites across the whole District there are already about 350+ homes approved on brownfield sites. They include: 73 extra homes on BISH6, 24 homes at 1-5 Priors, London Rd, 15 associated with the Northgate MSCP; total 112; plus 118 committed in the South Street & Southmill Road area. In addition there are about 66 windfall homes approved in the vicinity of the town centre, i.e. walking distance, compared to a target of 73 for the town as a whole in the period 2017-22. They are all on brownfield sites. The town's brownfield target for the period 2011-2033 has therefore already been well exceeded BSCF also notes that while BISH8.III states that ORL is to be a mixed use-led site that will represent an extension of a historic market town, with the creation of a high quality mixed-use development of retail, leisure uses, along with a</p>	<p>Plan Policy BISH8. Policy DPS3 sets out the minimum supply to meet projected housing need over the Plan-period. 850 is therefore not a target.</p>	

Rep No.	Section/ Para. number	Support or Object	Issue	Officer Response	Proposed Amendment
6.			<p align="center">Vision and Development Objectives</p>		
			<p>civic hub of other commercial and community uses such as GP surgery and B1 office floorspace; to date, the original ORL site, shown on Map 1, has never provided town centre housing. BSCF therefore considers any homes on the site, of whatever mix, will detract from it as a destination, rather than add to it. Objective 6 appears to justify providing a mix of unspecified housing types simply to create a sustainable community, by co-locating homes and jobs in the town centre. Therefore. if there is to be any objective to justify housing development it should more specifically address a continuing need to meet the town's brownfield housing targets in DP policy DPS3. (see 8.2) Criteria and timescales are also needed to objectively measure and monitor the extent to which effective/successful realisation of each objective is being achieved and sustained, and any changes needed in this respect.</p>		

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
Design Principles					
Cross-party working group on ORL site (21)	7. Design Principles		<p>Comment: Within the whole of this section 7, there is no reference to the existing Charringtons House - the biggest existing asset on the site, an income generator for the Council, a purpose-built office building with large and small businesses. This is an extraordinary omission. There are options to retain or demolish, or to modify or to retain and update the building. Amazingly, none of this is discussed.</p> <p>Amendment requested: Within Design principles, describe the options for Charringtons House. Explicitly state that the LPA would accept retention of the building, and adaptation, or conversion, or extension, including possible replacement lift and stair towers, updated glazing, conversion of the ground level to undercroft parking (if office users insist), conversion of the ground floor to part of an arts centre, or retail, or library. State that it would be fine for Charringtons House to remain in office use. In addition, state all the acceptable uses for Charringtons House over the long term, including healthcare,</p>	Chapter 7 sets out high-level Design Principles to ensure that the redevelopment of the site can meet the objectives and vision set out in Chapter 6. Whether or not Charringtons is retained as part of this development, the Design Principles will inform the detailed proposals.	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
			education, library, workspace, housing.		
Bishop's Stortford Civic Federation (426)	7. Design Principles		7.0 - Design Principles. Except for climate change (see 7.4) relevant design principles in the town's new NPs need to be included here. (see Annex 2 for a list of policies considered relevant or partly relevant)	The Neighbourhood Plan for Silverleys and Meads Wards (1 st Revision) now forms part of the Development Plan and as such would be considered in the determination of any planning application. There is no need to repeat the policies in the SPD.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (428)	7.1 Introduction		7.1.2 - The development of the site should create high quality streets, spaces and buildings. New development will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and nearby Listed Buildings and the Conservation Area. Criteria and timescales are needed to objectively measure and monitor the successful realisation of the objectives listed.	The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	No amendment in response to this issue.
Cllr Calvin Horner (169)	7.2 Movement		7.2.6 In the context of prioritising cycling the reference to Northgate End Car park is singularly inappropriate, as it is unlikely to be either a source or destination for journeys by bicycle even with cycle parking and charging for e-bikes installed there. Whilst a north-south cycling route across the ORL site	It is prudent to include cycling connections, wayfinding and legibility across the site towards Northgate End Car Park. Access to the link road and also to the cycling facilities and infrastructure contained within the Car Park allows cyclists to have clear connections rather than being diverted elsewhere	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			<p>should be included any route needs to look beyond the car park to improving cycle links between the north/north-west of Bishop's Stortford and the Town Centre/Station.</p> <p>Cycling routes around Bishop's Stortford are still lamentably absent, despite previous studies, and ORL should be used as a catalyst for the development of routes beyond the ORL site. The wording of the second bullet point therefore requires re-wording.</p> <p>In the fourth bullet point, reference should be made to the provision for charging facilities for e-bikes as they constitute another 'non-standard bike type' that should be encouraged in order to promote active transport.</p>	<p>or on a less favourable path, therefore not prioritising cycling.</p> <p>The second bullet point is sound as it relates to the site itself. Chapter 4 sets out opportunities for how the wider-cycle network can be accommodated by development at ORL alongside identifying interventions which in some cases relate to the improvement of the wider-cycle connections.</p> <p>Partially agreed. E-bikes have been specifically referenced in bullet five of the cycling design principles.</p>	<p>No amendment in response to this issue.</p> <p>Addition at bullet point 5:</p> <ul style="list-style-type: none"> • Cycle-parking and infrastructure should seek to accommodate non-standard bike types (e.g., cargo bikes) <u>and e-bikes.</u>
Mr Graham Oxborrow (206)	7.2 Movement	Object	<p>Ensure that the ORL development contributes to the reworking of town centre streets to support active travel and keep private cars away from community space. Section 7.2 The draft SPD:</p>	Noted.	

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			- Is silent on public transport users' access to the site	particularly where parking could be provided in existing facilities. The 1st bullet point of the walking and cycling principles has been updated to include and recognise 'public transport infrastructure'.	Update 1 st Bullet point (also applies to cycling): <ul style="list-style-type: none"> Proposals should improve walking connections, wayfinding, and legibility from and to <u>the following</u>: <ul style="list-style-type: none"> Castle Gardens; Northgate End Car Park; Bishop's Stortford Town Centre; <u>Grange Paddocks Leisure Centre</u>; <u>Other green spaces</u>; <u>Public transport infrastructure</u>;
Mr Colin Woodward (366)	7.2 Movement		7.2.6 Prioritise Cycling, the new Grange Paddocks has three large and 95% unused empty cycle rack sites. BS town centre already has some 40, (as counted by BSTC), that have now been clearly marked. Why add space for what is demonstrably already over provided and in a town where a former committed cyclist and Chief Executive publicly stated to Chantry Residents AGM (and was Minuted) that Stortford was too dangerous for cycling? Any provision needs to be segregated from walkers/children/the elderly. (Three instances observed of serious i.e.,	Infrastructure improvement should aim to enhance the cycling experience for both cyclists and pedestrians. This will in turn encourage more active travel to and from key locations. An updated bullet point has also been added to Prioritising Cycling to recognise existing cycle infrastructure standards. These documents recognise, amongst other things, mixed streets and cycle friendly spaces.	Addition of bullet point in Prioritising Cycling: <ul style="list-style-type: none"> <u>Cycle infrastructure should consider the standards set out in Cycle Infrastructure Design (LTN1/20) and, Standards for Public Cycle Parking June 2021.</u>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
			lycra/helmeted cyclists in one afternoon riding through the red light on new Northgate car park ped crossing as people attempted to cross. Not unusual unfortunately).		
Hertfordshire County Council (349)	7.2 Movement		<p>3.8 Movement 7.2.6: HCC recommend reference to the need for improved wayfinding to Grange Paddocks Leisure Centre and green spaces. The consultation document should also consider the need for safe storage and charging of e-cycles, which will also need to be integrated into the residential property to encourage take up. The likelihood of deliveries to residential in this setting by e-cargo bike should be part of the planned servicing strategy.</p> <p>3.9 When setting out requirements for cycle/e-cycle parking these facilities should be established at scale, closer to the retail than the car parking, considerate of the requirements to recharge, and using structures that demonstrate best practice.</p>	<p>Agreed – the first bullet point of the ‘Prioritising Walking’ and ‘Prioritising Cycling’ principles has been updated to include Grange Paddocks and ‘other green spaces’. Likewise, the addition of reference to e-bikes has now been included in the penultimate bullet point of the cycling principles.</p> <p>Addition of reference to e-bikes in the penultimate bullet point of Prioritising Cycling. Bullet point also added in Servicing and Vehicular Access section of the Design Principles Chapter.</p>	<p>Update 1st Bullet point (also applies to cycling):</p> <ul style="list-style-type: none"> • Proposals should improve walking connections, wayfinding, and legibility from and to <u>the following</u>: <ul style="list-style-type: none"> ○ Castle Gardens; ○ Northgate End Car Park; ○ Bishop’s Stortford Town Centre; ○ <u>Grange Paddocks Leisure Centre</u>; ○ <u>Other green spaces</u>; ○ <u>Public transport infrastructure</u>; <p>5th Bullet point addition in Prioritising Cycling:</p> <ul style="list-style-type: none"> • Cycle-parking and infrastructure should seek to accommodate non-standard bike types (e.g. cargo bikes) <u>and e-bikes</u> <p>Addition of bullet point in Servicing and Vehicular Access in section 7.3:</p>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			3.10 This section should reference the standards set out LTN1/20 or Standards for Public Cycle Parking or subsequent.	Agreed – final bullet point added to include reference to standards suggested.	<ul style="list-style-type: none"> <u>The accommodation and location of e-cargo bike infrastructure should be considered at the design stage;</u> Addition of bullet point in Prioritising Cycling: <ul style="list-style-type: none"> <u>Cycle infrastructure should consider the standards set out in Cycle Infrastructure Design (LTN1/20) and, Standards for Public Cycle Parking June 2021.</u>
Bishop's Stortford Civic Federation (430)	7.2 Movement		<p>"7.2.1 - The location of the site on the edge of the town centre, with the Castle Gardens and the new multi-storey car park on the opposite side of the Link Road means that the approach to movement will have wider impacts across the town. Any new development should therefore contribute to creating active and pedestrian friendly streets and public spaces that help to form a legible and attractive pedestrian network in the town centre."</p> <p>The development of Sworders Field and Grange Paddocks needs to be acknowledged (also applies elsewhere in the document), along with the opportunities for active</p>	<p>Partially agreed. Reference to Grange Paddocks and other green spaces has been included in the first bullet point of the 'Prioritising Walking' and 'Prioritising Cycling' design principles.</p> <p>An additional bullet point has also been added to recognise existing cycle infrastructure standards. These documents recognise, amongst other things, mixed streets and cycle friendly spaces.</p>	<p>Update 1st Bullet point (also applies to cycling):</p> <ul style="list-style-type: none"> Proposals should improve walking connections, wayfinding, and legibility from and to <u>the following</u>: <ul style="list-style-type: none"> Castle Gardens; Northgate End Car Park; Bishop's Stortford Town Centre; <u>Grange Paddocks Leisure Centre;</u> <u>Other green spaces;</u> <u>Public transport infrastructure;</u>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
			movement, recreation, etc., it is going to offer. This is also relevant to the way it will interact with ORL and vice versa. The SPD should provide for this. Cycle-friendly/mixed-use streets are not mentioned here and should be, with reference to section 7.2.6 Cycling		<p>Addition of bullet point in Prioritising Cycling:</p> <ul style="list-style-type: none"> • <u>Cycle infrastructure should consider the standards set out in Cycle Infrastructure Design (LTN1/20) and, Standards for Public Cycle Parking June 2021.</u>
Bishop's Stortford Civic Federation (429)	7.2 Movement		7.2 - Movement - This section has nothing about public transport and improving bus linkages. This is very important, not only for movement considerations, especially to the town's south and west, but also as contributing to its sustainability and energy efficiency	Reference to public transport has now been added to the first bullet point. This should be read together with the, more intervention-based, additions in Chapter 4 regarding Public Transport.	<p>Update 1st Bullet point (also applies to cycling):</p> <ul style="list-style-type: none"> • Proposals should improve walking connections, wayfinding, and legibility from and to <u>the following</u>: <ul style="list-style-type: none"> ○ Castle Gardens; ○ Northgate End Car Park; ○ Bishop's Stortford Town Centre; ○ <u>Grange Paddocks Leisure Centre</u>; ○ <u>Other green spaces</u>; ○ <u>Public transport infrastructure</u>;
Bishop's Stortford Civic Federation (431)	7.2 Movement		7.2.6 - Prioritising cycling - There is no reference to the towns cycling strategy by Sustrans (applies to earlier sections too).	The Bishop's Stortford Walking and Cycling Strategy is referenced as a source in the Hertfordshire Eastern Area Growth and Transport Plan	No amendment in response to these issues.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			E-bike requirements need to be included.	<p>references and as such is incorporated into the SPD.</p> <p>Addition of reference to e-bikes has now been included in the penultimate bullet point of the cycling principles.</p>	
Mrs Sarah Ashton (42)	7.3 Parking and Servicing	Object	<p>Earlier in the SPD it is stated: g) on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters. How does this fit with incentivising car free travel? There needs to be residential parking as a minimum of 1 for 1. Public car parks may be available for evenings but there generating permit fees however there needs to be a balance for public car parking to support the local economy and therefore this needs to be available for visitors to the town centre. You need to get car clubs in the multi storey for use by anyone in town centre and not just new development residents. Developers providing less parking</p>	<p>Policy BISH8 part (g) states that: <i>“on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.”</i></p> <p>As such the SPD notes the policy requirement to provide for car parking to meet the needs on the site, but also sets out the access to nearby car parks and the need to prioritise active travel. As such it takes a balanced view, but one that encourages opportunities to be sought to reduce car parking on ORL particularly where parking could be provided in existing facilities.</p>	No amendment in response to these issues.

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			standards need to subsidise public transport for new residents (e.g., train season ticket/bus fares/car parking permits) for a minimum of 1 year to support a modal shift and encourage 1 car households. But there needs to be realism as people in Bishops Stortford will own a minimum of 1 car per household. Less than this is not feasible. Get prescriptive with what you want rather than travel plan which set targets which may/may not be achieved.		
Carolyn Matthews (97)	7.3 Parking and Servicing	Support	7.7 Urban greening- opportunity to incorporate greening at different levels- roof gardens /balcony Consider plants that are drought resistant and attractive to wildlife. Materials - incorporate swift, bat boxes especially on East facing buildings towards Castle Gardens. Solar panels to reduce energy consumption as well as the carbon footprint.	The Council recognises the importance of integrating biodiversity into new development. District Plan Policy NE3 Species and Habitats requires development to enhance biodiversity and create opportunities for wildlife, including the integration of bird and bat boxes for sites adjacent to open space. As such the support for species will be considered as part of the planning application process. The guidance in the SPD encourages proposals to maximise sustainability and sets out several criteria in the green box following paragraph 7.4.5 that need to be considered, including	No amendment in response to these issues.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			<p>There are a lot of dog owners in Bishop's Stortford - Dog waste bins that can generate energy for ambient lighting- where suitable.</p> <p>Waste collection - as there will be more eateries etc perhaps consider those operations take back litter (this scheme is encouraged in Mevagissy, Cornwall to reduce rubbish and associated problems with seagulls). Or at least facilitate separate bins for cans/paper etc.</p>	<p>improving current building standards and incorporating new technologies and low carbon design. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Council's Sustainability SPD.</p> <p>Noted.</p> <p>Noted.</p>	
Mark Doran (142)	7.3 Parking and Servicing	Support	Residential parking: car use should also be discouraged by the provision of less than one car parking space per dwelling (given proximity to town centre).	The SPD sets out that given the proximity of the site to public transport and facilities, there should be a significantly reduced amount of parking, including residential and other uses.	No amendment in response to this issue.
Ms Helen Miller (187)	7.3 Parking and Servicing	Object	We need more arts spaces not less. The proposed theatre has morphed into a cinema with the council blaming lack of funds (why didn't	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			they make developers, who are raking it in all over Stortford, contribute?). In the absence of a purpose-built performance/concert hall, we need more multifunctional spaces that work for arts organisations, not less. If there is any doubt that the adaptable performance space in the new ORL arts centre will not be able to support local arts, then it is essential that the URC hall is kept. Meanwhile I understand that planning permission to create more community space at the actual URC church is still stuck in the system. When are councillors going to sort his out? Lack of foresight by the council is a missed opportunity. We are on the mainline from London to Cambridge and could easily have attracted major stars to Bishop's Stortford while providing for local theatre, orchestras and choirs. We could have had a venue to rival Saffron Hall. As it is, there is barely a venue big enough in this town to cater for a choir and orchestra.	could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.	
Hertfordshire County Council (350)	7.3 Parking and Servicing		Servicing 7.3.2: The Servicing and Vehicle Access section should consider the opportunity at the design stage to enable/	Agreed. New bullet point added in the Servicing and Vehicular Access section to reflect this comment and	Add new bullet point: <ul style="list-style-type: none"> • <u>The accommodation and location of e-cargo bike infrastructure</u>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			accommodate a retail e-cargo bike delivery service to the town's residential areas.	the consideration of e-cargo bike infrastructure.	<u>should be considered at the design stage;</u>
Mr Colin Woodward (367)	7.3 Parking and Servicing		<p>7.3.2 Allocating parking see above please i.e. the numbers that will remove public spaces should be evidenced now.</p> <p>Travel Planning - a much-touted EHC basis for the Stortford Fields development though neither TP nor Smarter Choices have been delivered and it was many months after occupations that the 311 bus was added, (usage??). That development also generates frequent complaints by new residents of lack of ability to park and allocated car spaces being occupied by others.</p>	<p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.</p> <p>It is prudent to set out principles to guide the approach to parking and servicing on this site as well as sign posting the best opportunities to reduce the use and reliance on the car.</p>	No amendment in response to this issue.
Cityheart Homes Ltd (339)	7.3 Parking and Servicing		7.3.2 - Parking provision - expectations regarding (reduced) level. The level of provision (and the expectation that this will be significantly reduced) will need to be balanced against the commercial and operational needs of the development.	Noted.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (432)	7.3 Parking and Servicing		7.3 - Parking and Servicing - If a care home is included in the site (which has been talked of), this would generate a lot of service traffic. The	Noted. The Servicing and Vehicular Access design principles would cover the expected servicing needs of any care home. As such, there is an	No amendment in response to this comment.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			negatives of this are considered to significantly outweigh the positives of not only with respect to parking and serving, etc., but also ORL as a destination.	expectation that these principles are considered by all proposed uses and contribute towards the site as a whole.	
Cross-party working group on ORL site (23)	7.4 Sustainability and Energy Efficiency		<p>The Council (as a corporate whole) made a climate statement in 2019: 1.4.13 East Herts Council made a declaration on Climate Change in 2019 and is committed to putting environmental sustainability at the heart of everything it does. There is no articulation of how this statement can be realised on this Council-owned land, with the Council's direct power to insist on net-zero-carbon development.</p> <p>Amendment requested: The LPA must explicitly press the Council (as landowner) to do this, to go way beyond planning policy. It is not sufficient to defer to climate-change planning policy because it has been cut away by the government scrapping mandatory targets.</p> <p>Comment: Charringtons House and climate change - There is no reference at all to the embodied carbon in the existing buildings and foundations. We made the case for</p>	<p>Legally the SPD cannot introduce mandatory targets that exceed the policy requirements of Policies CC1 and CC2 of the District Plan. Therefore, the inclusion of specific energy targets is not appropriate in this document.</p> <p>The Council is committed to addressing climate change and the the SPD provides a framework for maximising the sustainability of the development but avoids being overly prescriptive. Specific details about how sustainability opportunities are maximised will be considered as part of the planning application process. The approach will need to be justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement. The checklist and statement are a validation requirement and require the developer to demonstrate how the scheme's design, construction and operation are minimising carbon emissions from the site.</p>	No amendment in response to this comment.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			<p>retaining Charringtons House for environmental reasons in section 7 of our report. Building owners and architects now commonly prefer to retain and adapt buildings to save embodied carbon. The greenest building is the one that already exists (The Times June 2021). Embodied carbon emissions can't be reduced later they have already happened (Building Research Establishment / BRE). The Pritzker Prize the highest honour in the architecture world has been awarded to. whose most impressive projects are all refurbishments (Guardian March 2021). Kier Construction (Cityheart) retrofitted and refurbished Gloucestershire County Council's 1960s Shire Hall and won a BRE award. Glenn Howells Architects (Cityheart), are a one of the signatories of Architects Declare https://www.architectsdeclare.com/ This includes: Upgrade existing buildings for extended use as a more carbon efficient alternative to demolition and new build whenever there is a viable choice.</p> <p>Amendments requested: The SPD should strongly encourage retention</p>	<p>Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design.</p>	

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			and adaptation of Charringtons House. Make plain the carbon cost of demolition, as a planning policy consideration and site constraint. The demolition of any building should be justified against the carbon cost, the public interest of the proposed redevelopment and the Council's climate declaration. The SPD should require a life cycle assessment using existing tools - for example London Plan One-click, or FCBS Carbon. Add statements to the SPD from Kier Construction and Glenn Howells Architects on their commitment to carbon efficiency.		
Mr James Tatchell	7.4 Sustainability and Energy Efficiency	Object	7.15 This clause is not nearly strong enough and will result in the developer ignoring it completely, as was the case in the heating provision at the Goods Yard Development. An insistence on solar (PV) cells in sufficient quantities on all roofs should be a bare minimum, as well as sufficient electric charging points in any car parking to meet expected demand for electric vehicles over the next 20 years	<p>The SPD cannot introduce mandatory targets that exceed the policy requirements of Policies CC1 and CC2 of the District Plan. Therefore, the inclusion of specific energy targets is not appropriate in this document.</p> <p>The guidance in the SPD encourages the scheme to maximise sustainability and sets out a number of criteria in the green box on p57 that need to be considered, including improving current building standards and incorporating new technologies and low carbon design.</p>	<p>Amend the third bullet point in the box following paragraph 7.4.5 as follows:</p> <p>Carbon reduction on-site, <u>including the incorporation of renewable energy</u>, unless it can be demonstrated that this is not feasible or viable....</p>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
				<p>It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Sustainability SPD.</p> <p>The Sustainability SPD sets out guidance on improving the sustainable design and construction of new development, including fabric improvements and the incorporation of renewable energy. The Council is committed to addressing climate change and the SPD provides a framework for maximising the sustainability of the development.</p> <p>However, it is agreed that reference to renewable energy could be more explicit, so the text is amended to include a reference in the green box following paragraph 7.4.5.</p>	
Carolyn Matthews (98)	7.4 Sustainability and Energy Efficiency	Support		Support noted and welcomed.	-
Mrs Susan Swan (69)	7.4 Sustainability and Energy Efficiency		There is no mention of use of Alternative Energy in the form of heat pumps, solar panels etc. These are vital if we are to move towards reducing pollution and CO2 levels.	The guidance in the SPD encourages proposals to maximise sustainability and sets out several criteria in the following paragraph 7.4.5 that need to be considered, including improving current building	<p>Amend bullet point 3 in the box following paragraph 7.4.5 as follows:</p> <ul style="list-style-type: none"> Carbon reduction on-site, <u>including the incorporation of renewable energy</u>, unless it can be

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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				<p>standards and incorporating new technologies and low carbon design. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Council's Sustainability SPD.</p> <p>The Sustainability SPD sets out guidance on improving the sustainable design and construction of new development, including fabric improvements and the incorporation of renewable technologies. It also requires the submission of a checklist and statement that demonstrates how development minimises carbon emissions on site and to what extent.</p> <p>However, it is agreed that reference to renewable energy could be more explicit. Text has been added to the third bullet point in the box following paragraph 7.4.5.</p>	demonstrated that this is not feasible or viable....
Mark Doran (143)	7.4 Sustainability and Energy Efficiency	Support	Proposals should be required to go beyond existing building regulations to achieve net zero carbon emissions by 2030. They should not worsen water scarcity or increase surface water run-off.	<p>The SPD has to comply with the wording within the District Plan, so cannot exceed the water efficiency standard in Policy WAT4.</p> <p>However, the guidance in the SPD does encourage the developer to</p>	<p>Insert the following bullet point into paragraph 7.4.2, after the first bullet point:</p> <ul style="list-style-type: none"> • <u>Water Chapter - East Herts District Plan 2018 (Chapter 23)</u>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			Use of sustainable drainage systems should be required.	<p>improve upon building standards, including water efficient design. This is set out in the green box following paragraph 7.4.5. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Sustainability SPD.</p> <p>The Council's Sustainability SPD sets out guidance on how to enhance water efficiency and requires developers to justify their approach to water recycling systems in the sustainability checklist and the Sustainable Construction, Energy and Water Statement. It is not necessary to repeat this information in the ORL SPD.</p> <p>For clarity and to emphasise the importance of addressing water efficiency paragraph 7.4.2 has been amended to include reference to the Water Chapter (23) in the District Plan.</p> <p>The SPD sets out that 'SUDS within the site should be carefully considered as part of a holistic design process so as to integrate</p>	

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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				with the surrounding public realm, including hard and soft landscaping.'	
Mr John Rhodes (189) Stewart Marshall (383)	7.4 Sustainability and Energy Efficiency		<p>We should say firstly that we welcome the fact that the Council is at last complying with the requirement in policy BISH8 to produce a SPD to inform the master planning of the site. Having said that, as general observations, we feel that the present draft is too generalised to provide the guidance that is needed to inform the master plan and is probably trying to incorporate too many potentially incompatible forms of development on the site. We would like to suggest some more specific requirements which could enable the SPD to become a more useful document.</p> <p>Para 7.4.1 says that the developer should maximise sustainability at every possible opportunity. We agree. However, to ensure that this laudable objective is achieved, it should be made explicit that the existing buildings on the site covered by the SPD should be retained – being repurposed if necessary, and that new development should be fitted around the existing structures. The reasons for this are that there is</p>	<p>Noted.</p> <p>The ORL SPD specifically requires a 'reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing.'</p> <p>The approach, including the need to minimise carbon emissions on site, will need to be further justified in the sustainability checklist and</p>	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			a substantial amount of carbon embedded in those structures which will be lost if they are demolished, while the demolition process itself will add to the carbon footprint of the development.	Sustainable Construction, Energy and Water Statement.	
Bishop's Stortford Climate Group (310)	7.4 Sustainability and Energy Efficiency	Object	Water use provisions The SPD section 7.4 references the need for water use efficiency but provides no solid requirements the developer must meet. Developers must address water efficiency in their Sustainability Checklist and incorporate water efficient design methods. Given that Affinity Water is already showing that we are regularly experiencing conditions which mean our groundwater conditions are Drought Zone it is hugely important that new buildings, which add to water use, are more efficient than the norm. The old Code for Sustainable Homes had a Level 4 target of 105l/person/day and envisaged that it was possible to achieve 80l/person/day at Level 5 or 6, compared to the current Buildings Regulations figure of 110l/person/day. This target would drive significant design changes, rather than the limited changes required by the Buildings	<p>The SPD has to comply with the wording within the District Plan, so cannot exceed the water efficiency standard in Policy WAT4.</p> <p>However, the guidance in the SPD does encourage the developer to improve upon building standards, including water efficient design. This is set out in the green box following paragraph 7.4.5. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Sustainability SPD.</p> <p>The Council's Sustainability SPD sets out guidance on how to enhance water efficiency and requires developers to justify their approach to water recycling systems in the sustainability checklist and the Sustainable Construction, Energy and Water Statement. It is not necessary to repeat this information in the ORL SPD.</p>	<p>Insert the following bullet point into paragraph 7.4.2, after the first bullet point:</p> <ul style="list-style-type: none"> • Water Chapter - East Herts District Plan 2018 (Chapter 23)

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			Regulations. Actions requested The SPD should require the collection and use of rainwater and the use of grey water systems where that is possible; and reduce the target water use accordingly, to 105l/person/day or lower.	For clarity and to emphasise the importance of addressing water efficiency paragraph 7.4.2 has been amended to include reference to the Water Chapter (23) in the District Plan.	
Bishop's Stortford Climate Group (309)	7.4 Sustainability and Energy Efficiency	Object	<p>Section 7.4 covers energy and carbon emissions both in operational and construction terms.</p> <p>However, it essentially says nothing beyond signposting to existing documents which require nothing beyond current Building Regulations. Essentially these existing documents represent encouragement to minimise emissions but have historically resulted in little beyond current Building Regulations. So this section adds nothing to what already exists, which developers would already have to comply with in their application.</p> <p>For the ORL site the council is the developer, so we would expect the council to set itself the very highest standards and use the project to demonstrate to other developers what is achievable. As EHDC has committed to an area wide target of</p>	<p>The SPD cannot introduce mandatory targets that exceed the policy requirements of Policies CC1 and CC2 of the District Plan. Therefore, the inclusion of specific energy targets is not appropriate in this document.</p> <p>The Council is committed to addressing climate change and the the SPD provides a framework for maximising the sustainability of the development but avoids being overly prescriptive. Specific details about how sustainability opportunities are maximised will be considered as part of the planning application process. The approach will need to be justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement.</p>	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			<p>net zero carbon by 2030 we would expect it to set an SPD for its own developer to meet the requirement of net zero carbon in operational terms and to set a specific target for construction emissions. The most specific additional requirements, in the box following 7.4.5 are again in terms of encouragement, minimisation and exploration of standards above the norm, so place no absolute standard to do better than minimum Building Regulations.</p> <p>The emerging Greater Cambridgeshire Local Plan sets the level of ambition we would expect to see in the SPD, with numeric Energy Use Intensity targets (p145). https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-10/First%20Proposals%20-%20FINAL%20FURTHER%20REVISED%2028.10.21-red.pdf. Best practice for urban development would suggest steady roll out of heat networks. Because of the higher densities that we see in urban centres, many European towns and cities have heat networks. This development represents an opportunity to initiate this and to</p>		

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			<p>then join the dots, making connections to Waitrose and across towards the Goods Yard and the recent developments along the Stort, which with little foresight by EHDC and no interest from developers went ahead with gas combination boilers and will be hard to retrofit with individual air source heat pumps. The source of heat for a heat pump-based heat network would be the building and supermarket cooling demands plus the aquifer using an open loop system. This could be supplemented if required with air source heat pumps. This opportunity should at least be explored as part of the development.</p> <p>Solar PV in new schemes is key to achieving zero carbon in operational terms. We would expect the SPD to require the developer to deliver building designs which maximise the roof area for solar PV. The emerging Greater Cambridgeshire Local Plan, above (p146), shows an expectation that renewable energy generated on site should at least match the energy demand for the buildings in use.</p>		

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			<p>Request that the SPD must reflect EHDC's commitment to an area-wide target of net zero carbon by 2030. In particular it should:</p> <ul style="list-style-type: none"> - Set a requirement of net zero carbon in operational terms. - Set a specific target for construction emissions. - Require the developer to deliver building designs which maximise the roof area for solar PV. - Require the developer to examine fully a heat pump-based heat network, suitable to be extended over a wider area, engaging with other local businesses and examining the suitability of using the aquifer for an open loop system. 		
Bishop's Stortford Civic Federation (442)	7.4 Sustainability and Energy Efficiency		<p>BSCF agrees with Para 7.4.1, which says that the developer should maximise sustainability at every possible opportunity. It is therefore important that the SPD requires comparison of the carbon expended in the demolition of the site's existing buildings and their replacement, in whatever form, versus their retention and repurposing. We expect the carbon expended in the former will be far more than that in repurposing them but this needs to be carefully assessed, the aim being</p>	<p>The ORL SPD specifically requires a 'reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing.'</p> <p>The approach, including the need to minimise carbon emissions on site, will need to be further justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement.</p>	No amendment in response to this issue

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			to avoid increasing the development's carbon footprint.		
Cllr Mione Goldspink (329)	7.4 Sustainability and Energy Efficiency		Sustainability - I support this very strongly.	Support noted and welcomed.	-
Mrs Janet Reville (300)	7.4 Sustainability and Energy Efficiency		Paragraphs 3.23/3.6/7.15 Any new buildings should be insulated to the highest standards and have solar panels. Where possible any refurbishment of existing buildings should include insulation upgrading and solar panels.	<p>The guidance in the SPD encourages proposals to maximise sustainability and sets out several criteria in the green box following paragraph 7.4.5 that need to be considered, including improving current building standards and incorporating new technologies and low carbon design. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Council's Sustainability SPD.</p> <p>The Sustainability SPD sets out guidance on improving the sustainable design and construction of new development, including fabric improvements and the incorporation of renewable technologies. It also requires the submission of a checklist and statement that demonstrates how development minimises carbon emissions on site and to what extent. It is not</p>	No amendment in response to this issue

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
				necessary to repeat this information in this ORL SPD	
Mr Graham Oxborrow (207)	7.4 Sustainability and Energy Efficiency	Object	<p>Have exemplary sustainability requirements for the buildings, including energy requirements, water use facilities, drainage and planting. Development of the site will add to the local population size and hence their use of resources and impacts on the environment.</p> <p>Section 7.4 of draft SPD does not mitigate this impact:</p> <p>Requires nothing more than meeting Buildings Regulations on energy, so does nothing to further the Council's commitment to net zero carbon emissions by 2030. In so doing it also misses the opportunity to use the site to start to provide zero carbon heating using a heat network.</p> <p>Requires nothing better than bog standard water use facilities, i.e., there is no requirement to use rainwater or greywater to reduce demand for mains water.</p>	<p>The SPD cannot introduce mandatory targets that exceed the policy requirements of Policies CC1 and CC2 of the District Plan. Therefore, the inclusion of specific energy targets is not appropriate in this document.</p> <p>The Council is committed to addressing climate change and the the SPD provides a framework for maximising the sustainability of the development but avoids being overly prescriptive. Specific details about how sustainability opportunities are maximised will be considered as part of the planning application process. The approach, including the need to minimise carbon emissions on site, will need to be justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement.</p>	No amendment in response to this issue
Angela Marshall (279)	7.4 Sustainability and Energy Efficiency		Sustainability Section 7.4 Charringtons Building - It seems a shame to demolish this building when it is only 50 years old, and very	Whilst the SPD itself doesn't specifically include proposals for the demolition of Charringtons House, if demolition is proposed through the	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			solid. Sure it could be re-purposed? I hope that solar panels will be used, and all buildings will be very well insulated.	submission of a planning application, applicants will be required to explain and evidence how their proposals comply with relevant District Plan policies that seek to improve the environmental sustainability of new development.	
Amanda Anderson (268)	7.4 Sustainability and Energy Efficiency		Once again at this day and age we should be including all possibilities for renewable energy - 3.6, 3.27, 7.15	<p>The guidance in the SPD encourages proposals to maximise sustainability and sets out several criteria in the green box following paragraph 7.4.5 that need to be considered, including improving current building standards and incorporating new technologies and low carbon design. It also refers to the validation requirements to submit a checklist and statement, and the need to take account of the guidance in the Council's Sustainability SPD.</p> <p>The Sustainability SPD sets out guidance on improving the sustainable design and construction of new development, including fabric improvements and the incorporation of renewable technologies. It also requires the submission of a checklist and statement that demonstrates how development minimises carbon emissions on site and to what extent.</p>	<p>Amend bullet point 3 in the box following paragraph 7.4.5 as follows:</p> <ul style="list-style-type: none"> Carbon reduction on-site, <u>including the incorporation of renewable energy</u>, unless it can be demonstrated that this is not feasible or viable....

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
				However, it is agreed that reference to renewable energy could be more explicit. Text has been added to the third bullet point in the box following paragraph 7.4.5.	
Cityheart Homes Ltd (340)	7.4 Sustainability and Energy Efficiency		Whilst it is the developer's intention to promote a highly sustainable scheme proposal, the term "maximises" might be unhelpful. It would be preferable to include the term "optimises" instead. This makes sure that there is a pro and con / cost benefit approach to provision as it might be the case that some provision might be detrimental in other respects (scheme viability/design etc).	The Council is committed to addressing climate change and delivering sustainable development. As such the term 'maximises' is considered appropriate.	No amendment in response to this issue.
Hertfordshire County Council (351)	7.4 Sustainability and Energy Efficiency		The consultation should consider the opportunities that development adjacent to green space (such as the castle) could support species recovery for species disadvantaged by modern construction methods. An example would be the integration of Swift nesting opportunities either in construction of non-residential, residential or standalone (Swift Castle) in public realm. The species would be finding food in the nearby greenspace.	The Council recognises the importance of integrating biodiversity into new development. District Plan Policy NE3 Species and Habitats requires development to enhance biodiversity and create opportunities for wildlife, including the integration of bird and bat boxes for sites adjacent to open space. As such the support for species will be considered as part of the planning application process. However, given its importance, reference to biodiversity	Amend bullet point 2 in the box following paragraph 7.4.5 as follows: <ul style="list-style-type: none"> Integration of green infrastructure, <u>biodiversity enhancement</u>, urban greening and water management

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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				enhancement should be included in the SPD.	
Bishop's Stortford Civic Federation (433)	7.4 Sustainability and Energy Efficiency		Sustainability and Energy Efficiency - Please refer to comments by Bishop's Stortford Climate Group for observations and ideas about this section.	Please see the Council's response to comments 309 and 310 above.	No amendment in response to this issue.
Mr Graham Oxborrow (204)	7.5 Layout and Edges	Object	Ensure that there is not overdevelopment of the site, by setting: specific height limits that ensure that views from Water Lane and from Castle Park are not completely blighted by high buildings; and layout requirements that will enable air to circulate and provide for surface level shade, which will be important in coming years as the town heats up from climate change.	Noted. Section 7.6 has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel. Similarly, final layout requirements will be the subject of an independent design review from the Hertfordshire Design Review Panel, which will take account of the design principles outlined in the SPD.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (434)	7.5 Layout and Edges		The effect of any [eventual] number of homes on the layout and edges will have an impact on this. The layouts shown in Ch 8 need to be available for rethought, especially with respect to views across the site,	The Strategic Masterplanning Framework Diagram has been updated and as such is now illustratively presented and should be used together with the Design Principles set out in Chapter 7 to	Figure 21 (now Figure 20) updated in line with this and other comments.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			the public space and possible retention, etc., of the URC Hall. The buildings frontages need to be fine grained, both vertically and horizontally, especially around the development's edge, c.f. the Goods Yard development, which is extremely coarse grained. With traffic still on Bridge St, moving the public space proposed in the TCPF north should be another option, and part of any residential area moved south, to face Bridge St and Jackson Sq. A lot of the focus is on north-south movement. With increased emphasis on active travel east-west movement is more important than the TCPF suggests. Making Barrett Lane pedestrian and cycling only should be considered, along with cycle access through the present URC Hall site (to allow retention of the historic wall between the hall and the present Waitrose car park).	<p>inform emerging proposals. The updated Strategic Masterplanning Framework does not preclude alternative design solutions coming forward.</p> <p>The SPD is intended to provide a strategic masterplanning framework for the Old River Lane site, rather than provide detailed proposals.</p>	
The Gardens Trust/Hertfordshire Gardens Trust (2)	7.6 Heights, Massing and Grain	Support	We agree that the views and setting of the Castle Gardens and the motte should be retained and enhanced and that the design, height and massing of any development should respect these heritage assets and if possible, enhance them and their settings.	<p>Support noted and welcomed.</p> <p>Note: This section has been updated to provide greater clarity around the Council's expectations on heights, massing and grain.</p>	-

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
Cross-party working group on ORL site (16)	7.6 Heights, Massing and Grain		This section is far too vague about building heights and does not give guidance on the acceptable height of buildings. 7.6.3 says the above principles should inform the masterplan for the site. The principles are four bullet point - the view from Castle Gardens, the setting of the castle mound, setting of Water Lane listed buildings and the general townscape of Stortford. These four principle lead clearly to a 2-storey limit over the central part of the site, east to west. At the north side of the site, there is scope for buildings up to 4 storeys. Adjacent to Charringtons House facing Bridge Street, up to four storeys. Amendments requested: Introduce a diagrammatic plan showing the acceptable height ranges across the site.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Mrs Sarah Ashton (45)	7.6 Heights, Massing and Grain	Object	What height do you want? This is vague and needs to be more specific otherwise you will get the tallest building repeated on this site. Require high quality design which uses architectural devices to break up scale and massing of the building and enhances the existing townscape. Also suggest varied building heights. Be more specific	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			about what you want and require an architect retention clause to secure high quality design.	review from the Hertfordshire Design Review Panel.	
Mrs Marguerite Rapley (108)	7.6 Heights, Massing and Grain		The height of the buildings should not be above the 3-4 storeys that form the majority of the town centre as anything higher dwarfs the original buildings and does not fit with the town's heritage.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Cllr Chris Wilson (152)	7.6 Heights, Massing and Grain	Object	The implication here is that as some buildings are up to 6 storeys high, that the buildings in the ORL can be. It is important to emphasise that the buildings would spoil the overall vista of the town if they are as high as those 6 storey buildings. 7.18 could make this specific.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Mr John Rhodes (193) Stewart Marshall	7.6 Heights, Massing and Grain		Section 7.6 says that heights and massing of any development proposals should be sensitive to the areas adjacent to the site. This section needs to be more	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
(383)			prescriptive. The new multi storey car park and the Jackson Square redevelopment are both excessive in massing and height and wholly unsympathetic to their surroundings. Charringtons House should be taken as the maximum height for any part of the development, with a view preserved from the castle mound to North Street and St Michael's Church requiring development significantly lower in height.	terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	
Mrs Jill Wade (258)	7.6 Heights, Massing and Grain		Building Height Section 7.6 states that heights and massing of any development proposals should be sensitive to the areas adjacent to the site. Jackson Square and the new MSCP are both wholly unsympathetic to the Conservation Area - particularly the new MSCP, which should never have been allowed to be constructed to that design or that height so close to a Scheduled Ancient Monument. Charringtons House should be retained and taken as the maximum height for any part of the development but, in order to preserve views from the castle area to North Street and St Michael's Church, new development should be	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			significantly lower in height. There should be no attempt to build to the height of the new MSCP.		
Bishop's Stortford Civic Federation (442)	7.6 Heights, Massing and Grain		<p>Building Heights and Grain Section 7.6 says that heights and massing of any development proposals should be sensitive to the areas adjacent to the site but it lacks any acceptable limits and parameters. This section should be more prescriptive.</p> <p>Both the new multi-storey car park and the Jackson Square redevelopment are excessive in their massing and height and wholly unsympathetic to their surroundings. However, the main body of the multi storey car park is set back some distance from the development and less visible from it, compared to, for example: Waytemore Castle, Castel Gardens, Sworders Field and buildings on Water Lane. Charringtons House should therefore be taken as the maximum height for the southern part of the development, reducing to two storeys in the central area to preserve views from the castle mound to North Street and St Michael's Church, and vice versa.</p>	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
			Heights could then increase again to the north. Also, the site's external/edge grain needs to be fine, especially compared to that of the multi-storey car park. A development showing a variety of facades will be far more compatible with it being in the centre of the town's Conservation Area.		
Cllr Calvin Horner (170)	7.6 Heights, Massing and Grain	Object	7.6.2 This section in general and this paragraph do not give any indication of heights that would be acceptable on the ORL site and give the impression that 4-6 storeys would be acceptable in parts of the site. I believe that an indication of where heights above 3 storeys would be acceptable, in diagrammatic form, away from the heritage buildings and vistas should be included in the SPD. References to Jackson Square and the Northgate End car park are misleading examples to give with regard to the majority of the site.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Cllr Mione Goldspink (330)	7.6 Heights, Massing and Grain		7.6.2 Heights The guideline should be 3-4 storeys. Please remove all references to Jackson Square and the new Multi-storey carpark at Northgate End. These extra high buildings are aberrations and have been widely criticised for not being compatible with the conservation	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			area and the majority of buildings in the town centre.	design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	
Ms Jill Jones (225)	7.6 Heights, Massing and Grain	Object	7.6.1 Object. The massing and height of the new Northgate End MSCP is an abomination. Photos of BS in the consultation document focus on the low level largely historic buildings. ORL should reflect the historic low-level nature of North Street and the central conservation area and take this down to the park and river, opening up the greenery and visual aspect (covid has shown us how important this feeling of space is an element understood well in the 19th century as a foil for civil unrest!). The inappropriate massing of BS with 2x6 storey buildings hopefully now does not sit alongside the criteria for good design in the National Planning Policy Framework. It would be good to have this clarified so that height at a low level can be supported, not an open sesame to six storeys.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Mrs Janet Reville (301)	7.6 Heights, Massing and Grain		Paragraphs 7.6/7.19 The new buildings should be no more than 2.5 stories high and leave views of St Michaels Church and the Castle mound for the pleasure of the residents and visitors.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design,	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
				acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	
Amanda Anderson (267)	7.6 Heights, Massing and Grain		No over development please - we do not want high buildings - certainly less than the new Northgate End monstrosity that no one wanted re: 7.6, 7.19.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Angela Marshall (283)	7.6 Heights, Massing and Grain		Building Heights Section 7.6 I would hope that the buildings would be no more than 3-4 storeys high. I would like to be able to see the Castle Park and gardens as a view, not a window at the end of a concrete tunnel. The area will not feel like part of the town if all you can see as you stand in it is the tall building that you are standing next to.	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
Mr Colin Woodward (368)	7.6 Heights, Massing and Grain		7.6.2 Heights – Bishop’s Stortford centre was low rise with the exception of the Mill but EHC have already conceded on height by several town centre developments thereby severely changing the built and historic environment to resemble that of any new town anywhere.	This section has been updated to provide greater clarity around the Council’s expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Cityheart Homes Ltd (341)	7.6 Heights, Massing and Grain		7.6.2 - Presence of E-W view (lost) to / from Castle and Church, and retention / enhancement as 2.2.14 above. The current wording implies that there is a specific view: "the retention of the view from Castle Gardens to the Church of Saint Michaels". The text should be amended here to more accurately reflect the current position, and what can be achieved/is expected.	This section has been updated to provide greater clarity around the Council’s expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.
Lynne Garner (377)	7.6 Heights, Massing and Grain		(7.6 - 7.19) Buildings should not be higher than the new car park. We don’t want another Goods Yard type development, which has left that end of town feeling unfriendly, depressing and claustrophobic, meaning many no longer want to use that end of town.	This section has been updated to provide greater clarity around the Council’s expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
				design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	
Bishop's Stortford Civic Federation (435)	7.6 Heights, Massing and Grain		The SPD needs to recognise that number of any homes, offices, leisure facilities, etc., especially if they have retail units at ground level affects their height, the width of the streets, and so on. The number of homes should therefore be none/limited as discussed in 8.2 and elsewhere. Also placing new residential accommodation in the centre of the site (as presented in Ch 8) intrudes upon the views referred to in 2.2.20 and 2.3.6. especially as a right of way/easement is needed for the sewer rising main (see 2.3.5 & Figure 7) The MSCP's height is not considered relevant to this development, as it is not readily visible from much of it. Except for Charringtons House, which is 4 storey, most of the relevant buildings 2 - 2.5 storeys. So, even though many of them are set back form the development, they do set a precedent for much of it, especially with respect to views across the site between Castle Gardens, Sworders Field and the approaches from the	This section has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	Update Section 7.6.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			east through to Water Lane, North Street and St Michael's Church.		
Cross-party working group on ORL site (17)	7.7 Public Realm		<p>Designing a public square into the development would be welcomed by this group. It needs to be a principal feature, with buildings shaped around it. The eight design principles however all relate to details - materials, street furniture, signs, SUDS etc, and none of these principles address the location, size, shape, and function of a public square. There are options relating to where a square could be placed, and what its use would be - options should be provided. Size comparators should be provided, to demonstrate whether a marker, live events, passive sitting, cafe tables and chairs would be practicable. The public space has been relegated to a rather nebulous area to the south of the site almost as an afterthought. Far from being uppermost in the design consideration it is subservient to almost everything else.</p> <p>Amendments requested: Clear guidance on location, size and function of a Town square and the frontages around it. A minimum area. Use Saffron Walden Market</p>	<p>This issue is expanded upon in paragraph 8.4.5, which states: "Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area." Paragraph 3.4.2 and paragraph 7.7.1 will be expanded to further set out expectations.</p>	<p>Expand paragraphs 3.4.2 and 7.7.1 as follows:</p> <p>3.4.2 ... The clustering of any of these uses should preferably be focussed around a key public space, <u>which should be a welcoming and adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.</u></p> <p>7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. <u>The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility</u></p>

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
			Square as a comparator for size, shape and frontages.		
Ms Yvonne Estop (52)	7.7 Public Realm		This barely mentions the aspiration for a public square that has been discussed a lot. Changes required: Add text about how to design a square - its possible location, size and functions, as well as protection from sun and rain. One approach is to create the sense of a large space that includes the private-owned Coopers garden centre. This is a good idea and should be enunciated. Another approach is to place a square more centrally at the confluence of north-south and east-west walking and cycling routes. Building blocks should be shaped to define the space. It should provide outward views - to trees in the park and existing buildings It should provide size comparators as guides: BS market Sq - Bury St Edmunds - the square in the old town, and the square in the retail extension development which included a comparable arts centre. Cambridge market square Saffron Walden Market square. etc	This issue is expanded upon in paragraph 8.4.5, which states: "Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area." Paragraph 3.4.2 and paragraph 7.7.1 will be expanded to further set out expectations.	Expand paragraphs 3.4.2 and 7.7.1 as follows: 3.4.2 ... The clustering of any of these uses should preferably be focussed around a key public space, <u>which should be a welcoming and adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.</u> 7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. <u>The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility</u>
Mrs Sarah Ashton (46)	7.7 Public Realm		New public spaces/pathways/ improved townscape needs to be adopted by parish/district/county.	Noted and agreed. Long term stewardship and governance will be critical to the effective management	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			Stewardship in perpetuity doesn't work unless carefully considered as developers move on and bins don't get emptied so ask for maintenance contributions for a good period from the developer and plan to take these on.	of the development and encouraging a vibrant community.	
Carolyn Matthews (99)	7.7 Public Realm	Support	Height needs to be less than 5 levels to avoid the sense of an overbearing enclosure by a concrete environment.	Section 7.6 has been updated to provide greater clarity around the Council's expectations, with further guidance on anticipated building heights provided within the SPD. In terms of the final scheme design, acceptable building heights should be established through an evidenced design process that will be the subject of an independent design review from the Hertfordshire Design Review Panel.	-
Mark Doran (144)	7.7 Public Realm	Support	Accessibility of the public realm should be improved for those with disabilities, mobility issues etc.	Agreed.	-
Cllr Chris Wilson (153)	7.7 Public Realm		I believe there should be the addition of an insistence that there is to be a viable public square, as this was another aspect of ORL that has been much advertised and vaunted, as well as discussed in the meetings about this development over the last couple of years.	The SPD clearly sets out new public spaces will be created at Old River Lane. Figure 18 illustrates a new public space in front of Coopers and along Bridge Street, and this then forms an integral part of the Strategic Masterplanning Framework at Figure 21 (now Figure 20). Paragraph 8.4.5 sets out that 'any public square should provide a	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
7.			Design Principles		
				welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area.'	
Ms Jill Jones (218)	7.7 Public Realm	Support	7.7.2 support. In addition to planning, the social engineering that the new ORL will bring needs to be taken into account. How will the MSCP at Northgate End be made an attractive, welcoming and safe environment? How will any new residential housing fit this specification? This needs to be called out - it appears the car park office was sacrificed due to cost issues as the project progressed, so what are the guarantees (not reassurances) that practical management and oversight will be of high-quality and available for the foreseeable future to secure the credibility of the ORL project? This is no longer just a planning matter as the introduction	Support noted and welcomed. Noted, however this is not relevant to the SPD.	No amendment in response to this issue.

Rep. No	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Design Principles		
			of the MSCP and the ORL changes the social fabric of BS.		
Deirdre Glasgow (274)	7.7 Public Realm		Town Centre Way Finding: For the cultural development and growth of the town centre, the Bishop's Stortford Museum and Theatre at South Mill Arts need to be part of the key routes signposted for residents and visitors, as part of the railway and South Street signage. South Mill Arts, is situated on South Road and linked to the Goods Yard. An opportunity not to be missed.	Noted. Proposals should include improved signage and way finding.	No amendment in response to this issue.
Bishop's Stortford Civic Federation (436)	7.7 Public Realm		7.7.2 - opportunities for public art. This is the only place where public art is mentioned. The SPD should be clear that art includes performing arts, not just installations.	Public art can be any media whose form, function and meaning are created for the general public. The opportunity to provide public art is referred to in Section 6. It is also included in the green box following paragraph 7.7.2, at paragraph 8.4.5 and in the planning obligations schedule.	No amendment in response to this issue.

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
8.			Strategic Masterplanning Framework		
Cross-party working group on ORL site (385)	8. Strategic Masterplanning Framework	Object	<p>The SPD does not have any diagrams showing the existing Waitrose car park as a site constraint.</p> <p>There are options for the route of the north south footpath. The option shown in figures 17 and 21 is a straight-line route, which severs 50 car parking spaces from Waitrose. Relocating these spaces entails demolishing the URC hall, which we object to.</p> <p>There is another option, which we ask to be shown. This is a curved route going round the Waitrose carpark, and avoiding a significant relocation of spaces.</p> <p>We have reviewed the studies presented by Glenn Howells Architects showing alternative footpath routes. We would urge you to show the following two options in the SPD and to base the masterplan principles on option 1.</p> <p>None of these paragraphs and diagrams about layout show an option that retains Charringtons House. The SPD should have a</p>	<p>The Strategic Masterplanning Framework diagram has been updated and the illustrative pathway from north to south would not preclude a curved walkway if this was the preferred design solution.</p> <p>The Masterplanning Framework should be used with the Design Principles set out in Chapter 7 to inform emerging proposals.</p>	Figure 21 (now Figure 20) updated in line with this and other comments.

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Strategic Masterplanning Framework		
			diagram showing a layout option with Charringtons House retained. Please include a diagram. The following diagram illustrates how an arts centre can be accommodated alongside the existing Charringtons House. Please also see the paper submitted by this group to the steering group.		
Bishop's Stortford Civic Federation (437)	8. Strategic Masterplanning Framework		8.0 - Strategic Masterplanning Framework. This section shows the drawings and suggestions contained in the Town Centre Planning Framework 2016. Things have moved on since then though, and even then they were only ideas and options. The SPD should allow for other layouts and features to be considered as part of the masterplanning. For example: changing the straight N-S pedestrian route to something more sinuous, especially considering the location for the new entrance to/from Jackson Square. If the URC Hall is retained and repurposed moving other parts of the leisure/arts offer to join with it	Figure 15 has been deleted as the level of detail shown is unhelpful. Consequently paragraph 8.2.4 has also been deleted and 8.2.5 amended. Figures 13 and 14 have been retained as they are part of the narrative that explains the evolution of the Masterplanning Framework.	Delete Figure 15 with consequential amendments to paragraphs 8.2.4 and 8.2.5. 8.2.4 Figure 15 above demonstrates a more detailed version of 'Option A'. Proposals at that time included the demolition of Charrington's House, the URC Hall and the three dwellings located to the south of the URC Hall. 8.2.5 8.2.4 Alongside the delivery of four new blocks of development, this proposal , as well as Option B, both <u>options</u> presented a significant change in the infrastructure and accessing arrangements for Old River Lane.
Mr Matthieu Milton	8.1 Introduction	Object	Both options are horrendous. We need the space to be much more	Noted. Options A and B are from the Town Centre Planning Framework	No amendment in response to this issue.

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
8.			Strategic Masterplanning Framework		
(1)			open with a proper market place/plaza near a new theatre with less flats (maybe just blocks along the causeway with cafe opening on terraces), well connected to a semi pedestrianised or totally pedestrianised high street.	and have been refined. The Strategic Masterplanning Framework and the Design Principles set out in the SPD will ensure that proposals for Old River Lane create a well-designed development that responds to the character of the surrounding area.	
Mrs Helen Lednor (55)	8.1 Introduction		<p>The Arts are different to culture, community, civic society, leisure. The Arts are involved with creating and inspiring opportunities where awe and wonder happen. I see no vision to inspire awe and wonder in the ORL planning documents. Nor any understanding of how this has to be planned in, right from the start. The Arts are in danger of being excluded by omission because they are not specified within your strategic Masterplan.</p> <p>For example, the new Music Hub Government initiative which comes with its unusually generous amounts of new government funding available for Lead Organisations including money for building, redevelopment and strengthening economic, community and educational links; see Arts Council announcement of June 25th 2022 (but known it was</p>	The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Strategic Masterplanning Framework		
			<p>happening within the profession for months). What an opportunity to bring The Arts right in to the heart, centre and building design of Bishop's Stortford. And when the money that is needed to achieve such a vision is actually on offer at the same time! There is a thriving music scene here which could be supported and developed with proper funding. The youth community doesn't want Music Hubs in schools; they want it external, somewhere that is alternative, urban, contemporary, slightly edgy, where they can meet and be mentored by other professional gigging musicians who are complementary to but alternative to what formal education offers. Artists want meeting rooms, practice and recording facilities to be promoted within the town. Why aren't you grabbing this opportunity to bring together the money and community and professional musicians and artists, all in one suitably designated area of the town centre? You appear to be about to miss the opportunity because you haven't fundamentally rooted The Arts within your vision or</p>		

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8.			Strategic Masterplanning Framework		
			Strategic Masterplan. There is no depth of thought here or recognition of the daily importance of The Arts in improving our lives and well-being, let alone the benefits financially to the town.		
Mrs Helen Lednor (54)	8.1 Introduction	Object	<p>Your strategic masterplan bulks together The Arts (arts I think is used once in the entire report?) with a mish-mash of non-explained terms such as "Culture" "Leisure" and "Community." The Arts are different to culture, community, civic society, leisure. The Arts are involved with creating and inspiring opportunities to encourage experiences of awe and wonder. I see no vision which inspires awe and wonder in these ORL planning documents. Nor any understanding of how this has to be planned in, right from the very start.</p> <p>The Arts are in danger of being excluded by omission unless they are specified within the vision. It's most disappointing when such a fantastic opportunity presented itself. You are setting the future of Stortford; how could you possibly neglect to consider The Arts and their development in the town? It's</p>	<p>The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information.</p> <p>Objective 3 of the SPD is to deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre offer.</p>	Add new paragraphs 3.4.5 and 3.4.6 to provide information on the Arts Centre.

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			like forgetting to mention houses, or shops, it's just crazy it's not thought through when so much of our well-being depends on the quality of them.		
Ms Yvonne Estop (48)	8.2 Town Centre Planning Framework 2016	Object	<p>Town Centre Planning Framework 2016 Comments - reference to diagrams in the 2016 study is misleading and unhelpful, as the diagrams do not take account of the constraints and later access studies. The diagrams are more detailed than anything else in the SPD and thoroughly distracting. This refers explicitly to Charringtons House and URC hall options, when the current guidance does not.</p> <p>Changes needed: Delete the whole section. Add an appendix with commentary on the TC Planning Framework alongside other items of evidence and representations used in preparing the SPD.</p>	<p>Figure 15 has been deleted as the level of detail shown is unhelpful. Consequently paragraph 8.2.4 has also been deleted and 8.2.5 amended.</p> <p>Figures 13 and 14 have been retained as they are part of the narrative that explains the evolution of the Masterplanning Framework.</p>	<p>Delete Figure 15 with consequential amendments to paragraphs 8.2.4 and 8.2.5.</p> <p>8.2.4 Figure 15 above demonstrates a more detailed version of 'Option A'. Proposals at that time included the demolition of Charrington's House, the URC Hall and the three dwellings located to the south of the URC Hall.</p> <p>8.2.5 8.2.4 Alongside the delivery of four new blocks of development, this proposal, as well as Option B, both options presented a significant change in the infrastructure and accessing arrangements for Old River Lane.</p>
Mrs Susan Swan (70)	8.2 Town Centre Planning Framework 2016		URC demolition will remove a Christina Place of worship - is this what the council really want?	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan	No amendment in response to this issue.

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8.			Strategic Masterplanning Framework		
				Policy CFLR8 (Loss of Community Facilities).	
Mr Colin Arnott (134)	8.2 Town Centre Planning Framework 2016		8.2 Town Centre Planning Framework 2016 Although DP Policy BISH8 I says that The Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document I believe the presentation of the TCPF options for ORL, including a detailed version of Option A, as the starting point for the SPD Framework is misleading. The TCPF provided only a very limited functional analysis of the Town Centre's retailing, business, cultural or community roles and focused on identifying potential brownfield redevelopment sites for housing purposes. Option A is a dense redevelopment of the whole available site for residential development apart from two short frontages for new shops with homes above and new office space and new community space in the exact locations already providing such space. The DP Policy DPS3 on Housing Supply to identify brownfield housing sites in Bishop's Stortford town centre including around 100 at ORL - should be	Figure 15 has been deleted as the level of detail shown is unhelpful. Consequently paragraph 8.2.4 has also been deleted and 8.2.5 amended. Figures 13 and 14 have been retained as they are part of the narrative that explains the evolution of the Masterplanning Framework	Delete Figure 15 with consequential amendments to paragraphs 8.2.4 and 8.2.5. 8.2.4 Figure 15 above demonstrates a more detailed version of 'Option A'. Proposals at that time included the demolition of Charrington's House, the URC Hall and the three dwellings located to the south of the URC Hall. 8.2.5 8.2.4 Alongside the delivery of four new blocks of development, this proposal , as well as Option B, both <u>options</u> presented a significant change in the infrastructure and accessing arrangements for Old River Lane.

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			Strategic Masterplanning Framework		
			recognised as the main driver of the TCPF options for ORL and set aside as a starting point for the further SPD analysis in Sections 8.3 and 8.4.		
Cityheart Homes Ltd (342)	8.2 Town Centre Planning Framework 2016		8.2.4 (and Fig 15) - Ordering of text / images. Suggest this paragraph is better positioned above Figure 15 on the preceding page. Figure 15 is currently read as though it illustrates the point made in para. 8.2.3 immediately preceding it (i.e., relates to Option B), whereas it relates to Option A.	Figure 15 has been deleted as the level of detail shown is unhelpful. Consequently paragraph 8.2.4 has also been deleted and 8.2.5 amended.	No amendment in response to this issue.
Mr Colin Woodward (369)	8.2 Town Centre Planning Framework 2016		8.2.3 URC Hall - there is a need to retain and enhance its performance space and address the maintenance issues or, it might be thought that EHC has a policy to make it undesirable for users seeking to book (?). No comparable replacement performing arts space has been indicated for ORL.	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities).	No amendment in response to this issue.
Bishop's Stortford Civic Federation (438)	8.2 Town Centre Planning Framework 2016		8.2 - The Bishop's Stortford Town Centre Planning Framework 2016 DP Policy BISH8.I says the TCPF will form the basis of a Supplementary Planning Document. However, BSCF believes the sole presentation of the TCPF options for ORL, including a detailed version of Option A, as the starting point for the SPD Framework	Figure 15 has been deleted as the level of detail shown is unhelpful. Consequently paragraph 8.2.4 has also been deleted and 8.2.5 amended. Figures 13 and 14 have been retained as they are part of the	Delete Figure 15 with consequential amendments to paragraphs 8.2.4 and 8.2.5. 8.2.4 Figure 15 above demonstrates a more detailed version of 'Option A'. Proposals at that time included the demolition of Charrington's House, the

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
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			is misleading. Moreover, there have been some substantial changes to the town centre since the framework was prepared The TCPF provided only a very limited functional analysis of the Town Centre's retailing, business, cultural or community roles and focused on identifying potential brownfield redevelopment sites for housing purposes. Option A is a dense redevelopment of the whole available site for residential development apart from two short frontages for new shops with homes above and new office space and new community space in the exact locations already providing such space. As argued in 6.2. above BSCF believes that DP Policy DPS3 on Housing Supply to identify brownfield housing sites in Bishop's Stortford town centre including around 100 at ORL - should be recognised as the main driver of the TCPFs options for ORL and should be set aside as a starting point for the analysis presented 8.3 and 8.4.	narrative that explains the evolution of the Masterplanning Framework. The SPD clearly notes that further work has been undertaken to refine these options, including the adoption of the District Plan 2018 which sets out criteria for the redevelopment of the Old River Lane site.	URC Hall and the three dwellings located to the south of the URC Hall. 8.2.5 8.2.4 Alongside the delivery of four new blocks of development, this proposal, as well as Option B, both options presented a significant change in the infrastructure and accessing arrangements for Old River Lane.
Ms Yvonne Estop (47)	8.3 Refining Options		Comments: Figure 20 Extend the commercial heart of Bishop's Stortford This diagram is very	Block shapes are indicative only. Overall, the SPD supports a degree	No amendment in response to these issues.

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			<p>unhelpful in relation to land uses. It is also prescriptive in terms of block shapes. Leisure is meaningless for a planning guidance document. Changes to be made: Please delete figure 20. Create a new diagram showing where retail frontages would make sense, locations where civic uses would work, and where residential could overlay.</p> <p>Change the existing text to: 8.4.7 A mix of residential, business and civic uses is necessary to create a vibrant new area of the town centre. Active retail and restaurant frontages on the north-south path and around public spaces relating to Waitrose will be encouraged. Residential accommodation, including affordable housing, should create an inclusive community by providing homes for all ages.</p> <p>Comments: Figures 17, 18 The diagrams showing masterplanning principles should remain but need clarifying. Changes to be made: I would suggest amending the text as follows: Figure 17: Reinforce existing connections 8.4.3 Walking and</p>	<p>of flexibility around the precise mix of land uses on Old River Lane.</p> <p>It is considered that paragraph 8.4.7 as currently drafted already captures these points and is consistent with the objectives of the SPD.</p> <p>It is considered that paragraph 8.4.3 as currently drafted already captures these points.</p>	

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8.			<p align="center">Strategic Masterplanning Framework</p>		
			<p>cycling routes into and through the site should be created to connect surrounding places: Castle Gardens; Jackson Square and Bridge Street; North Street; Rye Street; the Northgate End multi-storey car park. The north-south route between Northgate End and Jackson Square should be pedestrian and cycle only.</p> <p>Figure 18: Create new public spaces 8.4.4 and 8.4.5 All new streets and public spaces will be required to be safe, legible, attractive, with generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area. A new public square should form the focus of the development, shaped by key frontages and buildings and animated by pedestrian routes through it. Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities</p>	<p>It is considered that paragraph 8.4.4 and 8.4.5 as currently drafted already captures these points alongside the Design Principles set out in Chapter 7.</p>	

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			Strategic Masterplanning Framework		
			I suggest further masterplanning principles diagrams are added to address critical land use and layout matters. as follows: Vehicle access Building height distribution principles Path from Northgate End options over or around Waitrose car park Alternative layout approaches for the southern end of the site, with and without Charringtons House Location and form of arts centre / civic uses Active frontages Alternative locations for a public square Block depths and perimeter blocks (diagrams all assume 18m corridor blocks. The SPD should say 9-10m blocks are also acceptable.	The SPD provides a strategic masterplanning framework against which more detailed proposals can be assessed.	
Ms Yvonne Estop (51)	8.3 Refining Options		Comments: A new road access is a very significant part of the SPD, but this is very hidden here with virtually no explanation. The commentary should say the primary use of the access road is the existing Waitrose parking and deliveries. After the new development, additional service and residential vehicle movements will be added to the existing Waitrose traffic. The capacity of the junctions and road has to allow for the total movements. Retaining a road from	Section 8.3 clearly sets out the discussion around accessing arrangements. The eastern access has been identified as the preferred option following extensive discussions with Hertfordshire County Council following the feasibility of a northern and western access being ruled-out. The eastern access was preferred to the southern access on the basis that it would allow Bridge Street to	No amendment in response to this issue.

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			<p>Bridge Street is an option for vehicle access - this should be shown. However, access from Bridge Street is untenable if a public square is located there, as the amount of vehicle movements would exceed that reasonable for shared space (this learned from Cityheart architect presentation). It should say that a key reason for proposing an access road from Link Road is that it is above the ring main sewer, thereby it is a practicable way of approaching a site constraint. This sewer is shown in figure 7 and needs to be shown as a constraint in the constraints and opportunities tables.</p>	<p>reach its objective of being more pedestrian friendly. Therefore, a balance will need to be struck between the best accessing option to the ORL site (including Waitrose) and the impact on the surrounding area.</p> <p>Reference to the sewer rising main has been added to the constraints table in Chapter 6.</p>	<p>Add the following constraint to the table in Section 6.1:</p> <p>d) <u>A 3m easement is needed for a Thames Water sewer rising main, and an 8m easement is needed for the culverted watercourse</u></p>
Cross-party working group on ORL site (27)	8.3 Refining Options		<p>Comment: On page 65, in para 8.3.3 is the fundamental layout issue: Further discussion has also been held with Waitrose, specifically around re-providing around 170 spaces to service their demand. This requirement and how this provision is configured will have implications for the proposals. Actually about 40 of Waitrose spaces would be relocated. Moving Waitrose parking would require a land swap</p>	<p>The strategic masterplanning framework does not preclude alternative options being considered. The final route of any pathway will take into account not only the needs of Waitrose, but also wider-design considerations informed by the principles set out in Chapter 7.</p>	<p>No amendment in response to this issue.</p>

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			agreement between a developer and Waitrose. This land swap turns on the route of the footpath from Northgate End. At present, we all walk through Waitrose car park to get to Bridge Street. There are options for the line of this path, taking larger or smaller numbers of parking spaces. Layout options relating to Waitrose car park are absent from the SPD. Relocating Waitrose parking is the reason why the URC hall might be demolished. Amendment requested: The SPD should show alternative, possible lines of a footpath. And the different implications for Waitrose car parking. Please show the options. Diagrams were given to the steering group on this subject.		
Cross-party working group on ORL site (29)	8.3 Refining Options		Comment; Para 8.10 - This group would vigorously object to demolition of the URC hall to accommodate Waitrose parking spaces. After clearing the surface car parks for development, to demolish a historic / well-used building for surface car parking would be shockingly ironic.	Noted. Whilst the SPD doesn't specifically include proposals to demolish the URC Hall, if demolition is proposed through the submission of a planning application, then this could facilitate the opportunity for the redevelopment of the wider site to provide high quality, sustainable new buildings of innovative design which contribute positively to the character of the Conservation Area.	No amendment in response to this issue.

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			<p>Amendment requested: 'Layout' - from 8.11 to 8.14 needs to start with options for the layout next to Waitrose car park - where the footpath runs, where displaced parking will go, the extent of the development area. This is fundamental and needs diagrams.</p> <p>Comment: 'Layout' - In papers provided during the steering group, this group demonstrated that an arts centre could be built alongside Charringtons House. There is no reference to this layout option.</p> <p>Amendment requested: The SPD to say that it would be acceptable to build in the sizeable area alongside the retained Charringtons House, up the Old River Lane.</p>	The Strategic Masterplanning Framework does not preclude alternative options being considered.	
Carolyn Matthews (100)	8.3 Refining Options		<p>Option B retaining the hall as a public facility and reduce waste of resources in demolition, and environmental cost of new construction. It could provide a shared public space other than a restaurant/cafe as the Citizens advice has now gone perhaps a place where face to face contact for advice (legal, educational...) could be provided alongside emotional</p>	The SPD does not specifically include proposals to demolish the URC Hall. If a planning application is subsequently submitted which proposes the demolition of the URC Hall, then this will need to address the requirements of District Plan Policy CFLR8 (Loss of Community Facilities). Applicants will also be required to explain and evidence how their proposals comply with	No amendment in response to this issue.

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			support, free art / yoga/ classes run by volunteers, but backed by East Herts Council? Ask residents of the town for ideas.	relevant District Plan policies that seek to improve the environmental sustainability of new development.	
Cross-party working group on ORL site (18)	8.4 Strategic Masterplan		<p>Comments: Figure 18 - the public square is an afterthought. This does not indicate a square giving life to the whole place. 'Semi-private amenity' is not public realm. If private gardens are semi-private, they are not safe and secure. Amendment requested: A separate diagram showing options for how a square should form the heart of a development, relating to movement, business and civic activity. Delete 'semi-private amenity'.</p> <p>Comments: Figure 20 - extend the commercial heart - this masterplanning principles diagram shows an amorphous blob representing leisure with no accompanying guidance at all on location, size and access, or operation of any kind of leisure activity. It is seriously appalling guidance, on land use and masterplanning. Amendment required: At appropriate places throughout the</p>	<p>The vision for the public space is set out in paragraphs 3.4.2, 7.7.1, and 8.4.5.</p> <p>Figure 18 has been updated to remove reference to semi-private amenity.</p> <p>Figure 20 (now Figure 19) has been updated to reference civic, community and leisure use. Further guidance has been added to Section 3.4, including a new section on the Arts Centre.</p>	<p>Figure 18 updated in line with this comment.</p> <p>Update Figure 20 (now Figure 19) to reference civic, community and leisure use.</p>

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			SPD, provide actual land use guidance about suitable land uses for ORL, and public uses that will be meaningful for this town. Delete the ambiguous 'leisure'. Delete the leisure blob from this diagram.		
Ms Yvonne Estop (43)	8.4 Strategic Masterplan	Object	Comments: Figure 21 The Strategic Masterplanning Framework. The requirement that The Strategic Masterplanning Framework should be used to inform the emerging proposals for Old River Lane is quite firm and therefore the diagram is too prescriptive. The diagram shows one option only for access, the north-south path, leisure, and block forms. It does not resolve the critical masterplanning issues. It denies other layout options. The most critical thing it denies is Waitrose car parking. With the masterplan principles as shown, around 50 spaces are cut off. Waitrose would not accept a loss of spaces, but the replacement parking area is not shown on the masterplanning principles diagram. The URC is left as existing, so it implies the relocated parking will be in the development area. In fact all the studies made over the last two years and all the	The Strategic Masterplanning Framework Diagram has been updated. It is agreed that the draft framework was too prescriptive and as such is now illustratively presented and should be used together with the Design Principles set out in Chapter 7 to inform emerging proposals. The updated Strategic Masterplanning Framework does not preclude alternative design solutions coming forward.	Figure 21 (now Figure 20) updated in line with this and other comments.

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			presentations to the steering group show the parking replaced on the site of the URC hall. So the diagram is seriously misleading as well as denying practicable options. Changes to be made: The masterplanning principles diagram should be deleted. The foregoing masterplanning principles diagrams should be left in, and new ones added, as each of them usefully sets parameters for masterplanning.		
Mrs Susan Swan (71)	8.4 Strategic Masterplan		Public space is very poorly explained - just a pink blob on the map. What exactly are you envisaging?	This issue is expanded upon in paragraph 8.4.5, which states: "Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area." Paragraph 3.4.2 and paragraph 7.7.1 will be expanded to further set out expectations.	Expand paragraphs 3.4.2 and 7.7.1 as follows: 3.4.2 ... The clustering of any of these uses should preferably be focussed around a key public space, <u>which should be a welcoming and adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.</u> 7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. <u>The public space should have a</u>

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					<u>welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility</u>
Carolyn Matthews (101)	8.4 Strategic Masterplan		8.12 Eastern access - how will this affect traffic flow around Link Road.	The eastern access point has been identified as the preferred access point during discussions with HCC. All options for access will be tested in detail during any pre-application and planning application processes.	No amendment in response to this issue.
Mark Doran (145)	8.4 Strategic Masterplan	Support	Existing trees should only be felled by exception, the aim should be to preserve all mature trees.	The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.	No amendment in response to this issue.
Mr John Rhodes (195) Stewart Marshall (383)	8.4 Strategic Masterplan		We suggest that the illustrative layouts in the SPD will need to be revised in the light of these comments. It may well be that before the SPD can be finalised, some transport modelling will be needed of the implications of various use types, building densities access arrangements and pedestrian movements so that the master planning of the site can be informed by more precise and specific	Whilst detailed transport assessments and modelling will be required to define detailed matters, the SPD only seeks to ensure that the right package of measures and opportunities are signposted so that any development can integrate these into the scheme from an early stage. The Strategic Masterplanning Framework, together with the Design Principles set out in Chapter 7, should be used to inform the	No amendment in response to this issue.

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			guidance than this document contains.	emerging proposals for Old River Lane.	
Gary Jones (293)	8.4 Strategic Masterplan		8.4.5 There is no requirement for or detailed guidance on the creation of the public square. Bishop's Stortford has been offered a public square in previous developments, but the outturn has been pathetically small and subsumed into adjacent hospitality uses. The SPD must specify a requirement for a public square and an indicative or minimum size.	<p>The SPD sets out that 'high quality new streets will be created, and public spaces will be provided in strategic locations alongside key frontages and buildings, including Coopers and along Bridge Street.'</p> <p>More specifically the SPD sets out that proposals for a public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area.</p>	No amendment in response to this issue.
Jan Mccarthy (284)	8.4 Strategic Masterplan	Object	The SPD consultation draft which is looking at the strategic environmental assessment of the development has a supporting statement "the development is not expected to give rise to any environmental effects". I do not agree with the Figure 19 diagram shows that a number of large tress	<p>The SPD notes that there are several important trees across the site, including Category A trees which are of significant value. The SPD requires the retention of existing mature trees where possible.</p> <p>The SPD does not specifically include proposals to demolish the URC Hall.</p>	No amendment in response to these issues.

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			will be affected. These include the ancient oak in the Waitrose car park, which EHDC confirmed to me last year has a Tree Protection Order. Also, the large trees that border the United Reformed Church are showing on Figure 19 as remaining as is the ancient tree adjacent to Charringtons House. If the URC trees are remaining, why not keep the building + not build a Leisure Centre (which hardly features in the SPD).		
Cityheart Homes Ltd (343)	8.4 Strategic Masterplan		8.4.8 (Fig 21) - The indicative position and alignment of the vehicular access point is consistent and compatible with dialogue held with key stakeholders (including the County Council Highways Authority).	Noted.	-
Cross-party working group on ORL site (30)	8.5 Delivery and Phasing		<p>Planning obligations: Comment: Affordable Housing on-site provision of up to 40% subject to viability Amendment requested: Delete subject to viability. Ensure full compliance with policy (even though 80% is barely affordable). Add provide homes for local key workers.</p> <p>Comment: All types of development The first 7 bullets, 13th and 14th are not planning obligations, they are all what the developer has to do</p>	<p>Affordable Housing will be required in accordance with District Plan Policy HOU3. This sets out that lower provision may be permitted if it cannot be achieved due to viability reasons or where it would prejudice the need to secure other infrastructure priorities.</p> <p>Section 8.5 contains an indicative list of planning obligations. The full list and scope of individual planning obligations requirements will be</p>	No amendments in response to these issues.

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			<p>anyway. Amendment requested: Delete first seven, 13th, 14th bullet points starting 'public realm'.</p> <p>Comment: Car clubs - this is a critical part of the strategy for less on-site parking. Amendment requested: State a minimum number of vehicles (3), dedicated parking space for them, commitment to a 10-year operating contract, who manages after that period, automatic free membership for all residents.</p> <p>Comment: Other site-specific requirements Amendment requested: Please add to this section: Cover the full cost of refurbishment of URC hall and hand over to a trust or a public owner. Provide a design scheme and cover the cost of pedestrian streetscene improvements in Bridge Street.</p>	<p>defined in detail through the consideration of the planning application/s.</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed. This level of information would be discussed and negotiated at the planning application stage.</p> <p>The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed. Matters such as these would be discussed and negotiated at the planning applications stage.</p>	
Mr Colin Arnott (135)	8.5 Delivery and Phasing		8.5 Delivery and Phasing DP Policy BISH8 I says that a Supplementary Planning Document will be used to inform the masterplanning of this site. Section 8 has started to provide a framework for the Masterplan and, although masterplanning for ORL has commenced in advance of the	<p>The SPD sets out a Strategic Masterplanning Framework which has been prepared in consultation with key stakeholders and the public.</p> <p>There is a requirement for a Masterplan to be submitted with any</p>	No amendment in response to these issues.

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			<p>adoption of the SPD, it is assumed that it will be completed in accordance with DP Policy DES1 II and be collaboratively prepared, involving site promoters, landowners, East Herts Council, town and parish councils and other relevant key stakeholders and further informed by public participation. It is assumed that, as for all other significant developments the Masterplan would then be adopted by EHDC before any application is submitted as a basis for considering it. It would be helpful if this continuing policy process was made clear at the beginning of section 8.5. It would also be helpful if key development needs and impact assessments which have not been covered in the SPD including EIAs, retail and other economic assessments and, in particular, transport assessments which will be required for the masterplan are also set out in this section.</p> <p>Although para 8.5.1 says that the full list and scope of individual planning obligations requirements will be defined in detail through the</p>	<p>planning application, which will be subject to further consultation.</p> <p>The schedule is intended to helpful and as set out in the SPD is indicative.</p>	

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			consideration of the planning application/s, in view of the above I believe that any discussion of S106 obligations and financial contributions beyond the principles are likely to be premature. The Indicative Planning Obligations Schedule on page 73 is therefore too prescriptive at this stage until impact and other mitigation requirements are assessed and should be reserved until the masterplan.		
Carolyn Matthews (102)	8.5 Delivery and Phasing		8.26 - additional infrastructure such as school and nursery places cannot be provided in this development if the overall concept is to enhance the area and reduce car use. A daytime crèche /nursery might be feasible for those employees working in town to avoid extra car use. The current town library is adequate and within walking distance of new proposed homes. Grange Paddocks leisure facilities will be accessible via the river footpath/ eastern access onto link Road as is Nuffields and the gym opposite Wetherspools.	Contributions towards education, open space, community and library facilities will still be required relative to the number of units being proposed.	No amendment in response to this issue.
Mark Doran (146)	8.5 Delivery and Phasing	Support	Priority should be given to sustainable transport facilities and to maximising recycling.	Agreed.	-

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
8.			Strategic Masterplanning Framework		
Cityheart Homes Ltd (344)	8.5 Delivery and Phasing		8.5.5 - Indicative planning obligations / Section 106 Heads of Terms. The list set out will need to be reviewed in detail, to ensure all is necessary / reasonable / expected etc. The document does however make it clear that the precise S.106 provisions will be defined as part of any planning application.	As set out in the SPD this is an indicative schedule of planning obligations.	No amendment in response this issue.
Bishop's Stortford Civic Federation (439)	8.5 Delivery and Phasing		8.5 - Delivery and Phasing DP Policy BISH8.I says a Supplementary Planning Document will be used to inform the masterplanning of this site. Section 8 has started to provide a framework for the Masterplan therefore masterplanning has to some extent commenced in advance of the adoption of the SPD. This was further built on by the proposals Cityheart prepared and presented as part of its bid. BSCF, however considers that these proposals are not binding and that the masterplanning, etc. should be completed in accordance with DP Policy DES1.II and will be: collaboratively prepared, involving site promoters, landowners, EHDC, town and parish councils and other relevant key stakeholders, and, further informed by public	The SPD sets out a Strategic Masterplanning Framework which has been prepared in consultation with key stakeholders and the public. There is a requirement for a Masterplan to be submitted with any planning application, which will be subject to further consultation.	No amendment in response to these issues.

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
			Strategic Masterplanning Framework		
			<p>participation. It is assumed that, as for all other significant developments the Masterplan would then be adopted by EHDC before any planning application is submitted as a basis for considering it. It would also be helpful if: this continuing policy process was made clear at the beginning of section 8.5; the key development needs and impact assessments which have not been covered in the SPD including EIAs, retail and other economic assessments and, in particular, transport assessments all of which will be required for the masterplanning they are set out in this section. (see also 9.0)</p> <p>Also, although para 8.5.1 says that: the full list and scope of individual planning obligations requirements will be defined in detail through the consideration of the planning application/s, in view of the above, BSCF believes that any discussion of S106 obligations and financial contributions here, beyond their principles, is premature. The Indicative Planning Obligations Schedule on page 73 is therefore too</p>	<p>The schedule is intended to helpful and as set out in the SPD is indicative.</p>	

Rep No.	Section / para	Support or Object	Issue	Officer Response	Proposed Amendment
8.			Strategic Masterplanning Framework		
			prescriptive at this stage, until impact and other mitigation requirements are assessed, rather they should be reserved until the masterplan. (see also 9.0)		

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
9.			Planning Application Requirements		
Bishop's Stortford Civic Federation (44)	9. Planning Application Requirements		Discussion of planning application requirements in Section 9, which acknowledges that these will be subject to planning conditions and pre-app discussions with the local authority, is premature. The list of Planning Requirements on the final page of the SPD is completely misleading and includes many items that must form part of the masterplan assessments to be adopted first including: Transport Assessment, Economic and Business Development, Flood, Drainage, Sewerage etc assessments Retail Demand and Impact; and the Masterplan itself! This section should be deleted and, insofar as anything is	A planning application/s will be submitted on this site and so Section 9 is considered helpful in setting out what supporting information will be required.	No amendment in response to this issue.

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
			Planning Application Requirements		
			relevant at this stage, incorporated into section 8.5.		
Mr Trevor Steggles (5)	9.1 Requirements	Object	How can I have confidence in the competence of the team working on this project when the document has several English errors and indeed uses the word Fowl when describing wastewater!	Spelling mistake has been corrected.	Correction to be made the Planning Requirements box following paragraph 9.1.2: <ul style="list-style-type: none"> • Fowl <u>Foul</u> Sewerage and Utilities Assessment
Mr James Tatchell (38)	9.1 Requirements	Object	Included in these requirements should be a proper multi-use performance space, definitely NOT A CINEMA, which is not needed or wanted by anyone. Any previous consultations on this subject have been poorly worded	Noted. The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space. Proposals are however indicative at this stage and any subsequent planning application will be required to explain and evidence how the proposals comply with relevant District Plan policies. A new section has been added to the SPD which provides further information. There has been mixed feedback on whether a cinema should form part of the proposals for Old River Lane. Comments regarding previous consultations are noted.	No amendment in response to these issues.

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
9.			Planning Application Requirements		
			and biased to achieving the result desired by EHDC.		
Mrs Susan Swan (72)	9.1 Requirements		It seems to me that this development is a long way from being anything more than a dream. So many details are missing from this plan relating to the Arts and Culture areas, sustainable building and energy supply, retention or not of the URC and Hall, improved transport links to encourage use of public transport which is expensive and sporadic.	The purpose of the SPD is to provide a Strategic Masterplanning Framework against which more detailed development proposals can be assessed.	No amendment in response to this issue.
Bishops Stortford Civic Fed (136)	9.1 Requirements		Discussion of planning application requirements in Section 9, which acknowledges that these will be subject to planning conditions and pre-app discussions with the local authority, is premature. The list of Planning Requirements on the final page of the SPD is completely misleading and includes many items that must form part of the masterplan assessments to be adopted first including: Transport Assessment, Economic and Business Development, Flood, Drainage, Sewerage etc assessments Retail Demand and Impact; and the Masterplan itself! This section should be deleted and, insofar as anything is	A planning application/s will be submitted on this site and so Section 9 is considered helpful in setting out what supporting information will be required.	No amendment in response to this issue.

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
			Planning Application Requirements		
			relevant at this stage, incorporated into section 8.5.		
Carolyn Matthews (103)	9.1 Requirements	Support		Support noted and welcomed.	-
Mark Doran (147)	9.1 Requirements	Support	<p>The ambitions in the SPD are good but do not go far enough in terms of sustainability. The Council has a great opportunity here to lead the way in a net zero development (which would help achieve its own climate policies), air quality and the incentivisation of sustainable transport, improving biodiversity and ensuring the development does not worsen water scarcity or local flooding. The SPD should therefore set unambiguous aims in these areas, going well beyond existing buildings regulations to meet net zero.</p> <p>I have also read and support the comments of the Bishop's Stortford Climate Group in relation to this SPD, particularly: Section 3 also needs amending to take into account the key importance of specific policies on sustainability and Climate Change</p>	<p>Noted. However, the SPD cannot introduce targets that exceed the policy requirements of the District Plan.</p> <p>The Council is committed to addressing climate change and the the SPD provides a framework for maximising the sustainability of the development but avoids being overly prescriptive. Specific details about how sustainability opportunities are maximised will be considered as part of the planning application process. The approach will need to be justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement.</p> <p>It is agreed that climate change and environmental sustainability are a key consideration. However, to avoid repetition, it is not necessary for this section to repeat all the sustainability requirements. The SPD should be viewed in its entirety and</p>	<p>No amendment in response to these issues.</p> <p>Amend the heading 3.6 as follows: 3.6 Other Policy Requirements <u>Air Quality</u> Delete the sub-heading <u>Air Quality</u>.</p>

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
9.			Planning Application Requirements		
			<p>(mitigation and adaptation). We would expect as a minimum statements of the importance of design securing space and buildings adapted to future climate change; and the commitment to zero carbon on the development, in line with the Council's Climate Change motion.</p> <p>To make unambiguous requirements to disincentivise car/freight traffic and promote sustainable travel, including more radical options such as pedestrianising Bridge St and also South St / North St, making the town centre a more attractive retail/hospitality destination and enabling easy movement between the town centre and ORL. The need for sustainable transport to be prioritised should be reflected in clearer and firmer wording that removes potential caveats ('where possible', explore etc).</p>	<p>sustainability is addressed in Section 7.4. Likewise, other policy considerations relevant to the site, such as heritage, design and transport are outlined in other sections of the SPD.</p> <p>However, the 'Other Policy Considerations' heading is misleading as it implies all other policy considerations for the site will be listed. It should be replaced with 'Air Quality'.</p> <p>Chapter 4, alongside the Design Principles set out in Chapter 7 aim to promote modal shift by supporting and encouraging sustainable transport modes of travel, as well as addressing the current movement constraints on the site.</p> <p>The SPD seeks to ensure that the right package of measures and opportunities are signposted so that any development can integrate these into the scheme from an early stage.</p>	

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
			Planning Application Requirements		
			<p>Section 5 of rationalise and reduce car parking and improve servicing arrangements/facilities should not be opaque but should be spelled out.</p> <p>Section 7.3 the policies are framed in enabling terms. Likewise, it is unacceptable for the SPD to provide for any public car parking. It is wrong to say some level of on-site parking, sufficient to meet the needs of the uses proposed when the new Multi Storey Car Park was designed and built to meet public parking needs, fully replacing the parking provided for shoppers and workers. The statement alongside that there should be a significantly reduced amount of parking (7.3.2) does not prevent the site attracting and providing for additional parking in this town centre site.</p>	<p>The SPD takes a balanced view, but one that encourages opportunities to be sought to reduce carparking on Old River Lane, particularly where parking could be provided in existing facilities.</p> <p>Policy BISH8 part (g) states that: <i>“on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.”</i></p> <p>As such the SPD notes the policy requirement to provide for car parking to meet the needs on the site, but also sets out the access to nearby car parks and the need to prioritise active travel. As such it takes a balanced view, but one that encourages opportunities to be sought to reduce car parking on ORL particularly where parking could be provided in existing facilities.</p>	

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
9.			Planning Application Requirements		
			<p>There should be clear requirements for bus stops adjacent to ORL.</p> <p>The Sustainability and energy use section addresses the carbon embedded in construction, but this misses the point that to reduce carbon from construction the best approach is to refurbish existing buildings, unless compelling evidence can be provided that it is simply incompatible with the new use cases.</p> <p>For the ORL site the council is the developer, so we would expect the council to set itself the very highest standards and use the project to demonstrate to other developers what is achievable. As EHDC has committed to an area wide target of net zero carbon by 2030 we would expect it to set an SPD for its own developer to meet the requirement of net zero carbon in operational</p>	<p>A new Section 4.3 on Public Transport has been added to the SPD. Old River Lane is adjacent to 3 bus stops and therefore any development must ensure that it supports the retention and function of these bus stops and also any future upgrades to them.</p> <p>As above, the SPD cannot introduce mandatory targets that exceed the policy requirements of Policies CC1 and CC2 of the District Plan. Therefore, the inclusion of specific energy targets is not appropriate in this document.</p> <p>As above. The SPD cannot introduce mandatory targets that exceed the policy requirements of Policies CC1 and CC2 of the District Plan. Therefore, the inclusion of specific energy targets is not appropriate in this document.</p> <p>The Council is committed to addressing climate change and the</p>	

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
			Planning Application Requirements		
			<p>terms and to set a specific target for construction emissions. The most specific additional requirements, in the box following 7.4.5 are again in terms of encouragement, minimisation and exploration of standards above the norm, so place no absolute standard to do better than minimum Building Regulations. The emerging Greater Cambridgeshire Local Plan sets the level of ambition we would expect to see in the SPD, with numeric Energy Use Intensity targets (p145): https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-10/First%20Proposals%20-%20FINAL%20FURTHER%20REVISED%2028.10.21-red.pdf. Best practice for urban development would suggest steady roll out of heat networks. Because of the higher densities that we see in urban centres, many European towns and cities have heat networks. This development represents an opportunity to initiate this and to then join the dots, making connections to Waitrose and across towards the Goods Yard and the recent developments along the Stort,</p>	<p>the SPD provides a framework for maximising the sustainability of the development but avoids being overly prescriptive. Specific details about how sustainability opportunities are maximised will be considered as part of the planning application process. The approach will need to be justified in the sustainability checklist and Sustainable Construction, Energy and Water Statement.</p>	

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
9.			Planning Application Requirements		
			<p>which with little foresight by EHDC and no interest from developers went ahead with gas combination boilers and will be hard to retrofit with individual air source heat pumps. The source of heat for a heat pump-based heat network would be the building and supermarket cooling demands plus the aquifer using an open loop system. This could be supplemented if required with air source heat pumps. This opportunity should at least be explored as part of the development.</p> <p>- The SPD should require the collection and use of rainwater and the use of grey water systems where that is possible; and reduce the target water use accordingly, to 105l/person/day or lower.</p>		
Cityheart Homes Ltd (345)	9.1 Requirements		<p>9.1.1 - Planning application requirements / supporting evidence This list of submission requirements is the subject of separate dialogue. The finalised list of requirements once this dialogue has been completed ought to be pulled through into this document.</p> <p>9.1.2 - The developer is undertaking considerable, detailed, and extensive</p>	<p>Noted. The case officer has been consulted and additional requirements have been added to the list.</p> <p>Noted and welcomed.</p>	<p>Add the following requirement to the Table following paragraph 9.1.2:</p> <ul style="list-style-type: none"> • <u>Drainage Strategy</u> • <u>Energy and Sustainability Strategy</u> • <u>Land Contamination Assessment</u> • <u>Open Space, Landscape and Public Realm Strategy</u> • <u>Waste Strategy</u>

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
			Planning Application Requirements		
			pre-application dialogue with both the local planning authority and many other interested parties, including the County Highway Authority, other statutory consultees, and the Design Review Panel etc.		
Hertfordshire County Council (353)	9.1 Requirements		<p>In accordance with the requirements set out in Chapter 9 of the consultation document the applicant or applicants will be required to complete a Flood Risk and Surface Water Drainage Assessment.</p> <p>From a Flood Risk point of view, HCC would advise the following with regards to any Flood Risk and Surface Water Drainage Assessments being submitted:</p> <ul style="list-style-type: none"> • All plans to follow the SuDS hierarchy of drainage options as reasonably practical: 1) Into the ground (infiltration) 2) To a surface water body 3) To a surface water sewer, highway drain, or another drainage system 4) To a combined sewer. • All plans to incorporate SuDS design, taking into account Water 	Requirements noted for the Flood Risk and Surface Water Drainage Assessment.	No amendment in response to this issue.

Rep. No	Section/ para number	Support or Object	Issue	Officer response	Proposed amendment
9.			<p align="center">Planning Application Requirements</p>		
			<p>Quality, Water Quantity, Amenity and Biodiversity.</p> <ul style="list-style-type: none"> • Potential to incorporate tree pits / raingardens to enhance the sites amenity value, promote biodiversity and reduce flood risk. • Potential to incorporate permeable paving where possible across the site to aid volume management and treatment of water. • Potential to incorporate green roofs to aid volume management and biodiversity across the site. <p>Thank you again for engagement HCC services have had to date and for the opportunity to provide comment. HCC welcome the Old River Lane SPD and broadly endorse the policies that underpin the document. Furthermore, HCCs relevant services look forward to the opportunity to continue working with EHDC and other stakeholders in creating a more sustainable East Hertfordshire.</p>	<p>Support noted and welcomed.</p>	

APPENDIX C: CONSULTEES

The following organisations were directly notified of the draft Old River Lane SPD in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It should be noted that individuals on the planning policy consultation database were also consulted but are not listed.

Specific Consultation Bodies and/or Duty to Cooperate Bodies

- Affinity Water
- Anglian Water
- The Civil Aviation Authority
- Communication Operators
- EDF Energy Networks
- Environment Agency
- Essex County Council
- Great Anglia
- Hertfordshire Constabulary
- Hertfordshire County Council
- Highways England
- Hertfordshire Local Enterprise Partnership
- Historic England
- Homes and Communities Agency
- Lee Valley Regional Park Authority
- National Grid
- Natural England
- Network Rail
- NHS East and North Hertfordshire CCG
- NHS West Essex
- Neighbouring Authorities: Broxbourne Borough Council, Epping Forest District Council, Harlow District Council, North Hertfordshire District Council, Stevenage Borough Council, Uttlesford District Council
- Police and Crime Commissioner
- Stansted Airport
- Thames Water
- The Coal Authority
- The Princess Alexandra Hospital NHS Trust
- Veolia Water

East Herts Town and Parish Councils	
Bishop's Stortford Town Council	Hertford Heath Parish Council
Buntingford Town Council	Hertingfordbury Parish Council
Hertford Town Council	High Wych Parish Council
Sawbridgeworth Town Council	Hormead Parish Council
Ware Town Council	Hunsdon Parish Council
Albury Parish Council	Little Berkhamsted Parish Council
Anstey Parish Council	Little Hadham Parish Council
Ardeley Parish Council	Little Munden Parish Council
Aspenden Parish Council	Much Hadham Parish Council
Aston Parish Council	Sacombe Parish Meeting
Bayford Parish Council	Standon Parish Council
Bengeo Rural Parish Council	Stanstead Abbots Parish Council
Benington Parish Council	Stanstead St Margarets Parish Council
Bramfield Parish Council	Stapleford Parish Council
Braughing Parish Council	Stocking Pelham Parish Council
Brent Pelham and Meesden Parish Council	Tewin Parish Council
Brickendon Liberty Parish Council	Thorley Parish Council
Buckland and Chipping Parish Council	Thundridge Parish Council
Cottered Parish Council	Walkern Parish Council
Datchworth Parish Council	Wareside Parish Council
Eastwick and Gilston Parish Council	Watton-at-Stone Parish Council
Furneux Pelham Parish Council	Westmill Parish Council
Great Amwell Parish Council	Widford Parish Council
Great Munden Parish Council	Wyddial Parish Meeting
28 Other Parish Councils outside of East Herts	

General Consultation Bodies and Other Organisations	
Aldwyck Housing Group Ltd	Hertfordshire Community Health Services
Bat Conservation Trust	Hertfordshire Gardens Trust
Bellway homes	Hunsdon Eastwick and Gilston Neighbourhood Plan Group
Beds and Herts Local Medical Committee	Hutchinson 3G UK Limited
Bishops Stortford Methodist Church	Ian Baseley Associates
Bishop's Stortford District Footpath Association	Jarvis Homes Ltd
Bishop's Stortford Chamber Of Commerce	Labour Party
Bishop's Stortford Liberal Democrats	Layston Pre-School and Nursery
Bishop's Stortford Mencap	Leach Homes
Bishop's Stortford Town Centre Management Partnership	Leaside Church
British Horse Society	Leaside Under 5's Kindergarten
British Telecommunications plc	Lee Valley Regional Park Authority
British Waterways	Linden Homes

General Consultation Bodies and Other Organisations	
Building Research Establishment	Linden Homes Eastern
Buntingford Chamber of Commerce	McMullen & Sons Ltd
Buntingford Civic Society	Mobile Operators Association
Buntingford Town Partnership	Molewood Residents Association
CABE	National Express East Anglia
Canal & River Trust	National Farmers Union
Carers in Hertfordshire	National Federation of Gypsy Liaison Groups
CBI East of England	Network Homes
CDA for Herts	North East Herts Labour Party
Chaldean Estate	North Hertfordshire Homes
Christ Church C of E (VA) Primary & Nursery School	Openreach Newsites
Church Commissioners	Orange Personal Communications Services
Circle Anglia	Origin Housing Association
Coke Gearing Consulting	PACE
Community Safety & Crime Reduction Department, Herts Constabulary	Paradigm Housing Group
Countryside Management Service	Paradise Wildlife Park
CPRE Hertfordshire	Parsonage Residents Association
Croudace Homes	Parsonage Surgery
Department for Transport Rail Group	Pelham Structures Ltd
Diocese of St Albans	Persimmon Homes
DPDS Consulting Group	Pigeon Investment Management Ltd
East Herts Ramblers	Plainview Planning Ltd
East of England Ambulance Service NHS Trust	Planning Potential
East of England Development Agency	RSPB
East of England Local Government Association	Salvation Army Bishop's Stortford Corps
Essex County Cricket Board	Sanctuary Carr-Gomm
Fairview New Homes	Sanctuary Hereward
Fields In Trust	Savills
First Capital Connect	Shelter
Forebury Estates Ltd	South Anglia Housing Association
Forewind Ltd	Sport England
Framptons	St Joseph's RC Primary School
Freight Transport Association	St Michaels Church
Friends, Families and Travellers and Traveller Law Reformed Project	Standon and Puckeridge Surgery
Garden History Society	STANDonA120 campaign
Gascoyne Cecil Estates	Stevenage Liberal Democrats
Gladman Developments	Stewart Ross Associates

General Consultation Bodies and Other Organisations	
Good Architecture/ Transition Hertford	STOP Harlow North
Grange Builders	Strategic Planning Research Unit, DLP Planning Ltd
Granta Housing Society Ltd	Strutt & Parker
Hanover Housing Association	Sustrans
Hastoe Housing Association Ltd (East)	Telefonica O2 UK Ltd
Hatfield Town Council	Tesni Properties Limited
Haymeads Residents' Association	Thakeham Homes
Hazel End Farm	The Bishop's Stortford High School
Hertford Disability Support Group	The Canal and River Trust
Hertford Heath Primary School	The Gallery at Parndon Mill
Hertfordshire Action on Disability	The Georgian Group
Hertfordshire Association of Parish and Town Councils	The Gypsy Council
Hertingfordbury Conservation Society	The Lawn Tennis Association
Herts & Middlesex Badger Group	The Princess Alexandra Hospital NHS Trust
Herts & Middlesex Wildlife Trust	The Theatres Trust
Hertfordshire Building Preservation Trust	The Traveller Law Reformed Project
Hertfordshire Chamber of Commerce & Industry	The Ware Society
Hertfordshire Community Health Services	The Woodland Trust
Hertfordshire Gardens Trust	Theatres Trust
Hertfordshire Police Authority	Wallace House Surgery
Herts & North Middlesex Area of the Ramblers	Ware Town Partnership
Herts Sports Partnership	Wareside C of E Primary School
Hightown Praetorian and Churches Housing Association	Watermill Estate Residents' Association
Hill Residential	Wates Developments
Hockerill Residents Association	Wattsdown Development Limited
Home Builders Federation	Welwyn Garden City Society
Home Farm Trust Herts & Essex	Wodson Park Sports Centre
Housing 21	Woodhall Estate
Hertfordshire Building Preservation Trust	Hertfordshire Football Association
Hertfordshire Chamber of Commerce & Industry	Hertfordshire Cricket
Hockey England	Rugby Football Union

Old River Lane

Supplementary Planning Document

Consultation Draft - June 2022



 @Eastherts

 EastHertsDC

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1.0 Introduction

1.1 Background

- 1.1.1 Bishop's Stortford is the largest town in the district, with an important sub-regional role related to its retail, leisure and employment offer, which is underpinned by good transport links including the West Anglia Main Line railway, the M11, the A120, and Stansted Airport. The town retains a very attractive historic core and has a thriving town centre. It also benefits from numerous areas of green space along the Stort corridor and within the 'Green Wedges' which penetrate the town.
- 1.1.2 The town is unusual in East Herts in having several remaining brownfield redevelopment opportunities; one of these brownfield opportunities is **Old River Lane** – the subject of this Supplementary Planning Document (SPD) – a site which forms a key opportunity for sustainable redevelopment in the heart of Bishop's Stortford. Located between North Street, Bridge Street, and Link Road the site represents a major opportunity to reconfigure the retail, community, and leisure provision in the town centre.

1.2 Purpose and Scope

- 1.2.1 In line with national guidance, Supplementary Planning Documents (SPDs) build upon and provide more detailed advice or guidance on policies in adopted development plan documents. As they do not form part of the development plan, they cannot introduce new planning policies or allocate land for specific types of development or uses.
- 1.2.2 This SPD sets out the aspirations of the Council for the redevelopment of the Old River Lane site. The ambition is to create a well-designed development that responds to the character of the surrounding area. The SPD will:
- Set out the existing planning policy framework for bringing forward appropriate redevelopment of Old River Lane;

- Establish placemaking and design principles;
- Improve the quality of proposals;
- Ensure high quality design.

1.2.3 The SPD has been prepared in line with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will be a key material consideration in determining the acceptability of development on the site and seeks to reduce uncertainty by creating a framework against which development proposals can be assessed.

1.2.4 As supplementary guidance, an SPD does not have the weight of adopted development plan policies in the East Herts District Plan or Neighbourhood Plans; however it does have weight as a material consideration in assessing the quality of proposals as they evolve and in decision making on planning applications.

1.3 Structure of the Document

1.3.1 The Old River Lane SPD is structured in nine chapters:

- **Chapter 1 (Introduction)** describes the background to the SPD including the planning policy context and the process for preparing the SPD.
- **Chapter 2 (Site Context and Analysis)** explores the history of the Old River Lane site and analyses the different features of the site.
- **Chapter 3 (Policy BISH8 Old River Lane)** provides more detailed guidance on Policy BISH8.
- **Chapter 4 (Transport Options)** considers broad transport issues and options.

- ~~Chapter 5 (Constraints and Opportunities)~~ sets out the constraints and opportunities that were identified following the appraisal of the site and its existing uses.
- **Chapter 6-5 (Vision and Development Objectives)** sets out the vision for the Old River Lane site and development objectives.
- Chapter 6 (Constraints and Opportunities) sets out the constraints and opportunities that were identified following the appraisal of the site and its existing uses.
- **Chapter 7 (Design Principles)** sets out the design principles that will guide development at Old River Lane.
- **Chapter 8 (Strategic Masterplanning Framework)** sets out the framework for development proposals at Old River Lane.
- **Chapter 9 (Planning Application Requirements)** outlines the documents required to accompany planning applications.

1.4 Planning Policy Context

1.4.1 The Old River Lane SPD sits within a wider planning framework of both national and local policy and guidance. This section provides a brief overview and summary of the key policy and guidance documents that this SPD will refer to.

1.4.2 The main planning policy considerations are set out in the:

- East Herts District Plan 2018
- Bishop's Stortford [Neighbourhood Plan for Silverleys and Meads Neighbourhood Plan 2015](#) [Wards \(1st Revision\) 2022](#)
- National Planning Policy Framework (NPPF)

1.4.3 Also relevant to this SPD are other guidance documents and topic-based SPDs, including the:

- Sustainability Supplementary Planning Document (SPD) 2021

- Affordable Housing Supplementary Planning Document (SPD) 2020
- Historic Parks and Gardens Supplementary Planning Document (SPD) 2007
- Bishop's Stortford Town Centre Planning Framework 2016
- ~~Bishop's Stortford Transport Options Report 2018~~
- Bishop's Stortford Parking Strategy 2019
- Hertfordshire Eastern Area Growth and Transport Plan 2022
- Bishop's Stortford Conservation Area Appraisal and Management Plan 2014
- National Design Guide

East Herts District Plan 2018¹

1.4.4 The East Herts District Plan was adopted in 2018 and sets out the framework for guiding development in East Herts. It describes the Council's spatial vision for the district and includes strategic policies to deliver the homes, jobs and infrastructure that is required. The District Plan also contains development management policies that address a number of topic areas. The key relevant policies include:

- Policy BISH1 – Development in Bishop's Stortford
- Policy BISH2 – Bishop's Stortford Town Centre Planning Framework
- Policy BISH8 – Old River Lane
- Policy BISH11 – Employment in Bishop's Stortford
- Policy BISH12 – Retail, Leisure and Recreation in Bishop's Stortford
- Policy HOU1 – Type and Mix of Housing
- Policy HOU3 – Affordable Housing
- Policy ED1 – Economic Development
- Policy EDE3 – Communications Infrastructure
- Policy RTC1 – Retail Development
- Policy DES1 – Masterplanning
- Policy DES3 – Landscaping
- Policy DES3 – Design of Development

¹ <https://www.eastherts.gov.uk/planning-building/planning-policy/east-herts-district-plan-2018>

- Policy TRA1 – Sustainable Development
- Policy TRA2 – Safe and Suitable Highway Access Arrangements and Mitigation
- Policy TRA3 – Vehicle Parking Provision
- Policy HA1 – Heritage Assets
- Policy HA3 – Archaeology
- Policy HA4 – Conservation Areas
- Policy HA7 – Listed Buildings
- Policy HA8 – Historic Parks and Gardens
- Policy CFLR7 – Community Facilities
- Policy CFLR8 – Loss of Community Facilities
- Policy CC1 – Climate Change Adaptation
- Policy CC2 – Climate Change Mitigation
- Policy CC3 – Renewable and Low Carbon Energy
- Policy WAT1 – Flood Risk Management
- Policy WAT6 – Wastewater Infrastructure
- Policy EQ4 – Air Quality

1.4.5 **Policy BISH8 – Old River Lane**, sets out that the site will provide for a mixed-use development and around 100 new homes. The policy includes a number of requirements that the masterplan and any subsequent planning application/s need to assess. Policy BISH8 is set out below (**Figure 1**).

Figure 1: Policy BISH8

Policy BISH8 Old River Lane

I. The Bishop’s Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.

II. The site will provide for a mixed use development and around 100 homes between 2022 and 2027.

III. The site will represent an extension of a historic market town. Therefore the masterplan will address the following:

- a) the creation of a high quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other commercial and community uses such as a GP surgery and B1 office floorspace;
- b) the creation of new streets and public spaces;
- c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;
- d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;
- e) a design and layout which respects the significance and relationship of the site with designated and un-designated heritage assets, within the Bishop's Stortford Town Centre Conservation Area;
- f) key frontages such as Coopers will be enhanced by new public realm and buildings that reflect locally distinctive materials and design;
- g) on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.

IV. In addition, the development is expected to address the following provisions and issues:

- a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses;
- b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- c) new utilities infrastructure where necessary;
- d) planning obligations including on and off-site developer contributions where necessary and reasonable related to the development; and

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

1.4.6 The District Plan 2018 also contains a site location plan (**Map 1** below), which details the extent of the Old River Lane site allocation. It should be noted that this SPD looks beyond the site allocation in the District Plan 2018, taking in the edge of Castle Gardens and the car parks to the north of Link Road, together with Bridge Street to the south, in order to better consider wider connections across the site.

1.4.7 For the purpose of this SPD the United Reformed Church (URC) Hall on Water Lane to the west of the allocated site, along with the modern houses to the south of the URC Hall, are also included within the red line boundary (**Map 2** below).

Map 1: District Plan Old River Lane site allocation



Map 2: Old River Lane SPD Area



Bishop's Stortford Neighbourhood Plan for Silverleys and Meads Wards Neighbourhood Plan 2015 and emerging update(1st Revision) 2022²

1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's Stortford Neighbourhood Plan for Silverleys and Meads Wards Neighbourhood Plan (2015)(1st Revision) 2022; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley Neighbourhood Plan (2017(1st Revision) 2022). Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.

² <https://www.eastherts.gov.uk/planning-building/planning-policy/neighbourhood-planning-activity-east-herts/bishops-stortford-silverleys-and-meads>

1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. ~~Of particular importance is Policy BP6 – Future development of the town centre and Policy BP7 – Prosperity and character of the existing town centre. The Neighbourhood Plan includes the following site-specific objective:~~

- ~~To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site~~

1.4.10 ~~Both Neighbourhood Plans are currently being updated and the final Old River Lane SPD will reflect any relevant updates. The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.~~

National Planning Policy Framework (NPPF)³

1.4.11 The NPPF provides a framework within which locally-prepared plans for development can be produced. Plans and development must comply with national policy guidance as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The NPPF continues to place significant emphasis on the need to ensure the vitality of town centres known as the “town centres first” approach. Guidance indicates that plans should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Sustainability SPD 2021⁴

1.4.12 The Sustainability SPD was adopted in 2021 and was prepared to provide guidance on the implementation of adopted District Plan policies relating to climate change and sustainable design and construction, in order to improve the environmental

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

sustainability of new development. It is a material consideration in the determination of planning applications.

1.4.13 East Herts Council made a declaration on Climate Change in 2019 and is committed to putting environmental sustainability at the heart of everything it does. As such, the Sustainability SPD sets out a process for developers to follow whilst providing detail and technical guidance on how to mitigate and adapt to Climate Change. The Sustainability SPD has therefore been used to inform how this SPD looks at climate change regarding the Old River Lane development.

Affordable Housing SPD 2020⁵

1.4.14 The Affordable Housing SPD was adopted in 2020 and supports the effective implementation of the affordable housing policies in the District Plan. It is a material consideration in the determination of planning applications. The purpose of the Affordable Housing SPD is to aid the implementation of the affordable housing policies and also assist developers in understanding the Council's approach and requirements regarding viability.

Historic Parks and Gardens SPD 2007⁶

1.4.15 The Historic Parks and Gardens SPD was adopted in 2007 and seeks to ensure that development does not undermine the integrity of the district's Historic Parks and Gardens. Historic Parks and Gardens are important assets that add substantial value to both the landscape and environmental quality within the district.

⁵ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

⁶ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

Bishop's Stortford Town Centre Planning Framework 2016⁷

1.4.16 Allies and Morrison Urban Practitioners were commissioned in March 2016 to prepare the Bishop's Stortford Town Centre Planning Framework on behalf of East Herts Council. The purpose of the Study was to help set a vision and strategy for the development of Bishop's Stortford. The study was agreed in 2017 and takes account of the town's current and future economic role, and sets out proposals for movement and design projects that will improve the town centre.

1.4.17 The document was developed based on the results of extensive consultation, which helped to shape the identification of key objectives which are summarised below:

- Create a more attractive pedestrian environment.
- Promote a holistic parking and movement strategy.
- Define a framework for the managed growth of retail in the town centre.
- Identify opportunities for flexible and adaptable employment space and ensure that existing employment uses in the town make best use of their sites to best support the town's economy.
- Establish an integrated cultural offer for the town centre.
- Identify opportunities for residential development in the town centre to support the regeneration of key sites and promote a more sustainable living.

1.4.18 The Town Centre Planning Framework is material to this SPD as it sets Old River Lane in a wider-context and is also referred to in Policy BISH8 as forming the basis of this SPD. As such, this SPD will utilise the material and evidence contained in the Bishop's Stortford Town Centre Planning Framework and will ensure that Old River Lane is cognisant of the wider-strategy for the town centre.

⁷ <https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/evidence-library/settlement-and-site-specific-studies-sss>

Transport and Parking

1.4.19 Two of the key issues in Bishop's Stortford relate to transport and parking. The town centre suffers from very congested roads and junctions. Some of the car parks are very busy whereas others are under-used. There is also a lack of facilities for pedestrians and cyclists. To address these issues, two studies have been undertaken to identify actions and interventions which aim to improve the transport network for different users in the town.

1.4.20 The Hertfordshire Eastern Area Growth and Transport Plan⁸ covers Bishop's Stortford, Sawbridgeworth and the surrounding rural areas. The GTP includes several transport improvements packages, aiming to improve the transport network which also includes better facilities for pedestrians and cyclists and bus services. It looks at the current period of the Local Plans, and will be subject to review periodically to reflect changes in growth and transport forecasts.

~~1.4.20 The **Bishop's Stortford Transport Options Report 2018**⁹ considers broad transport issues and opportunities. It puts forward a wide range of potential options for improving the transport network, including better facilities for pedestrians and cyclists, managing traffic congestion and improving access to bus services.~~

1.4.21 The **Bishop's Stortford Parking Study 2019**¹⁰ focuses upon on and off-street parking within the town with a particular focus on the town centre car parks. It considers how car parks are being used, the number of spaces, the layout of car parks including access routes and how much people need to pay, and recommends a series of actions to address issues.

⁸ <https://www.hertfordshire.gov.uk/media-library/documents/highways/east-area-gtp/eastern-area-gtp-interventions-paper-final-acc.-check.pdf>

⁹ <https://www.eastherts.gov.uk/about-east-herts-0/improvement-projects-east-herts/shaping-stortford>

¹⁰ <https://www.eastherts.gov.uk/about-east-herts-0/improvement-projects-east-herts/shaping-stortford>

Bishop's Stortford Conservation Area Appraisal and Management Plan 2014¹¹

1.4.2~~32~~ The Bishop's Stortford Conservation Area Appraisal identifies the special character of Bishop Stortford's Conservation Area; identifies elements that should be retained or enhanced; identifies detracting elements; reviews the existing boundaries; and puts forward practical enhancement proposals.

National Design Guide¹²

1.4.2~~43~~ The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework.

1.5 Process of Preparation

1.5.1 The potential for the future redevelopment of the Old River Lane site is set out in the East Herts District Plan 2018. This SPD will help define and add detail about the potential land uses, design and scale of development appropriate for the area.

1.5.2 The Council recognises the importance of stakeholder engagement and as part of the scoping of this SPD an **Old River Lane Steering Group** has been set up. Membership of the Steering Group includes: Officers from East Herts Council and Hertfordshire County Council; Councillors; representatives from the Cross-party Working Group on Old River Lane; landowner and developer representatives; as well as other representatives from the Town Council, the Neighbourhood Plan Group, the Bishop's Stortford Climate ~~Change~~ Group, the Bishop's Stortford Business Improvement District (BID) and Bishop's Stortford Civic Federation. A number of community representatives also attended the Steering Group meetings.

¹¹ <https://www.eastherts.gov.uk/planning-and-building/conservation-areas>

¹² <https://www.gov.uk/government/publications/national-design-guide>

1.5.3 The Steering Group has met on six occasions between November 2021 and May 2022. Meeting with stakeholders has ensured a better understanding of the key issues and aspirations that the community have for Old River Lane. Alongside this the Council has been able to get feedback on emerging proposals and principles as well as jointly setting a vision and objectives for the site. The discussions that have taken place at the Steering Group meetings have therefore influenced both the scope and content of this SPD.

1.5.4 The process of preparation is set out in **Figure 2** below.

Figure 2: Process of Preparation

Preparation of Old River Lane SPD	
- Analysis of site and background research	September - October 2021
- Steering Group Meetings	November 2021 - May 2022
- Preparation of draft SPD	April - June 2022
Future Stages	
- Approval for Consultation	23 June 2022
- Formal Consultation - 4 Weeks	5 July - 2 August 2022
- Consideration of Comments	August - September 2022
- Adoption of SPD	19 October 2022

2.0 Site Context and Analysis

2.1 Introduction

- 2.1.1 This chapter starts by examining the historical development of the area, looking back at the evolution of Bishop's Stortford, followed by a brief history of the Old River Lane site. The town's historic character is key to our understanding of the Old River Lane site and its surrounding area.
- 2.1.2 Further analysis of the Old River Lane site today and how it relates to the wider town centre is then presented. This work has been undertaken to inform the design principles and the strategic masterplanning framework as set out in later chapters.

2.2 Historical Development of the Area

Evolution of Bishop's Stortford

- 2.2.1 The origins of Bishop's Stortford can be traced back to the Roman occupation with evidence of a settlement next to a crossing in the River Stort, on the Roman road from St Albans (Verulamium) to Colchester (Camulodunum).
- 2.2.2 The site of the Waytemore Castle was the likely location of a Saxon fort that had been erected due to the strategically important river crossing on the frontier between the Kingdom of Wessex and the Viking controlled Danelaw.
- 2.2.3 The motte and bailey Waytemore Castle was originally built in the 11th century by William I to project power in the region. In 1086 it was granted to the Bishop of London, and was heavily rebuilt in both the 12th and 13th centuries. It was generally used as a Bishop's Court. It was no longer needed as a defensive structure by the 15th century, and fell into disrepair. It was mostly pulled down in the 16th century, but the gatehouse and dungeons were used as a prison until 1649, when the site was sold and the stone was re-used for building materials in the town.
- 2.2.4 A market was established in Bishop's Stortford by 1228 and parts of the street and plot patterns set out at this time survive today.

- 2.2.5 ~~By 1744 road improvements had resulted in many coaching inns and stables in the town centre as a stop off on the London to Cambridge road. By the 18th century regional road improvements had resulted in the erection of many coaching inns and stables in the town centre as a stop off on the London to Cambridge road.~~
- 2.2.6 In 1769 the Stort was canalised (the Stort Navigation) linking the town to the River Lea at Roydon, Essex. By now the town was a well-established Market Town.
- 2.2.7 The Great Eastern Railway opened in 1842, to the east of the town centre. Trade was growing rapidly and the town was exporting grain and malt by barge to the London breweries. The population of the town was growing fast and by 1901 exceeded 7,000.
- 2.2.8 By the mid-20th century the town was attracting London commuters, travelling by train. Stansted Airport opened as an RAF airfield in 1943 and was used during the war, opening for commercial operations in 1966.
- 2.2.9 The M11 opened in the 1970s improving the road links in the area and the A120 bypass was opened in the 1970s, influencing the shape of the development of the suburbs of the town.

Old River Lane – A brief history

- 2.2.10 ~~The Old River Lane site looks to have historically been open floodplain meadows crossed with drainage channels up until the mid-20th century onwards, despite Waytemore Castle being established adjacent to the site in the 11th century and the historic core of Bishop's Stortford lying to the south-west. Mapping from the late 19th and into the 20th century supports the idea that the area underwent very little change before that time, with most change reserved to those areas south and west of Old River Lane in particular a number of maltings making use of the Stort River running to the west of the Old River Lane site. To the north-west of the site there was the Hawkes Brewery in buildings which dated from the 18th century and a cattle sale yard. The Old River Lane site is so named as it was the original route of the River Stort, and the former river channel ran roughly along the route of the existing Old River Lane. In the Roman period woodland in the vicinity of the site was cleared and from then on until the mid-20th century most of the Old River Lane site was open riverside floodplain meadows crossed with drainage channels. Although evidence of Prehistoric activity within the vicinity of the site is limited,~~

it is possible that evidence of activity within the site may survive, masked by alluvial deposits on the terrace of the former river channel. Similarly, there is potential for traces of Romano-British and Medieval activity to survive within the site. Waytemore Castle was erected adjacent to the site in the 11th century and over time the historic core of Bishop's Stortford evolved to the west and south-west of the site. In the late-18th century and early-19th century numerous malshouses were erected along the route of the River Stort, including adjacent to the site, making use of the direct access to the riverbank to transport their produce along the Stort Navigation. To the north-west of the site there was the Hawkes Brewery in buildings which dated from the 18th century, and a cattle sale yard. In 1860 on Water Lane to the west of the site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.

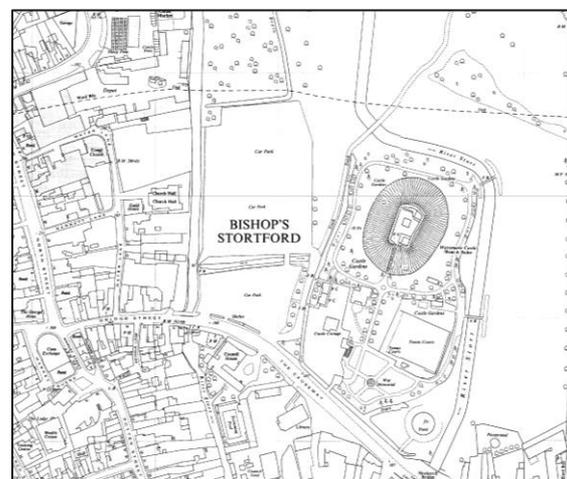


Figure 3 and 4: Historic mapping from 1870's (left) and 1960's (right) show Old River Lane remaining largely unchanged over a century

2.2.11 From the mid-20th century onwards however a number of changes came forward which would alter the landscape of Old River Lane. During the Second World War, in 1942 the American Red Cross built a temporary entertainment centre for the US forces based at the Stansted air base on the site of what is now Charringtons House, and in 1944 this was replaced by a much larger American Hostel that provided accommodation and a canteen. After the war this building was used by the Education Authority as a school and became the first coeducational secondary school in Bishop's Stortford for children aged 11-15, and it remained in this use until the mid-1960s, when the building was demolished and the entire site was used for car parking.

2.2.12 The Link Road was built between 1969 and 1970, which connected The Causeway to Northgate End, and necessitated the demolition of the cattle sale yard. The landscape of Old River Lane continued its significant transformation in the early 1970's when the original course of the River Stort ~~that ran to the west of~~ through the site was culverted. The culverting ~~is understood to have been~~ was part of wider plans, alongside creating a new course for the River Stort to the east (1968), to help reduce flooding in the town centre and create more land for development in the core of Bishop's Stortford town centre. A new road ~~was built then largely~~ that roughly followed the route of the culverted river as access to the car parks, the road now known as Old River Lane.

2.2.13 This period in time continued to be the main catalyst of change as the building that dominates Old River Lane to this day was also constructed in the 1970s, Charringtons House. The building project began in 1971 and at the time was the largest project (apart from the railway) that had taken place in Bishop's Stortford. It was so named Charringtons due to being developed to accommodate the head office for coal merchants Charrington Gardner Locket & Co Ltd who arrived in the offices in 1973.

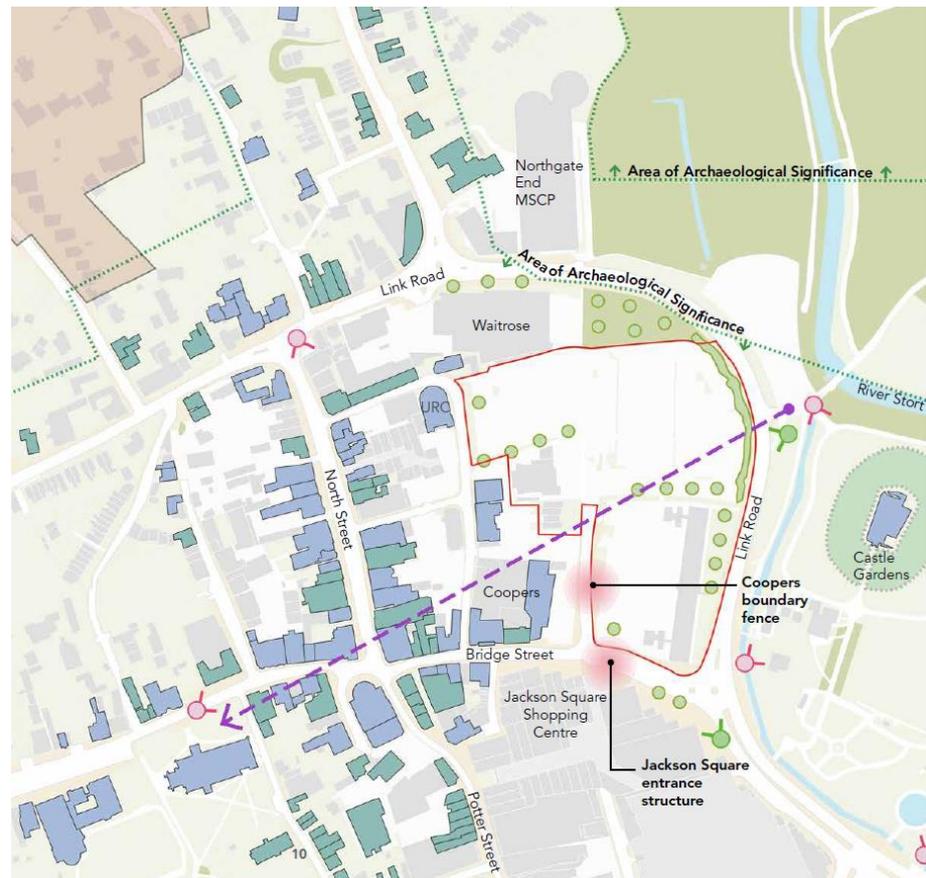
2.2.14 Charrington Gardner Locket & Co Ltd moved out of Charringtons House and relocated in 1999 and East Herts Council began to occupy much of the building and have continued to have a presence there to this day. Alongside this, Waitrose was developed to the north-west of the site in 1994 on the former Hawkes Brewery site which had long been used as a distribution depot. Waitrose is still present today, alongside Charringtons House and their associated surface car parks, with the only major change in the last 30 years being the demolition of 1 Causeway building in 2017.

Heritage Assets identified in the Bishop's Stortford Conservation Area Appraisal

Heritage Assets

- Corn Exchange, St Michael's Church and Waytemore Castle are key heritage assets
- Heritage views from Castle Gardens, Park, North Street and from St Michaels Church
- Within the Bishops Stortford Conservation Area
- Mature trees positively contribute to the character of the area

- Key**
- Listed buildings
 - Important trees/hedgerows
 - Unlisted buildings to be protected from demolition
 - Scheduled Ancient Monument
 - Important views to be protected
 - Proposed enhancement areas (conservation area policies map)
 - Important views to be enhanced
 - Lost views of Church



2.2.15 The centre of Bishop's Stortford is defined by its historical evolution and distinctive setting in the rural countryside. These built and natural assets are a legacy the town has that must be protected and enhanced. As noted above, Old River Lane has long been adjacent to the historic core of Bishop's Stortford and so has a key role to play in maintaining this legacy. The river has also helped shaped the character in the town centre, with a notably different identity to the wharf and industrial heritage along the River Stort, to that of the market town aesthetic in the historic core along Market Street and North Street.

2.2.16 Most of the town centre is covered by the Conservation Area which includes a significant number of listed buildings and other heritage assets. Many buildings in the town centre

on streets such as North Street, Windhill and Potter Street contribute positively to an attractive landscape.



Image 1 and 2: Bishop's Stortford historic market town

2.2.17 There are also a number of important landmarks in the town centre including the Water Lane United Reformed Church, Waytemore Castle mound, the Corn Exchange, and most notably the Church of St Michael which is visible from many points both in and around the town centre.



Image 3 (left) Water Lane United Reformed Church and Image 4 (right) Waytemore Castle

2.2.18 Due to its location on the edge of the historic core of the town centre, the Old River Lane site interacts with a number of these heritage assets. To the west of the site, a number of listed buildings are situated, including the aforementioned Water Lane United Reformed Church and the Coopers malt house building. Alongside this, The Water House, Guild House and 14 Water Lane are all adjacent to the west of the site. To the east is the Grade 1 listed motte mound of Waytemore Castle which is also a Scheduled Monument, and the Castle Gardens which are identified as a Locally Important Park and Garden in the 2007 Historic Parks and Gardens SPD.

2.2.19 The Old River Lane site also falls firmly within the Bishop's Stortford Conservation Area and is an Area of Archaeological Significance. These policy designations are shown on the Heritage Assets diagram above. More information on the wider Conservation Area can be found in the Bishop's Stortford Conservation Area Appraisal and Management Plan 2014¹³.

2.2.20 In addition to the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. There are also a number of key views across Bishop's Stortford. The key views that impact on Old River Lane are shown in the following diagrams (below). The view from Castle Gardens towards the Church of St Michael is particularly valued.

ADD PHOTO

Built Form and Typology

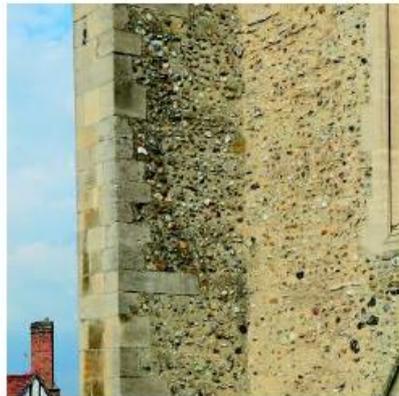
2.2.21 As well as individual heritage assets, the overall palette of materials, textures, colours, and design characteristics all help contribute to the aesthetic and character that make Bishop's Stortford town centre distinctive and attractive. The palettes below highlight the variety of features and materials in the town centre and the dominance of the warm yellow and cream tones of some of the older brick work.

¹³ <https://www.eastherts.gov.uk/planning-and-building/conservation-areas>

Materials and Colours:



Materials and Colours:



2.3 Site and surroundings today

2.3.1 Today the Old River Lane site represents a major opportunity to extend and reconfigure the retail, community, and leisure provision in the town centre.

2.3.2 As set out above the site is on the edge of the historic town centre and has transformed a number of times during the course of the town's history. The site now includes Waitrose and its existing car parking, Charringtons House on Bridge Street and the United Reform Church Hall (see paragraphs 2.4.1 – 2.4.3 below). The existing vehicle access to Waitrose and Charringtons House is via Old River Lane. The rest of the site is a Council owned and managed surface car park.

2.3.3 The site itself is relatively flat, with an increase in topography towards North Street to the west. The majority of the site is in Flood Risk Zone 2, with a small part of the site in Flood Risk Zone 3.



Figure 5: Flooding constraints at Old River Lane

2.3.4 There are several large mature trees present across the site. A number of trees are identified in the Bishop's Stortford Conservation Area Appraisal as adding value, including the small attractive commemorative area of open space with mature trees and seating to the north of the site, planted in memorial to David Moore in recognition of his contribution to tree preservation in Bishop's Stortford.

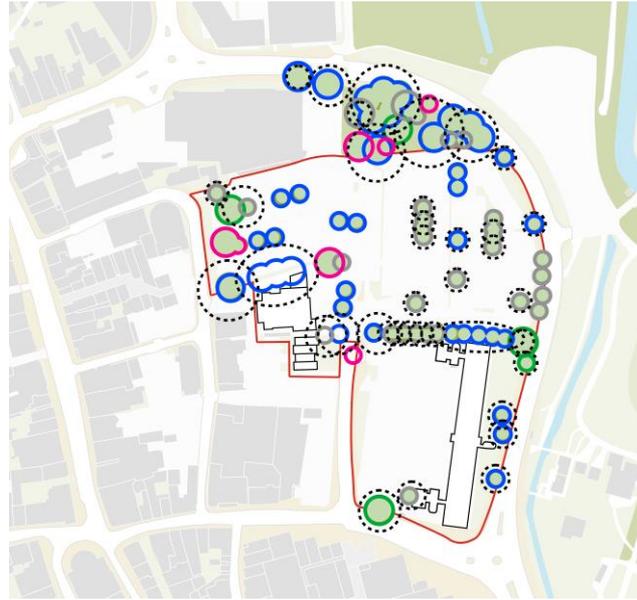


Figure 6: Location and type of trees currently situated on Old River Lane

2.3.5 ~~Below ground constraints include archaeology, a 3m easement for Thames Water rising main sewer and a 5m easement as the culvert is classified as a watercourse.~~ Below ground constraints include archaeology, and watercourse and sewer easements. A 3m easement is needed for a Thames Water sewer rising main, and a 85m easement is needed for the culvert as this is classified as a watercourse. In terms of archaeological constraints, known and potential non-designated archaeological remains identified within the Old River Lane site comprise potential paleoenvironmental remains, potential prehistoric and Romano-British remains, and potential medieval remains.

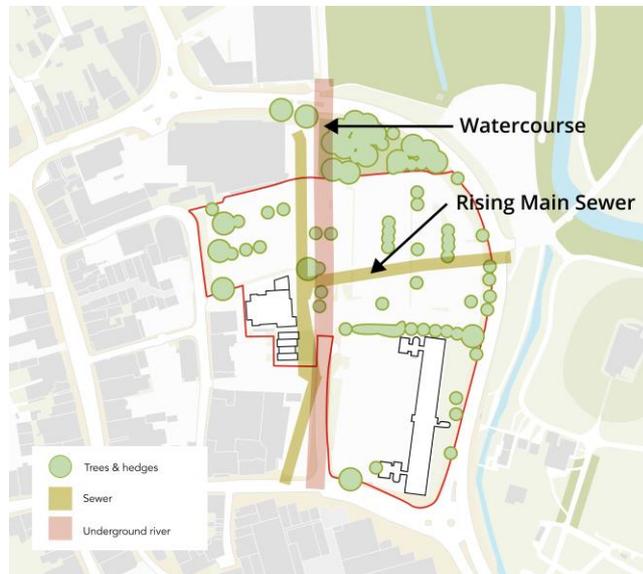


Figure 7: Below ground constraints on Old River Lane

2.3.6 It is important to note that this SPD looks beyond the site allocation in the District Plan 2018 and also takes in the edge of Castle Gardens and the car parks to the north of Link Road, as well as Bridge Street to the south, in order to better consider wider connections across the site. Link Road itself is currently a low quality part of the town centre, a dual carriageway that has limited built frontage which in turn encourages cars to travel faster. On the east side of Link Road sits Castle Gardens and views of the Waytemore Castle mound are visible from within the site. The western edge of the site needs to be carefully considered given the many listed buildings in the area.



Image 7 (left): view across Bridge Street with Charrington's House in the background; Image 8 (right): view south from the Link Road towards Jackson Square



Image 9 (left): Surface-level car parking is a familiar site around Old River Lane, firstly in the Causeway Car Park (left); Image 10 (right): view south across an empty Charrington's House car park

2.4 United Reformed Church Hall

2.4.1 The United Reformed Church (URC) Hall is located in Water Lane, to the west of North Street. The URC Hall was built in 1915 as a Sunday School for the Congregational Church, now known as the United Reformed Church on Water Lane. It was extensively altered and extended in the 1930s, 1960s, and 1990s. It falls within the Bishop's Stortford Conservation Area. The Hall was acquired by the Council, along with the houses to the south, in 2019.

2.4.2 The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when determining any planning application that would affect it.

2.4.23 Whilst the URC Hall lies outside of the BISH8 site allocation area, for the purposes of this SPD the URC Hall has been included within the red line boundary (see Chapter 1, Map 2).

2.4.34 The inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location.

Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR~~7~~8 (Loss of Community Facilities):

Policy CFLR8 Loss of Community Facilities

I. Proposals that result in the loss of uses, buildings or land for public or community use will be refused unless:

- a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or
- b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location; or
- c) The development is for an alternative community facility, the need for which clearly outweighs the loss.

2.5 Other Developments in Bishop's Stortford

2.5.1 Any development at Old River Lane also needs to be considered in the wider context of Bishop's Stortford, and particularly its town centre. As such Old River Lane should complement and contribute to the town-wide development framework which means not just relating with the existing town centre, but also with planned future developments.

2.5.2 Bishop's Stortford currently has a number of development sites either under construction or being considered through the planning process. Whilst Old River Lane will share some relationship with all of them, the key emerging developments relevant to Old River Lane are those within the town centre which include:

- Northgate End Car Park
- The Good's Yard
- The Mill Site

Northgate End Car Park

2.5.3 Northgate End is a multi-storey car park ~~that is due to~~ opened in June 2022 and has been included as part of plans to redevelop Old River Lane for a number of years. This development is in closest proximity to Old River Lane and not only has a link in terms of providing a wider-parking offer, but also has a strong physical link with the site.

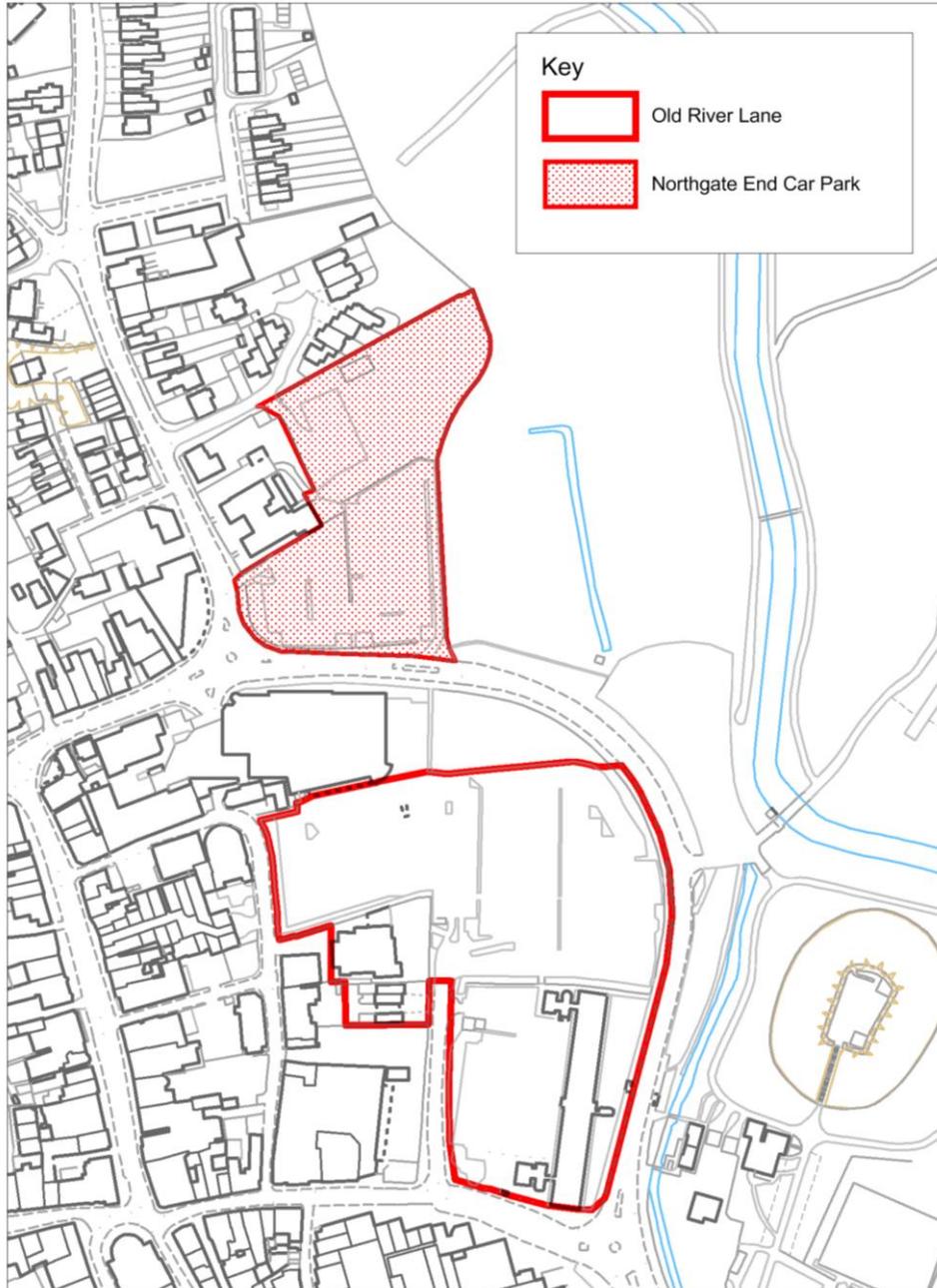


Figure 8: Northgate End Car Park shown adjacent to Old River Lane to the north

The Good's Yard

2.5.4 This site is allocated in the District Plan 2018 (Policy BISH7). The Goods Yard occupies a strategic position between the train station and the town centre and represents an excellent opportunity to substantially enhance the arrival experience to Bishop's Stortford by railway. The site presents a major opportunity to enhance a large portion of the riverside and bring vibrancy and activity to this important part of Bishop's Stortford. The northern part of the site lies within the town centre boundary and will accommodate a mix of retail and commercial development. Any development at Old River Lane should therefore complement the uses being provided.

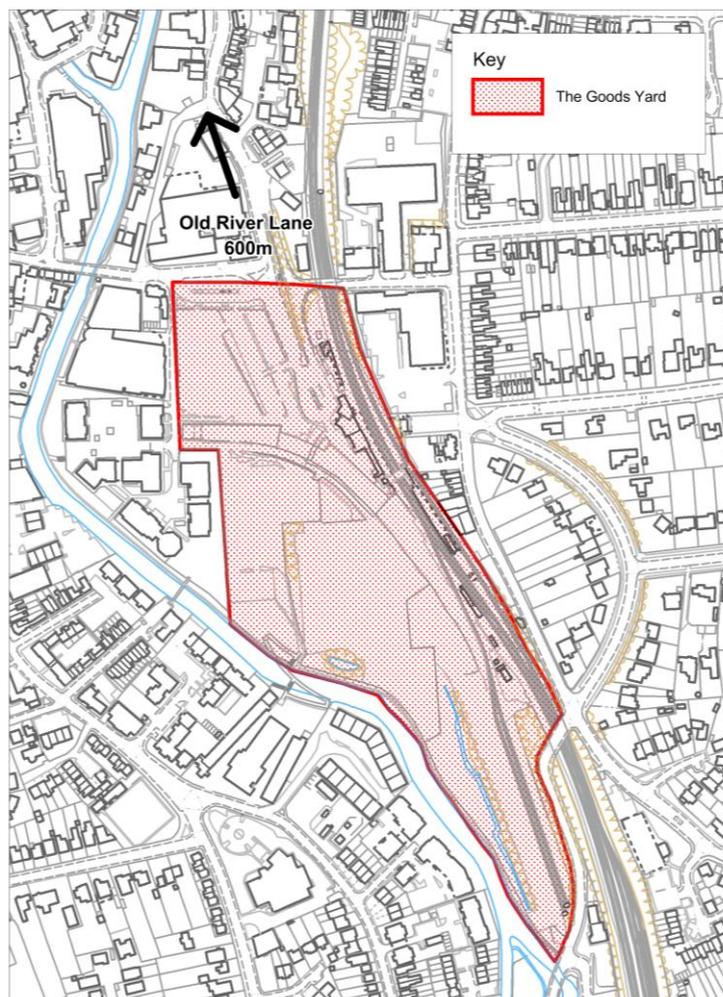


Figure 9: The Goods Yard site allocation to the south of Old River Lane

The Mill Site

2.5.5 This site is allocated in the District Plan 2018 (Policy BISH10) for a new mixed-use riverside hub. The Mill site offers the opportunity to transform the eastern side of the river. Unlike other site allocations however this site is not expected to deliver within a particular timeframe but has been allocated to ensure that if it does come forward for development a comprehensive approach is taken across the site.

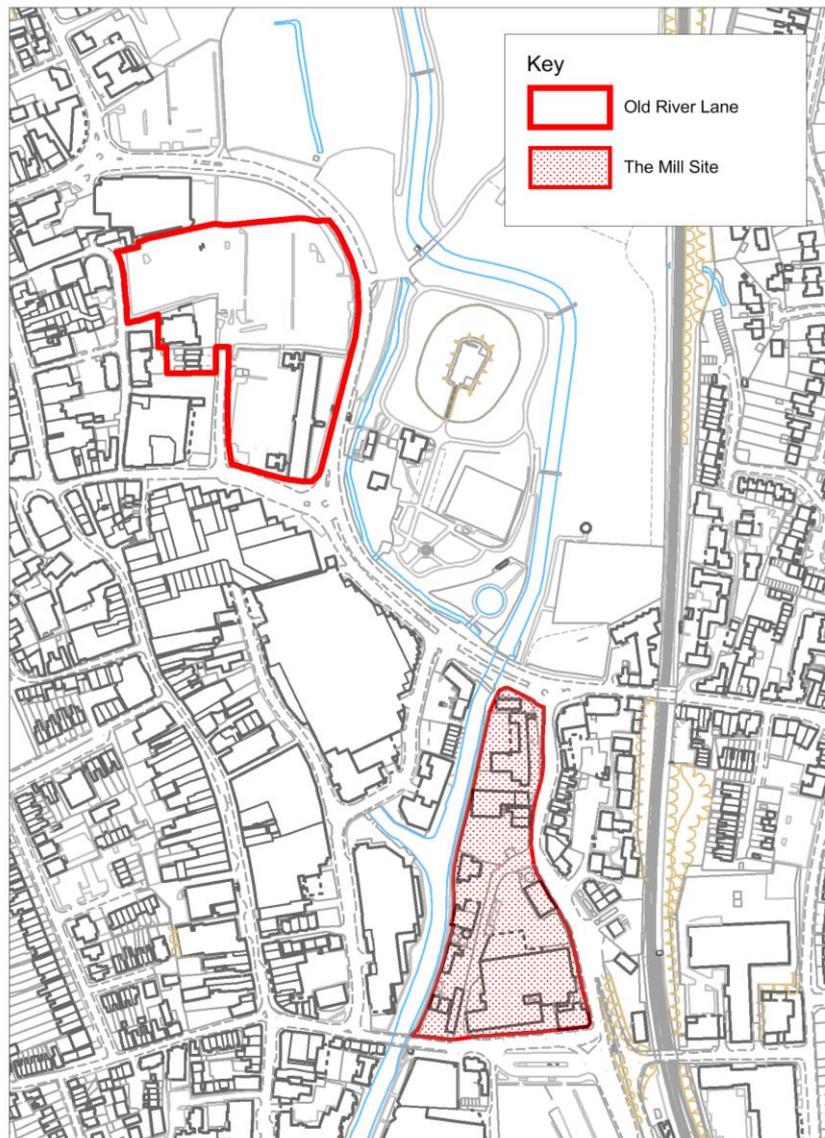


Figure 10: The Mill Site allocation to the south of Old River Lane

3.0 Policy BISH8 Old River Lane

3.1 Introduction

- 3.1.1 Policy BISH8 sets out that **'the site will provide for around 100 new homes'** and that the Old River Lane masterplan will address the **'creation of a high quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other commercial and community uses such as GP surgery and B1 office floorspace'**.
- 3.1.2 This section provides further information on these policy requirements. Overall, this SPD supports a degree of flexibility around the precise mix of land uses on Old River Lane, but any proposal should seek to respond positively to the guidance below. The Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to property market demand and opportunities.

3.2 Retail

- 3.2.1 The NPPF sets out the need for a dynamic and diverse town centre that can respond to changes rapidly, and the importance of this has been emphasised in recent years through the various economic downturns alongside the Covid-19 pandemic. There is an opportunity at Old River Lane to ensure that the retail offer is flexible enough to sustain long-term vitality and viability.
- 3.2.2 It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane should be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre.

- 3.2.3 Proposals should contribute towards a thriving and sustainable town centre; applicants must therefore consider any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs.
- 3.2.4 Proposals for new retail, commercial or leisure uses on Old River Lane should be responsive and demonstrate adaptability to shifting market trends and dynamics. Units should be capable of amalgamation and, sub-division, and the provision of mezzanine floors will be supported [where appropriate](#).

3.3 Office Floorspace

- 3.3.1 In 2020, there was around 160 office properties in the Bishop's Stortford market area providing 732,900sqft (c 68,100sqm) of office space. The overall stock of office space increased by 65,500sqft (6,100sqm) between 2010 and 2019, which represents a total increase of about 10% across the town. The increase in the stock of property would have been higher had it not been that some office space being lost through conversion of properties, some of which was through the use of Permitted Development Rights.
- 3.3.2 In 2020 there was a vacancy rate of around 2% which implies that there is currently very little choice for occupiers looking for office space in the local market; and existing occupiers who want to expand or contract are unlikely to be able to find space to move into, potentially leading to market stagnation.
- 3.3.3 In line with the policy, there is an opportunity to provide office space in the town. Proposals should seek to offer high quality office and commercial floorspace which includes a range of units from large operators to single tenants, to more flexible co-working spaces.

- 3.3.4 Proposals should be co-ordinated with the delivery of office space from other developments in Bishop's Stortford including at Bishop's Stortford North (BISH3), Bishop's Stortford South (BISH5) and the Goods Yard (Policy BISH7).
- 3.3.5 Proposals should also take into account the **Town Wide Employment Study for Bishop's Stortford 2013**¹⁴ and any subsequent updates.

3.4 Civic, Community and Leisure Uses

- 3.4.1 There is a strong tradition of civic, community, and leisure activities in Bishop's Stortford which continue to have a positive impact on the town centre offer, creating diversity and bringing a different audience to a town centre location. Proposals for Old River Lane should seek to complement and extend that offer as part of the development.
- 3.4.2 Civic, community and leisure facilities should play a key role in the activation and animation of the ground floors and especially the public spaces. It is expected that a variety of new leisure and Food & Beverage (F&B) opportunities will create a new vibrant area of the town centre. The clustering of any of these uses should preferably be focussed around a key public space, which should be a welcoming and adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.
- 3.4.3 Health care facilities that complement the existing offer across the town will be looked on favourably at Old River Lane.
- 3.4.4 Chapter 2 (Section 2.4) discusses the inclusion of the United Reformed Church Hall within the SPD red line boundary. Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR78 (Loss of Community Facilities).

¹⁴ <https://www.eastherts.gov.uk/planning-building/planning-policy/evidence-base>

Arts Centre

3.4.5 The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space.

3.4.6 The cinema spaces will be designed flexibly to enable the delivery of a live programme of events. The foyer space will be designed to allow for a live concept programme and will also be used as gallery space and there will be a focus on using the outdoor space to deliver an outdoor programme of live events.

3.4.7 It is anticipated that the live programme will consist of spoken word events, such as comedians, single person shows and small music performances, as well as live streaming of National Theatre and other events in the indoor spaces. The outdoor space will provide the opportunity for larger performance, be it music, comedy, theatre or live screening of theatre or sports events.

3.4.8 Proposals are indicative at this stage and any subsequent planning application will be required to explain and evidence how they comply with relevant District Plan policies, including BISH8 (Old River Lane) and CFLR7 (Community Facilities).

3.5 Housing

3.5.1 Housing on Old River Lane is expected to be delivered in accordance with policies HOU1 (Type and Mix of Housing) and HOU3 (Affordable Housing) of the District Plan 2018. A mix of residential accommodation should be provided to create an inclusive community by providing homes for all age groups.

- 3.5.2 Homes should be provided in accordance with Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.
- 3.5.3 Proposals across the site should be co-ordinated to ensure that they don't restrict the ability of the site to deliver a diverse spectrum of uses, including those associated with the night-time economy.

3.6 ~~Other Policy Requirements~~ Air Quality

Air Quality

- 3.6.1 Proposals at Old River Lane must not worsen the pollutant levels within the Hockerill Air Quality Management Area (AQMA). Proposals should therefore take account of the air quality measures set out in the Council's Sustainability SPD 2021¹⁵.
- 3.6.2 The impact of development on air quality is a material consideration and must be regarded at all stages in the planning process. The planning system plays an active role in managing local air quality when considering the impact of new development and finding sustainable solutions.
- 3.6.3 District Plan Policy EQ4 (Air Quality) requires that development should include measures to minimise air quality impact at the design stage and should incorporate best practice in the design, construction and operation of all developments. Where development (on its own or cumulatively) will have a negative impact on local air quality during either construction or operation, mitigation measures will be sought. Evidence of mitigation measures will be required upfront. [The Silverleys and Meads Neighbourhood Plan Policy TP2 \(Improving Air Quality\) expects developments to comply with the District Plan Policy](#)

¹⁵ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents/sustainability-supplementary-planning-document>

EQ4, whilst taking into account policies 19 and 20 of the Local Transport Plan 4 and the guidance in the Sustainability SPD.

3.6.4 Prioritising sustainable transport such as cycling and walking improves local air quality and encourages healthy communities. Therefore, strong emphasis will be placed on seeking the provision of cycle and pedestrian routes and networks at Old River Lane.

3.6.5 Building design should prioritise energy efficiency in order to reduce the need and size of heating plants. This will overall minimise the buildings impact on air quality. The use of renewable, zero and low-carbon technology is encouraged to fulfil the requirements Policy DES4 (Design of Development).

3.6.6 At the planning application stage, the development will need to demonstrate how air quality impact has been addressed by submitting the Sustainability Checklist and an Air Quality Impact Assessment (which includes an Air Quality Neutral Assessment). More detailed advice is set out in section 6 of the Sustainability SPD (2021).

4.0 Transport Options

4.1 Introduction

- 4.1.1 Bishop's Stortford is undergoing significant levels of growth with ~~approaching at least~~ 4,426,500 new homes planned in the District Plan 2018 (including committed development) by 2033, which will substantially increase the town's population.
- 4.1.2 The town serves as a centre for jobs, retail, education, health and other important services for a large catchment area. Key to the ongoing success of Bishop's Stortford will be the ability to move in, out and around the town, and this will require an effective, reliable and sustainable transport network which can accommodate existing movements and additional movements which will be generated by the increased population.
- 4.1.3 Two studies have been undertaken; the ~~Hertfordshire Eastern Area Growth and Transport Plan 2022~~ **Bishop's Stortford Transport Options Report 2018** and the **Bishop's Stortford Parking Study 2019**. Of particular relevance to this SPD is the ~~Transport Options~~ **Growth and Transport Plan (GTP)** report which ~~aligns supports with~~ Hertfordshire County Council's Local Transport Plan 4 (LTP4) 2018¹⁶. ~~This focuses on delivering measures that promote and drive forward the uptake of sustainable transport modes and prioritises the needs of pedestrians, cyclists and public transport users over those private car users. The GTP is a strategic spatial transport plan developed by Hertfordshire County Council in partnership with key stakeholders, including East Herts District Council, and the Local Enterprise Partnership, for the purpose of applying LTP policies and objectives to a growth-focussed sub-area within Hertfordshire.~~

¹⁶ <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

4.1.4 The GTP looks ahead at transport improvements required at least over the period of the Local Plans and will be subject to review periodically to reflect changes in growth and transport forecasts. The Transport Options report seeks to recognise and balance the needs of residents and workers who travel to/from and park their private vehicles within Bishop's Stortford, with increased sustainable transport opportunities which improve accessibility and encourage modal shift, thereby aiding a reduction in traffic congestion.

Bishop's Stortford Transport Options

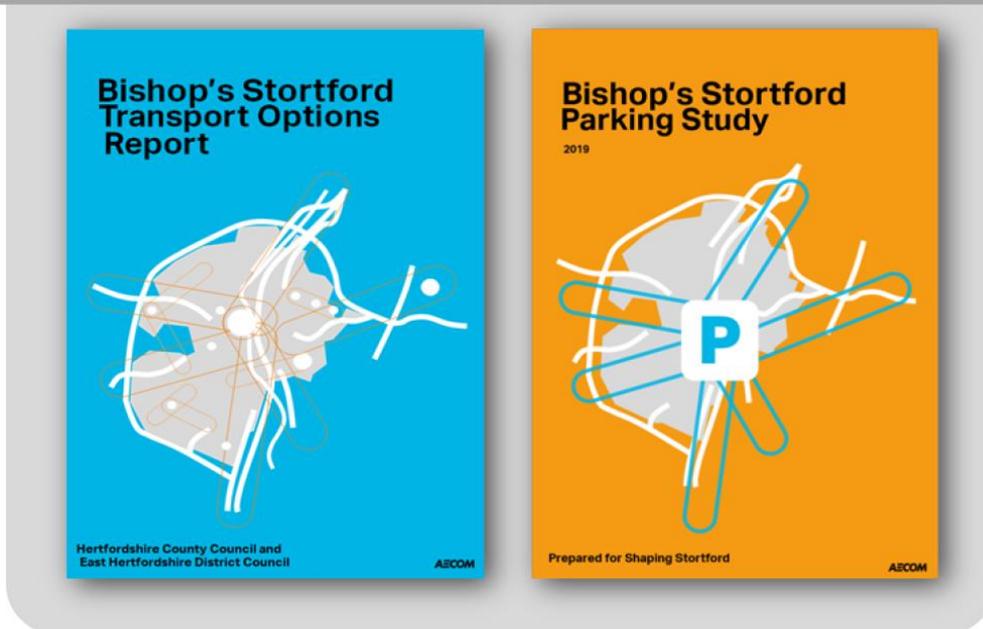


Figure 11: Two key studies undertaken shaping Bishop's Stortford's transport strategy

4.1.5 Any development that comes forward at Old River Lane will also be required to meet the policies set out in the Neighbourhood Plan for Bishop's Stortford Silverleys and Meads Neighbourhood Plan (1st Revision). Alongside other relevant policies, the Neighbourhood Plan sets out in Policy TP12 that financial contributions will be sought for improving town accessibility and connectivity, including sustainable transport projects and programmes in the Growth and Transport Plan amongst other strategies.

4.1.6 The following sections in the SPD, highlight those projects and programmes within the GTP that are most relevant to Old River Lane.

4.2 Old River Lane and Northgate End Multi-Storey Car Park

4.2.1 Proposals for Old River Lane will increase the demand for travel in Bishop's Stortford and place additional strain on the existing road network. The Old River Lane development will bring forward a notable substantial increase in retail floorspace which is anticipated to enhance the town's retail offer in addition to new leisure uses which could increase the town centre's attractiveness, not only in retaining trips within the town, but attracting trips in from surrounding areas that might otherwise travel to other towns.

4.2.2 The Transport Options Growth and Transport Plan report puts forward a wide range of interventions, a number of which relate to Old River Lane and its interaction with the wider town centre. It will also be important to consider the relationship of Old River Lane with Northgate End multi-storey carpark, including a specific package associated with development at Old River Lane: **Package 13 – Northgate End Multi-Storey Car Park access and connectivity.** This package has the following aims:

- ~~• To provide ease of access to / egress from the proposed multi-storey car park so that traffic does not disrupt movement along the A1250 Link Road.~~
- ~~• To ensure that pedestrians and cyclists are not adversely affected by the proposed car park and benefit from safe crossing on the A1250.~~
- ~~• To make moving traffic less intimidating to pedestrians and cyclists travelling along Northgate End.~~

4.2.3 Northgate End multi-storey car park was completed in summer 2022 and will replace and enhance the current parking capacity at Old River Lane, thus freeing-up the Old

River Lane site for redevelopment. With the growth of Bishop’s Stortford in terms of population and households, as well as an anticipated growth in the retail offer, it is expected that the Northgate End car park will form an essential part of the town’s parking infrastructure.

4.2.4 The multi-storey car park shares a relationship with Old River Lane both in its location and in its function. A suitable crossing point should be established to encourage pedestrians to and from Old River Lane and the Northgate End car park. Likewise, development proposals at Old River Lane should ensure that a clear connection is provided from the car park, through Old River Lane to the town centre.

4.2.5 The Old River Lane development also has a further opportunity to consider and explore the potential for utilising the town centre car parks, including Northgate End, to provide capacity for proposed uses on Old River Lane, particularly employees. Permitting arrangements with new residents should also be explored to help limited the number of spaces needed on the Old River Lane site itself.

4.2.6 ~~The Other interventions are also included in the Transport Options report and the Council will also require proposals for development at Old River Lane to consider the prioritised list of schemes set out below which are derived from the Growth and Transport Plan.~~ Further information on Bridge Street is set out at Section 4.34.

Interventions ¹⁷	Name	Description
PR17	Bridge Street (east) improvement	Reduce eastbound to a single lane from where it currently widens to two lanes east of Water Lane to the junction with A1250 Link Road. Retain provision of a bus layby. Widen footways. Increase walking mode

¹⁷ Intervention reference numbers taken from the ~~Bishop’s Stortford Transport Options Report 2018~~[Hertfordshire Eastern Area Growth and Transport Plan](#)

Interventions ¹⁷	Name	Description
		<u>share through improved pedestrian facilities on Bridge Street.</u>
PR48	B1004 Northgate End and A120 Link Road and Hadham Road 20mph zone	<p>20mph speed limit zone applied to Northgate End from just north (on Rye St) of junction with Barrells Down Road and A1250 between Half Acres and east of the proposed multi-storey car park access.</p> <p><u>To ensure that cyclists and pedestrians are not adversely affected by the proposed multi-storey car park, apply a 20mph speed limit in the area surrounding it. Reference should be made to the Speed Management Strategy which can provide guidance on the appropriate measures that can be introduced to manage traffic speeds which could encourage an increase in sustainable travel.</u></p>
PR49	B1004 Northgate End- A1250 Link Road off road shared use cycleway/ foot-way	<p>Off-road cycle link approximately 35m north of junction to the proposed signal-controlled crossing on the A1250 Link Road, on wards to the existing signal crossroads adjacent to the Link Road surface level car park.</p> <p><u>To ensure that cyclists and pedestrians are not adversely affected by the proposed multi-storey car park, implement a cycle link between B1004 Northgate End and A1250 Link Road.</u></p>
PR60	Towpath to Link Road cycleway	<p>Conversion of the existing footway between the river towpath, Link Road and Bridge Street to a shared-use footway/cycleway, including upgrade of the existing signal-controlled</p>

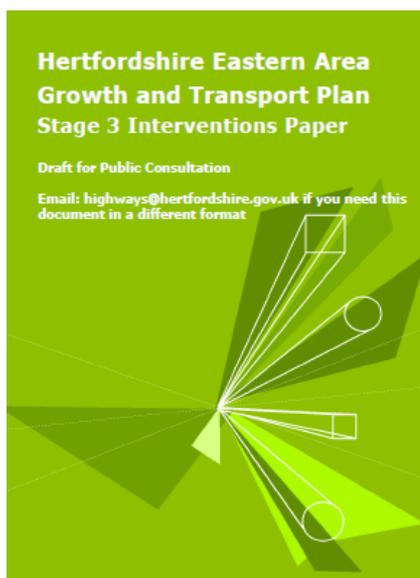
Interventions ¹⁷	Name	Description
		<p>crossing to a Toucan crossing. Promoting the River Stort's place function and increasing walking and cycling mode share through conversion of the existing footway into a shared-use footway/cycleway.</p>
PR61	North Street Streetscape enhancement	<p>Enhancement of the streetscape on North Street to mimic South Street/Potter Street, with widened footways, planting and seating. Plus 20mph speed limit. Increase walking mode share by applying a 20mph speed limit and enhancing the streetscape on North Street to mimic South Street/Potter Street. Reference should be made to the Speed Management Strategy which can provide guidance on the appropriate measures that can be introduced to manage traffic speeds which could encourage an increase in sustainable travel.</p>
SM2	B1004 Northgate End-A1250 Link Road/Hadham	<p>Highway improvements associated with proposed multi-storey car park. The following alternative approaches should be considered:</p> <ul style="list-style-type: none"> A. Existing provision with signal controlled entry/exit to proposed car park off Link Road B. Replace existing small roundabout with signal-controlled junction linked to signal-controlled car park entry/exit. C. As approach B but with a reduced speed limit. D. Reduced road space, 20mph speed limit, junctions on speed table,

Interventions ¹⁷	Name	Description
		widened footways/cycleways and mini roundabouts at Northgate End junction and at car park entry/exit. Potentially extend provision westwards along Hadham Road to North Street junction and south-eastwards along Link Road to Link Road car park access/egress.
SM3	Town Centre way finding	A coherent, attractive series of wayfinding and interpretation signs for the town centre area would help improve the legibility of key routes including railway station-South Street and at key pedestrian gateways to the town centre including Apton Road, Windhill, North Street, Bridge Street and Old River Lane. Well designed 'miniliths' will provide information on key routes, facilities, walk times and local history. <u>Improve the place function of the town centre and increase active travel mode share by installing wayfinding and interpretation signs at key routes and gateways.</u>
SM16	North-East Town Centre one-way system	Creation of a small one-way system on High Street, North Street and Bells Hill, complementing existing one-way operation on Bridge Street and Potter Street. The following alternative approaches should be considered: A. Convert High Street (from east of the junction with Church Street to the junction with North Street) to one-way operation eastbound only. Convert North Street (between the junction with High Street and A1250

Interventions ¹⁷	Name	Description
		Hadham Road) to one-way operation northbound only. Convert Bells Hill along entire length to one-way operation to southbound only. Creation of a small one-way system on High Street, North Street and Bells Hill, complementing existing one-way operation on Bridge Street and Potter Street to reduce the dominance of car travel.

4.2.7 It should also be noted that the emerging **Hertfordshire Eastern Area Growth and Transport Plan** includes a number of other improvement packages (consistent with the Bishop's Stortford Transport Options report). Package PK18 which deals with Town Centre Traffic Congestion Management is particularly relevant to any proposals at Old River Lane. The overarching aim of Package PK18 is to: *'Directly tackle traffic congestion levels within the town centre area through highway interventions which seek to reduce delays by re-prioritising movements at junctions and providing alternative routes away from areas of traffic congestion.'*

PK18 – Town Centre Traffic Congestion Management		
SM1	London Rd-Station Rd link road	Mitigate traffic congestion by implementing a new road linking the B1383 London Road and Station Road through the proposed Goods Yard development. (IC3)
PR16	Adderley Road lane allocation improvement	Revise turning movement allocations at the Adderley Road-the Causeway junction to manage traffic queues (IC7)
SM6	Hockerill Junction Improvement	Improvement to the Hockerill junction to reduce congestion (IC7)
SM131	Alleviate congestion on the A1250	Alleviate congestion on the A1250 through Bishop's Stortford (IC5)
SM132	Alleviate congestion on Windhill	Improve peak time traffic flows along Windhill (IC5)
SM133	Bells Hill/Hadham Road junction improvement	Alleviate congestion at the junction of B1004 Bells Hill and A1250 Hadham Road (IC7)
SM134	Alleviate congestion on routes into Bishop's Stortford	Improve the efficient flow of traffic on routes into Bishop's Stortford, particularly around the choke point at junction North Street/Market Street/Bridge Street/High Street (IC5)



4.3 Public Transport

4.3.1 Public transport is an essential part of a combined approach to sustainable transport and should be integrated into the overall transport and movement strategy at Old River Lane. The Growth and Transport Plan does not propose any public transport-based interventions linked directly to development at Old River Lane. It does however list a number of projects relating to bus service improvements across the town centre which includes Old River Lane, these have been extracted below.

4.3.2 Old River Lane is adjacent to 3 bus stops and therefore any development must ensure that it supports the retention and function of these bus stops and also any future upgrades to them. Alongside the projects listed below, developers should also be cognisant of improvements set out in Hertfordshire County Council's bus service improvement plan and how bus service facilities relate with the design principles in Chapter 7 of this SPD.

Interventions¹⁸	Name	Description
<u>PR123</u>	<u>Town centre bus priority</u>	<u>Install bus priority measures at key junctions in the centre of Bishop's Stortford to improve bus journey times and reliability.</u>
<u>PR124</u>	<u>Real time information at bus stops in the town centre</u>	<u>Provide real time information at bus stops in the town centre of Bishop's Stortford to facilitate better journey planning and reliability.</u>
<u>PR125</u>	<u>Bus stop improvements in the town centre</u>	<u>Upgrade bus stop facilities to improve safety and access to bus services in the centre of Bishop's Stortford.</u>

¹⁸ Intervention reference numbers taken from the Hertfordshire Eastern Area Growth and Transport Plan

4.43 Bridge Street

4.43.1 Bridge Street is situated directly adjacent to the south of the Old River Lane site. The current environment is dominated by vehicular traffic and a 3-lane highway. Proposals for Old River Lane should include intervention PR17 (above) in order to improve the pedestrian experience facilities to the south of the Old River Lane site.

4.43.2 ~~Reducing the number of vehicular carriageways on Bridge Street and widening the footways achieves two goals; firstly, the improvement of the poor pedestrian environment along Bridge Street by making best use of the opportunity to integrate Bridge Street directly with any public square or public building to the south of Old River Lane; and secondly, it will support the key objective to increase active travel to, and from, and through the Old River Lane site. Old River Lane provides a key opportunity for the site to interact with and enhance Bridge Street and maximise opportunities for pedestrians. PR17 is flexible in its approach to increasing walking mode share and improving pedestrian facilities on Bridge Street. Applicants should discuss with Hertfordshire County Council how their proposals meet the expectations of PR17.~~

4.54 Link Road and Castle Gardens

4.54.1 Similar to Bridge Street, the Link Road currently presents a very poor, car dominated environment that heightens the separation of the Old River Lane site from the Castle Gardens. Its character and the pedestrian experience should be substantially improved alongside the redevelopment of the Old River Lane site.

4.54.2 Castle Gardens are on the opposite side of the Link Road to Old River Lane. Plans to upgrade and improve the Castle Gardens, as well as the wider Castle Park are currently on-going with some schemes being implemented and other being formulated. One of the key upgrades to the gardens is the improvement of the main pathway and entrance. In terms of location there is likely to be no difference in the two main access points

(shown below in **Figure 12**), but there are subtle differences to their function and potential.

4.54.3 Old River Lane presents an opportunity to transform the current environment of the Link Road as well as the town centre's relationship with Castle Gardens. Therefore the location of these access points into the Castle Gardens should be used to inform crossing points between the Castle Gardens and Old River Lane. The layout of Old River Lane should reflect these crossings and access points to ensure the most legible and direct route.

4.54.4 The type of crossing and access point should also be considered. The 'southern' access into Castle Gardens is for pedestrians and likely to be the main entrance point, whereas the 'northern' access has potential for a cycle path and crossing.

4.54.5 Currently plans exist to extend and enhance the cycle route that runs north to south through the Green Wedge along the river (**Figure 12** below). [This forms part of project PR60 in the Growth and Transport Plan and the wider package of measures PK5 designed to make the River Stort more accessible and connected.](#) This would allow cycling access along the river for residents to the north, including the new development being delivered at Bishop's Stortford North. Once the cycle route is completed, access points into the town centre would still be challenging, but Old River Lane presents an opportunity to provide the infrastructure and connections necessary to encourage cycling access into the town.

4.54.6 Section 106 contributions towards the rearrangement of the current access point in Castle Gardens could include the following:

- Removing the gate and providing bollards (or another suitable alternative);
- Rearranging the footpath and vehicular access to ensure bikes have enough space to operate alongside pedestrians and vehicles;

- Any necessary surface upgrades needed between the bridge and the river to ensure connection of the cycleway.

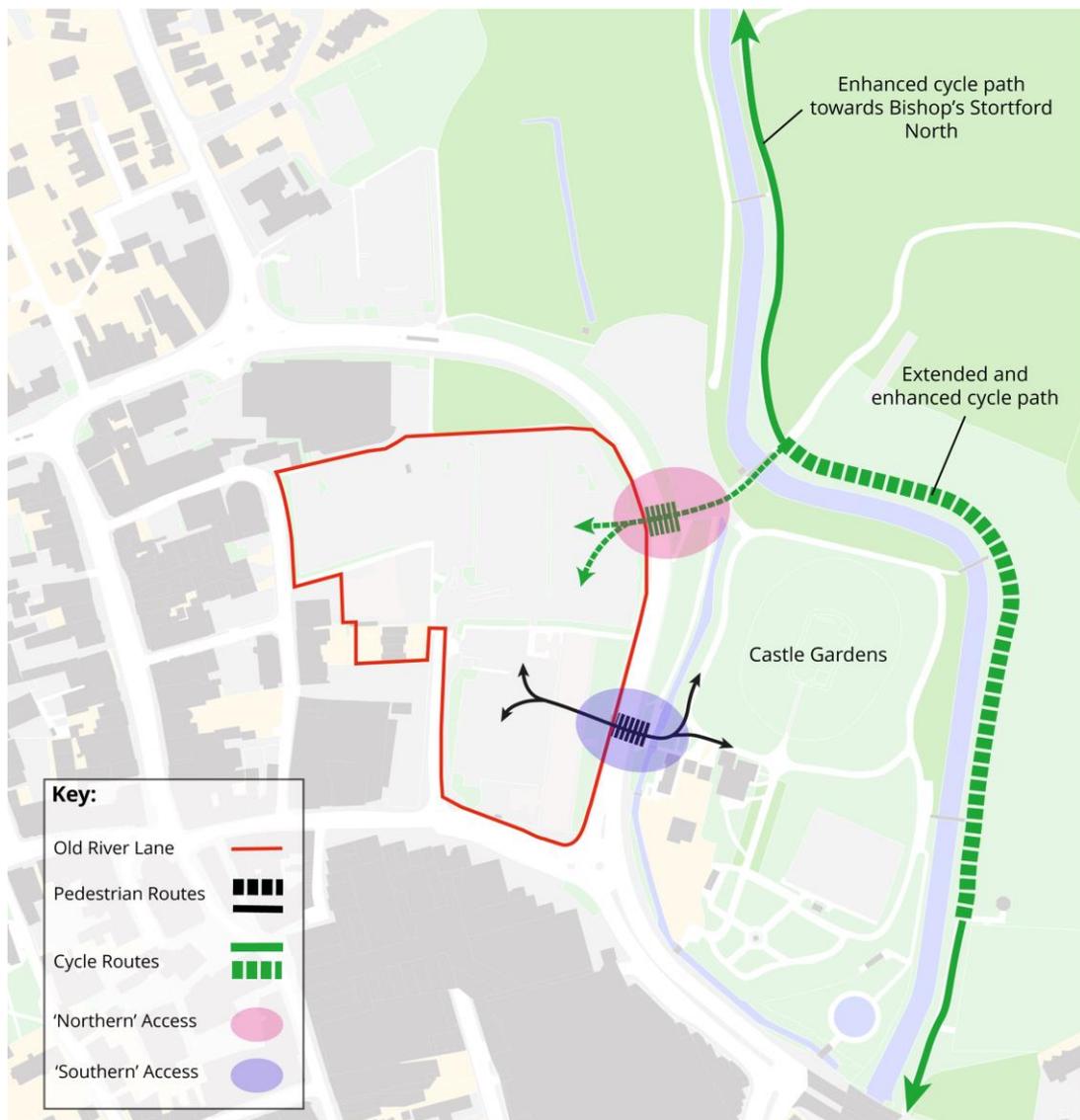


Figure 12: Shows access points to Castle Gardens with potential crossing points and functions

5.0 Vision and Development Objectives

5.1 Vision

5.1.1 As a result of discussions with the Old River Lane Steering Group the following vision for the site has been developed:

“Old River Lane will be a **high-quality, accessible, and sustainable** redevelopment of a town centre **destination** that incorporates a **mixture of uses** that contribute to the **vibrancy** of Bishop’s Stortford and **complements the uniqueness** of this historic market town.”

5.2 Development Objectives

5.2.1 In bringing forward the vision, the future development of the site should seek to:

Objective 1	<u>Deliver a sensitive redevelopment of exceptional design which enhances Bishop's Stortford's historic setting and complements local assets.</u>
Objective 2	<u>Deliver a place which enables active and healthy lifestyles by encouraging sustainable modes of travel that prioritise pedestrian movement over the private car.</u>
Objective 3	<u>Deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre offer.</u>
Objective 4	<p><u>Create new high quality public spaces and public realm that are accessible and inclusive to all and establish a civic destination where people can meet and enjoy spending time.</u></p> <p><u>Establish a new town centre destination where people can meet and enjoy spending time by creating new high quality public spaces and public realm that are accessible and inclusive to all.</u></p>
Objective 5	<p><u>Deliver a place that is increasingly resilient to variable conditions resulting from climate change with environmental sustainability embedded throughout.</u></p> <p><u>Deliver an environmentally sustainable place that minimises carbon emissions, is resilient to the variable conditions resulting from climate change, reduces pressure on resources such as water and, enhances biodiversity.</u></p>
Objective 6	<u>Support a sustainable community by providing a mix of housing types, and a range of employment opportunities that meet the local need.</u>

65.0 Constraints and Opportunities

65.1 Identification of Constraints and Opportunities

65.1.1 In carrying out the background research for production of this SPD and undertaking consultation with stakeholders through the Old River Lane Steering Group, a number of opportunities and constraints have emerged. These can be summarised as follows:

Constraint: Traffic and Transportation	Opportunity: Traffic and Transportation
<ul style="list-style-type: none"> a) Pedestrian/cycling/vehicular conflict both within and on streets surrounding the site b) Lack of permeability and connectivity within the site c) Inadequacy of existing servicing arrangements d) Lack of cycle parking e) Poor quality of access for those with disabilities f) The sweeping shape of Link Road presents a low quality environment g) High pollution levels in the nearby Hockerill Air Quality Management Area (AQMA) 	<ul style="list-style-type: none"> a) To prioritise walking and cycling as modes of transport within the site and improve permeability for pedestrians and cyclists b) To rationalise and reduce car parking and improve servicing arrangements/ facilities c) To improve external junctions/crossings for pedestrians, cyclists and motor vehicles d) To strengthen pedestrian connections from the town centre to Castle Gardens e) <u>To improve the environment of Link Road</u>
Constraint: Public Realm/Environment	Opportunity: Public Realm/Environment
<ul style="list-style-type: none"> a) Lack of legibility b) Lack of public space within the site c) A small part of the north-eastern edge of the site is within flood zone 3, most of the 	<ul style="list-style-type: none"> a) To deliver new high quality public spaces within the development b) To secure the long term stewardship of public spaces within the development

<p>site is within flood zone 2 <u>and the whole site is within Source Protection Zone 1</u></p> <p>d) <u>A 3m easement is needed for a Thames Water sewer rising main, and an 8m easement is needed for the culverted watercourse</u></p> <p>e) <u>There is an existing electricity sub-station next to Old River Lane.</u></p>	<p>c) <u>To consider the use of water features and public art in the design of the new spaces to reference the former route of the River Stort</u></p> <p>e)d) <u>To explore the benefits that de-culverting the River could have on the Old River Lane development</u></p>
<p>Constraint: Land Use</p>	<p>Opportunity: Land Use</p>
<p>a) Waitrose own a lease on the portion of car parking to the south of their store, limiting the development potential of this part of the site</p> <p>b) Need to re-provide displaced Waitrose <u>parking spaces</u>, totalling around 170 spaces</p> <p>c) The United Reform<u>ed</u> Church Hall is a valued community asset</p>	<p>a) To introduce more 'active' uses to create vibrancy during day/evening and at all times of year, including active frontages along Link Road</p> <p>b) To create a high quality mixed use <u>development of destination including</u> retail, leisure uses, along with a civic hub of other commercial and community uses, <u>and new housing</u></p> <p>c) <u>To centre new development along a pedestrian-focused north/south route from Bridge Street to the new multi-storey car park to the north of Waitrose</u></p> <p>e)d) <u>To capitalise on the location of Waitrose as an anchor store in Bishop's Stortford</u></p> <p>e)d) <u>To extend the retail heart of the town centre and connect the site to North Street via a series of links that reflect the historic character of the existing lanes</u></p>

	<p>e)f) To consider the benefits of including the United Reformed Church Hall in proposals to ensure a comprehensive redevelopment of the area</p> <p>f)g) To promote sustainability in its widest sense</p>
Constraint: Heritage/Landscape	Opportunities: Heritage/Landscape
<p>a) The importance of heritage assets and the contribution they make to the town centre</p> <p>b) The site has a very attractive historic edge to the west with a prevailing height of one to three storeys</p> <p>The unsuitability of Charringtons House to meet modern day needs</p> <p>c) A number of mature trees exist, including Category A (significant value)</p> <p>d) The triangle of trees and green space towards the northern edge of the site should be protected</p> <p>e) Views from within the site to the Church of St Michael and the motte mound of Waytemore Castle and open green spaces should be retained and enhanced</p> <p>f) <u>There are known and potential non-designated archaeological remains within the Old River Lane site</u></p>	<p>a) <u>To preserve and enhance the character and appearance of the Conservation Area, and</u> To protect and enhance the setting of Listed Buildings, the Conservation Area and other important heritage assets, including the Coopers building and views to the Church of St Michael and of the motte mound of Waytemore Castle</p> <p>b) To create an identity, a sense of place that respects and enhances the historic grain, material palette and massing of the town centre and key assets such as the Water Lane United Reformed Church</p> <p>c) To create an environment of highest quality as part of any new development or redevelopment</p>

6.0 Vision and Development Objectives

6.1 Vision

6.1.1 As a result of discussions with the Old River Lane Steering Group the following vision for the site has been developed:

“Old River Lane will be a **high-quality, accessible, and sustainable** redevelopment of a town centre destination that incorporates a **mixture of uses** that contribute to the **vibrancy** of Bishop’s Stortford and **complements the uniqueness** of this historic market town.”

6.2 Development Objectives

6.2.1 In bringing forward the vision, the future development of the site should seek to:

Objective 1	Deliver a sensitive redevelopment which enhances Bishop’s Stortford’s historic setting and complements local assets.
Objective 2	Deliver a place which enables active and healthy lifestyles by encouraging sustainable modes of travel that prioritise pedestrian movement over the private car.
Objective 3	Deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre offer.
Objective 4	Create new high quality public spaces and public realm that are accessible and inclusive to all and establish a civic destination where people can meet and enjoy spending time.
Objective 5	Deliver a place that is increasingly resilient to variable conditions resulting from climate change with environmental sustainability embedded throughout.
Objective 6	Support a sustainable community by providing a mix of housing types, and a range of employment opportunities that meet the local need.

7.0 Design Principles

7.1 Introduction

7.1.1 The design principles for Old River Lane are based on the constraints and opportunities set out in Chapter 5 and the analysis in the previous chapters.

7.1.2 The development of the site should create high quality streets, spaces and buildings. New development will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and nearby Listed Buildings and the Conservation Area.

7.2 Movement

7.2.1 The location of Old River Lane has the potential to influence patterns of movement across Bishop's Stortford to adjacent areas. The location of the site on the edge of the town centre, with the Castle Gardens and the new multi-storey car park on the opposite side of the Link Road means that the approach to movement will have wider-impacts across the town. Any new development should therefore contribute to creating active and pedestrian friendly streets and public spaces that help to form a legible and attractive pedestrian network in the town centre.

7.2.2 It is important to recognise that Old River Lane performs a number of functions, it's a destination, a home, a retail/employment area and it's a route which people will pass through on a longer journey to somewhere else. As such the active travel routes through the site need to make sense in all these contexts and provide the most direct option for people, identifying the key destinations in the wider area and showing how the active travel routes provide the most direct route to those destinations.

7.2.3 The Bishop's Stortford Town Centre Planning Framework 2016 notes the potential of Old River Lane to create new, clear pedestrian and cycle connections between North Street and Castle Gardens (east-west) as well as providing a clear route from the multi-storey car park at Northgate End, through the development to Bridge Street (north-south).

7.2.4 This section sets out key design principles which will promote modal shift by supporting and encouraging sustainable transport modes of travel, and also address the current movement constraints on the site.

Prioritising Walking

7.2.5 The following design principles will enhance the experience of the pedestrian both within and through the Old River Lane site:

- Proposals should improve walking connections, wayfinding, and legibility from and to the following:
 - Castle Gardens;
 - Northgate End Car Park; ~~and~~
 - Bishop's Stortford Town Centre;
 - Grange Paddocks Leisure Centre;
 - Other green spaces;
 - Public transport infrastructure;
- Proposals should provide safe, secure conditions for walking, with good overlooking providing passive surveillance wherever possible;
- Surface-level crossings and dedicated footways should be provided as part of new streets where applicable;
- There should be better integration of walking routes from North Street, Bridge Street and across the Link Road;
- Opportunities for urban greening through tree planting and soft landscaping should be maximised where possible;

- Provision of seating in appropriate locations on pedestrian routes to support walking by all community groups; also in key spaces to encourage people to meet or dwell and enjoy the public space and the retail environment;
- Materials should be high-quality and accessible for all, with designs that reinforce the individuality of different streets;
- Street lighting should be used to ensure safety, a welcoming ambience after dark, and support for night-time economy activities.

Prioritising Cycling

7.2.6 The following design principles will send out a clear message that the private car is not the preferred mode of travel:

- Proposals should improve cycling connections, wayfinding, and legibility from and to [the following](#):
 - Castle Gardens;
 - Northgate End Car Park; and
 - Bishop's Stortford ~~T~~town ~~C~~entre;
 - Grange Paddocks Leisure Centre;
 - Other green spaces;
 - Public transport infrastructure;
- New cycling routes should be integrated with existing cycling routes beyond Old River Lane where possible;
- Proposals should explore opportunities for cycle parking;
 - This should be located in prominent locations with good surveillance to encourage all potential users;
 - Any medium to long-term cycle-parking should be secure and covered;
 - Provision of high levels of private cycle-parking for residential and non-residential uses, making positive use of ground floor and internal courtyard/podium spaces as appropriate.
- Consideration should be given to providing facilities that will encourage employees looking to travel to work by bike, such as showers, changing rooms, and space for lockers;
- Cycle-parking and infrastructure should seek to accommodate non-standard bike types (e.g. cargo bikes) and e-bikes.
- Cycle infrastructure should consider the standards set out in [Cycle Infrastructure Design \(LTN1/20\)](#)¹⁹ and, [Standards for Public Cycle Parking June 2021](#)²⁰.

¹⁹ [Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](#)

²⁰ [Cycle Parking Standard - Bicycle Association](#)

7.3 Parking and Servicing

7.3.1 Some level of on-site parking, sufficient to meet the needs of the uses proposed, is expected to be accommodated within the new development at Old River Lane; likewise an access point for cars to continue to enter the Waitrose car park and to service the new buildings means that despite prioritising active travel, vehicular movement and any associated parking will still need to be considered.

7.3.2 The Council's 'Vehicle Parking Provision at New Development' Supplementary Planning Document sets out the amount of spaces that should be provided in association with any new development. However, on this site, given the high level of accessibility to public transport and facilities, there should be a significantly reduced amount of parking, including residential and other uses. All of the following matters should be explored in order to achieve this objective:

Residential Parking

- Travel planning arrangements should encourage and incentivise car free travel;
- Building design and management should facilitate car free living (especially in respect of servicing, deliveries, and cycle storage);
- Development proposals should include car club facilities and incentives;
- Car parking for disabled people should be provided in suitable locations to allow easy and level access to buildings and spaces;
- Permitting opportunities for residents in the adjacent multi-storey car parks at Jackson Square and Northgate End should be explored.

Commercial Parking

- Travel planning arrangements should encourage and incentivise car free travel;
- Consideration should be given to providing facilities that will encourage employees looking to travel to work by bike;
- Permitting opportunities for employees in the adjacent multi-storey car parks at Jackson Square and Northgate End should be explored.

Servicing and Vehicular Access

- Vehicular access into and within the site should be based on the prioritisation of walking and cycling as the preferred method of movement through the site;
- The accommodation and location of e-cargo bike infrastructure should be considered at the design stage;
- Servicing for retail units should be carefully considered to avoid a detrimental impact on the pedestrianised areas;
- Development proposals should seek to minimise conflict between servicing and vehicular access and pedestrian and cycle movement;
- Proposals should provide a clear summary of how future servicing arrangements will be managed;
- Proposals should demonstrate an integrated approach to the deliveries and collection points (including domestic residential deliveries), with potential to identify consolidated facilities where possible.

7.4 Sustainability and Energy Efficiency

7.4.1 Environmental sustainability and climate change have become central considerations in planning and development in recent years. As such, the redevelopment of Old River Lane should seek to provide a development that maximises sustainability at every possible opportunity.

7.4.2 Guidance and policy already exists in this area, and this section of the SPD does not seek to repeat this, but proposals should take into account the following key documents:

- [Climate Change Chapter – East Herts District Plan 2018 \(Chapter 22\)](#)
- [Water Chapter – East Herts District Plan 2018 \(Chapter 23\)](#)
- The East Herts Sustainability Supplementary Planning Document (SPD) 2021
- The [Neighbourhood Plan for Bishop’s Stortford Silverleys and Meads Neighbourhood Plan emerging update \(1st Revision\) 2022](#)

7.4.3 ~~It should be noted that the emerging Silverleys and Meads Neighbourhood Plan has specific policies that relate to climate change which any proposals will need to take account of.~~ Alongside ~~this~~[these key documents](#), the Council, as part of its validation requirements for submitting a planning application, requires all development to submit a **Sustainable Construction, Energy and Water Statement**.

7.4.4 Applicants are also required to submit a **Sustainability Checklist**, which addresses the following topics:

- Energy and carbon reduction
- Climate change adaptation
- Water efficiency
- Pollution: air quality and light pollution
- Biodiversity
- Sustainable transport
- Waste management

7.4.5 The checklist should demonstrate how the development complies with District Plan policies that seek to improve the environmental sustainability of new development and the sustainable design and construction guidance set out in the Sustainability SPD. As part of information provided, development at Old River Lane should also consider the following as part of the Sustainability Checklist:

- The application of opportunities for a fabric first approach to low energy buildings to ensure that the design, materials, construction, and operation of the development seek to minimise overheating in the summer and reduces the need for heating in the winter to reduce energy consumption;
- Integration of green infrastructure, [biodiversity enhancement](#), urban greening, and water management;
- ;[The benefits of de-culverting the River could be explored](#) ;
- Carbon reduction on-site, [including the incorporation of renewable energy](#), unless it can be demonstrated that this is not feasible or viable (in such cases effective off-setting measures to reduce on-site carbon emissions will be accepted as allowable solutions);
- Carbon dioxide emissions will be minimised in aspiring to work towards the Council's district-wide goal of net carbon zero by 2030;
- Reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing;
- Incorporation of high quality, innovative design, new technologies and construction techniques, including low carbon energy and water efficient design and sustainable construction methods;
- Exploration of standards above and beyond the requirements of conversant Building Regulations where appropriate and achievable.
- The Council will encourage, high quality sustainable development and recommends the use of construction standards to demonstrate excellence in sustainable development.

7.5 Layout and Edges

- 7.5.1 The layout of Old River Lane should support the movement design principles above, and should have connections – through active travel – at the heart of its layout proposals.

Likewise, the treatment of edges is essential to how Old River Lane will interact with the surrounding area. Proposals should therefore ensure that the following key principles are taken into account:

- Legibility and access should be at the heart of any layout; encouraging and strengthening connections within and beyond the site itself;
- Edges of the buildings should present active edges;
- Key buildings should be located around any public square or key public space;
- High quality architectural treatment should be focussed on main accesses and entrances and key focal points;
- Along the Link Road the site should provide a streetscene with active edges and passive surveillance.

7.6 Heights, Massing, and Grain

7.6.1 The heights and massing of any development proposal at Old River Lane should be carefully designed to be sensitive to both the areas adjacent to the site and to the wider townscape of Bishop's Stortford.

7.6.2 The majority of Bishop's Stortford town centre generally displays building heights of around 3-4 storeys. To the south of the Old River Lane site, Jackson Square Shopping Centre is around 4-6 storeys and to the north the new Northgate End multi-storey car park and the mixed-use building adjacent are is also around 4-6 storeys approximately six storeys high. The main consideration outside of the site which needs to be reflected in the heights, massing, and grain of any proposal is the impact on heritage assets. In particular, consideration should be given to:

- The retention of the view from Castle Gardens to the Church of St Michael;
- The setting of the motte mound of Waytemore Castle, which is a Grade 1 Listed Building and a Scheduled Monument;
- The setting of various Listed Buildings to the west of the site including; the Coopers malt house building, The Water House, Guild House, 14 Water Lane, and the Water Lane United Reformed Church;
- The general townscape of Bishop's Stortford, including how the heights, massing, and grain of the development proposals impact on the character and appearance of the Bishop's Stortford Conservation Area.

7.6.3 The above principles should inform the masterplan for the site, and also be comprehensively addressed within the Landscape and Visual Impact Assessment, and the Heritage Statement submitted as part of any planning application. Building heights, massing, and grain should relate well to the adjacent built form, green infrastructure and streetscenes surrounding the site. Building heights should be broadly reflective of the predominant building heights of Bishop's Stortford town centre, whilst allowing for the retention of views and with careful consideration for how the built form proposed will relate to the public spaces being created.

7.6.4 Alongside the above considerations, the height, massing, and grain of any proposals should give consideration to the potential impact on the amenities of the surroundings and the internal area of the site, including the impact of design decisions on the proposed public spaces to be created. Specifically, careful consideration should be given to the potential impacts of particular issues, including, but not limited to:

- daylight/sunlight;
- noise;
- light glare;
- overbearing impact;
- effect of wind;

- outlook/aspect;
- privacy;
- effect on green infrastructure;
- Increase in the sense of enclosure.

7.6.5 Particular care should be taken to ensure that the daylight/sunlight impacts are carefully considered throughout the design process in relation to ensuring a positive impact on both proposed and existing around any public spaces and, or key pedestrian routes.

7.7 Public Realm

7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility.

7.7.2 The public realm should be accessible to all and an attractive, welcoming, and safe environment. The following design principles should apply:

- Logical and well-located street furniture which avoids clutter and superfluous furniture, barriers and signs;
- Use of street lighting to ensure safety, a welcoming ambience after dark, and support for night-time economy activities;
- Good signage and legibility; with a consistent and coordinated design of these elements across the development;
- Robust selection of materials that provide longevity and are serviceable over the long-term;

- Consideration should be given for opportunities for public art that can enhance the character of the Old River Lane site, reference local characteristics or history, and aid legibility within the site;
- High-quality, robust, hard and soft landscaping, including planting and the retention of existing mature trees where possible. Planting should be used to reinforce key routes and improve connections. All planting should complement the character and function of the adjacent public realm.
- SUDS within the site should be carefully considered as part of a holistic design process so as to integrate with the surrounding public realm, including hard and soft landscaping.
- Ensure long term stewardship and governance of public spaces and public realm for the benefit of the community.

8.0 Strategic Masterplanning Framework

8.1 Introduction

8.1.1 The strategic masterplanning framework is the culmination of information presented in the previous chapters and reflects the vision and development objectives for Old River Lane.

8.2 Town Centre Planning Framework 2016

8.2.1 The Bishop's Stortford Town Centre Planning Framework (TCPF) initially presented two illustrative options for the redevelopment of Old River Lane; both of these are shown below:

Option 'A'



Option 'B'



Figure 13 and 14: show the two illustrative options set out in the TCPF

8.2.2 'Option A' illustrates the ground floor plan of the development, showing larger retail units along Old River Lane with new homes in blocks towards Castle Gardens.

8.2.3 'Option B' demonstrates a less comprehensive redevelopment option, with the United Reformed Church (URC) Hall retained and an option for a northern block to come forward at a later date.

Figure 15: shows a detailed version of 'Option A'



~~8.2.4 Figure 15 above demonstrates a more detailed version of 'Option A'. Proposals at that time included the demolition of Charrington's House, the URC Hall and the three dwellings located to the south of the URC Hall.~~

~~8.2.5~~8.2.4 Alongside the delivery of four new blocks of development, ~~this proposal, as well as Option B,~~ both options presented a significant change in the infrastructure and accessing arrangements for Old River Lane. A new 4-way signal-controlled junction to the north of the site was proposed as the main entrance into the site and the Waitrose car park. Both options presented a reduction in the need for the current southern vehicular access point and allowed for the widening of the footpaths along Bridge Street.

~~8.2.6~~8.2.5 Since 2016 further work has been undertaken to refine these options, including the adoption of the District Plan 2018 which sets out criteria for the redevelopment of the Old River Lane site.

8.3 Refining Options

Vehicular Access

8.3.1 Following publication of the Town Centre Planning Framework, Hertfordshire County Council (HCC) as Highways Authority has taken the opportunity to further revise its proposals for the Old River Lane site, having concluded that the 4-way signal-controlled junction to the north of the site is not feasible.

8.3.2 Alternative options were explored with HCC, as summarised in **Figure 16** below. It was concluded that a western access wasn't feasible due to its impact on existing car park arrangements and listed buildings in the vicinity. Whilst a southern access was possible it would detract from the quality of the public realm and pedestrian experience and so wasn't a preferred option. The preferred solution was an eastern access off Link Road.

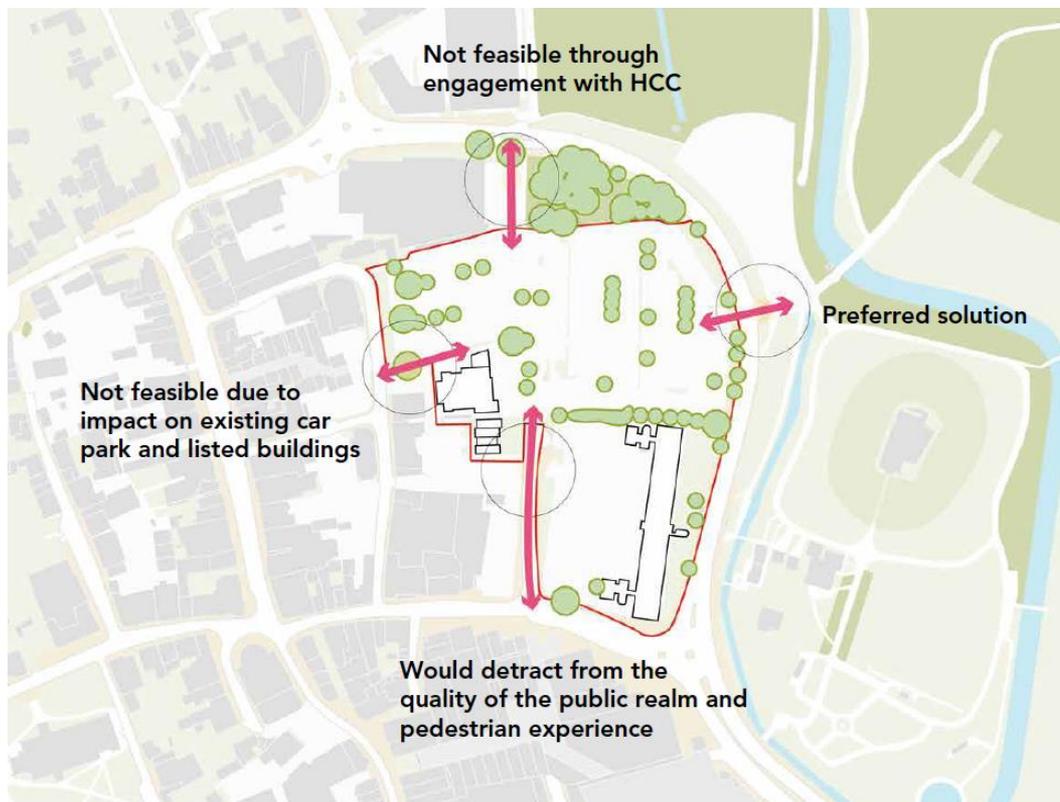


Figure 16: identifies the location of the potential access points into Old River Lane with the preferred option shown to the east

Waitrose car park

8.3.3 Further discussion has also been held with Waitrose, specifically around re-providing around 170 spaces to service their demand. This requirement and how this provision is configured will have implications for the proposals.

Layout

8.3.4 The Town Centre Planning Framework presented illustrative options for the site which looked at a configuration of three or four main blocks for development, with the Waitrose car park to the north-west of the site and the main access point to the north.

8.3.5 Following the review of vehicular access options, and the preferred eastern access being identified, this has necessitated a reconfiguration of the layout.

8.3.6 Further consideration has also been given to Policy BISH8 (Old River Lane) which requires the masterplan for the site to address, inter alia, the following:

- (b) the creation of new streets and public spaces;
- (c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;
- (d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;
- (e) a design and layout which respects the significance and relationship of the site with designated and undesignated heritage assets, within the Bishop's Stortford Town Centre Conservation Area;
- (f) key frontages such as Cooper's will be enhanced by new public realm and building that reflect locally distinctive materials and design.

8.3.7 The above matters have all been taken into account in the Strategic Masterplanning Framework set out below.

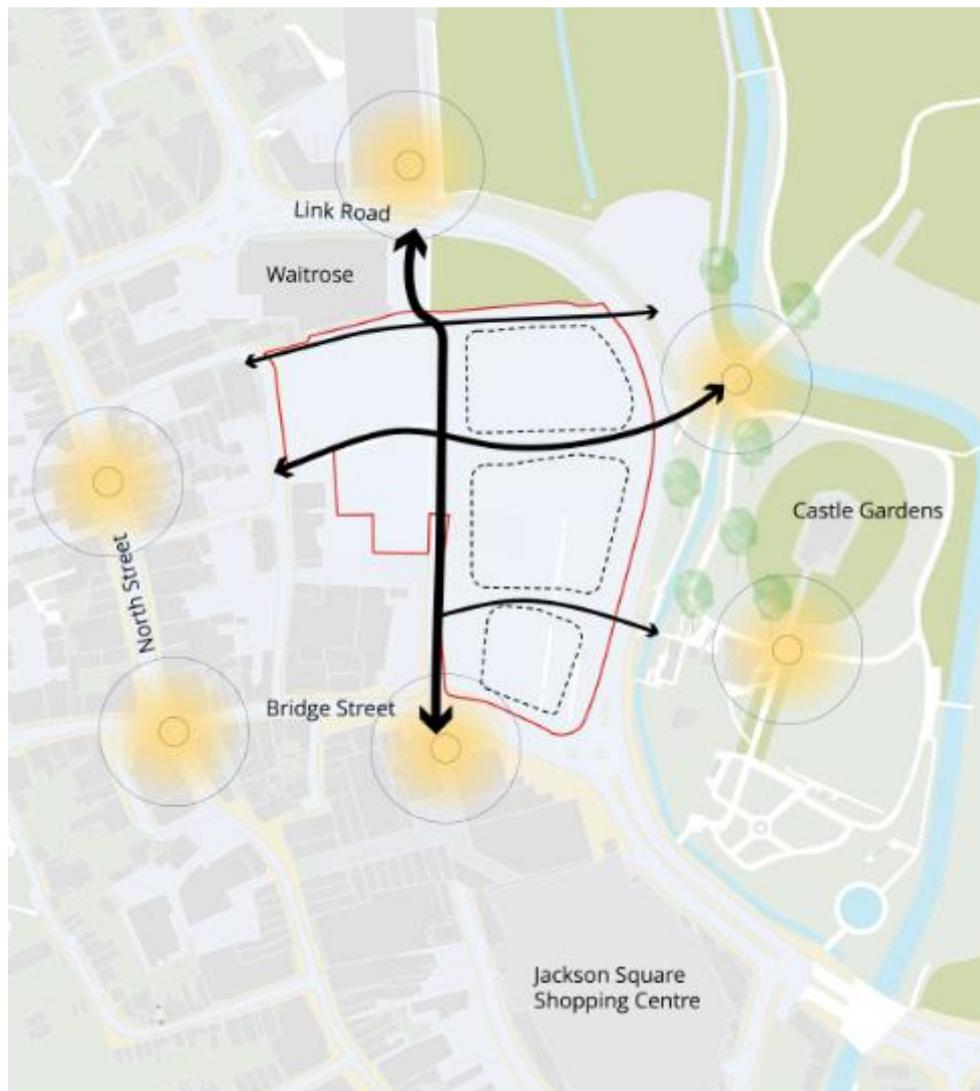
8.4 Strategic Masterplanning Framework

8.4.1 The Strategic Masterplanning Framework responds to the constraints and opportunities presented in Chapter 56; and reflects the vision and development objectives set out in Chapter 65. Proposals will also need to meet the policy requirements set out in BISH8 and expanded upon in Chapter 3, as well as consider the design principles set out in Chapter 7.

8.4.2 The Strategic Masterplanning Framework will:

- Reinforce existing connections
- Create new public spaces
- Embed green infrastructure
- Extend the commercial heart of Bishop's Stortford

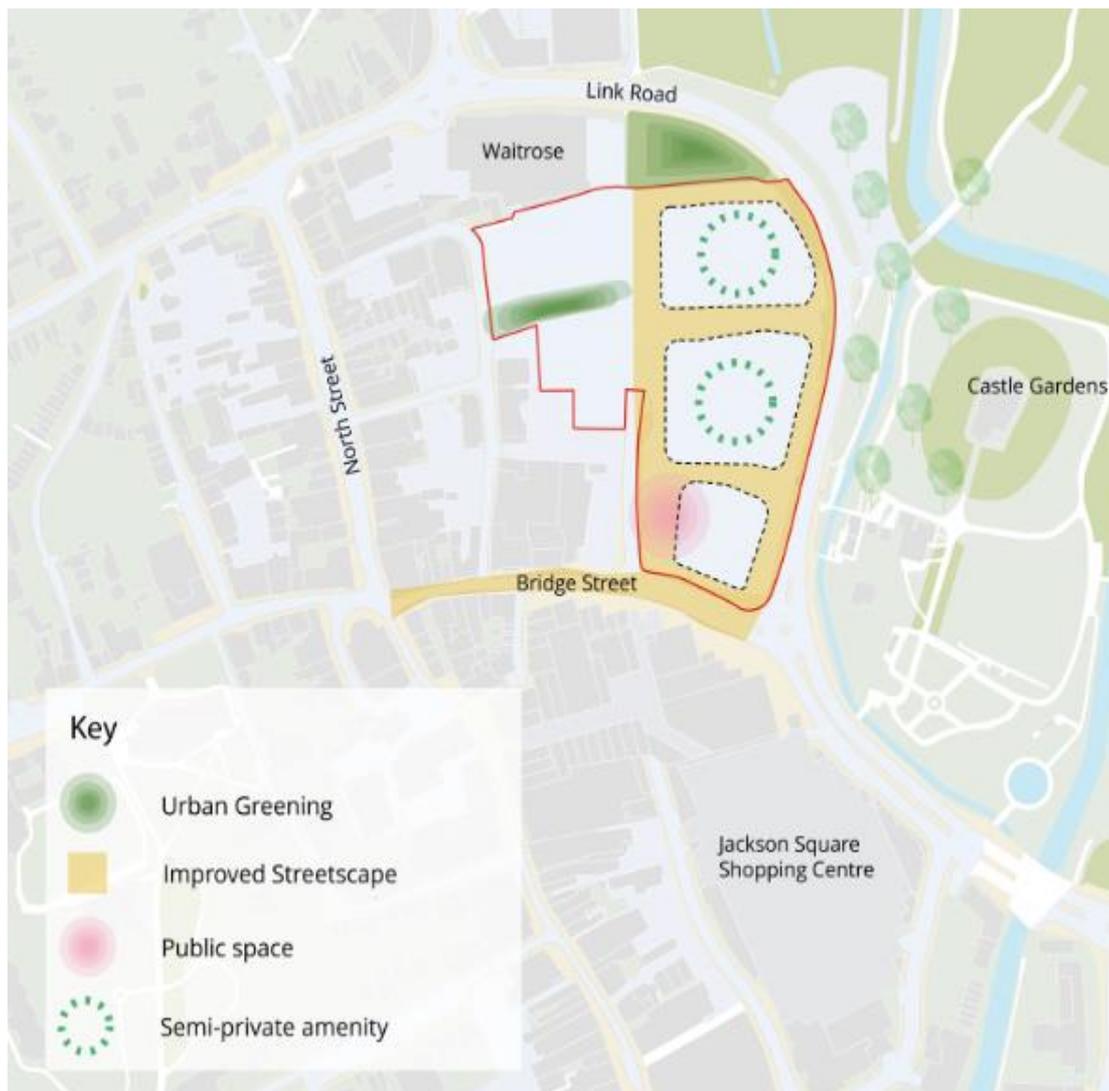
Figure 17: Reinforce existing connections



8.4.3 High quality routes along desire lines should be created to connect the town's main assets. The pattern of development should allow for good desire lines through the site to Castle Gardens as well as from the town centre towards the Northgate End multi-

storey car park. The north-south route between Waitrose and Jackson Square should be pedestrianised.

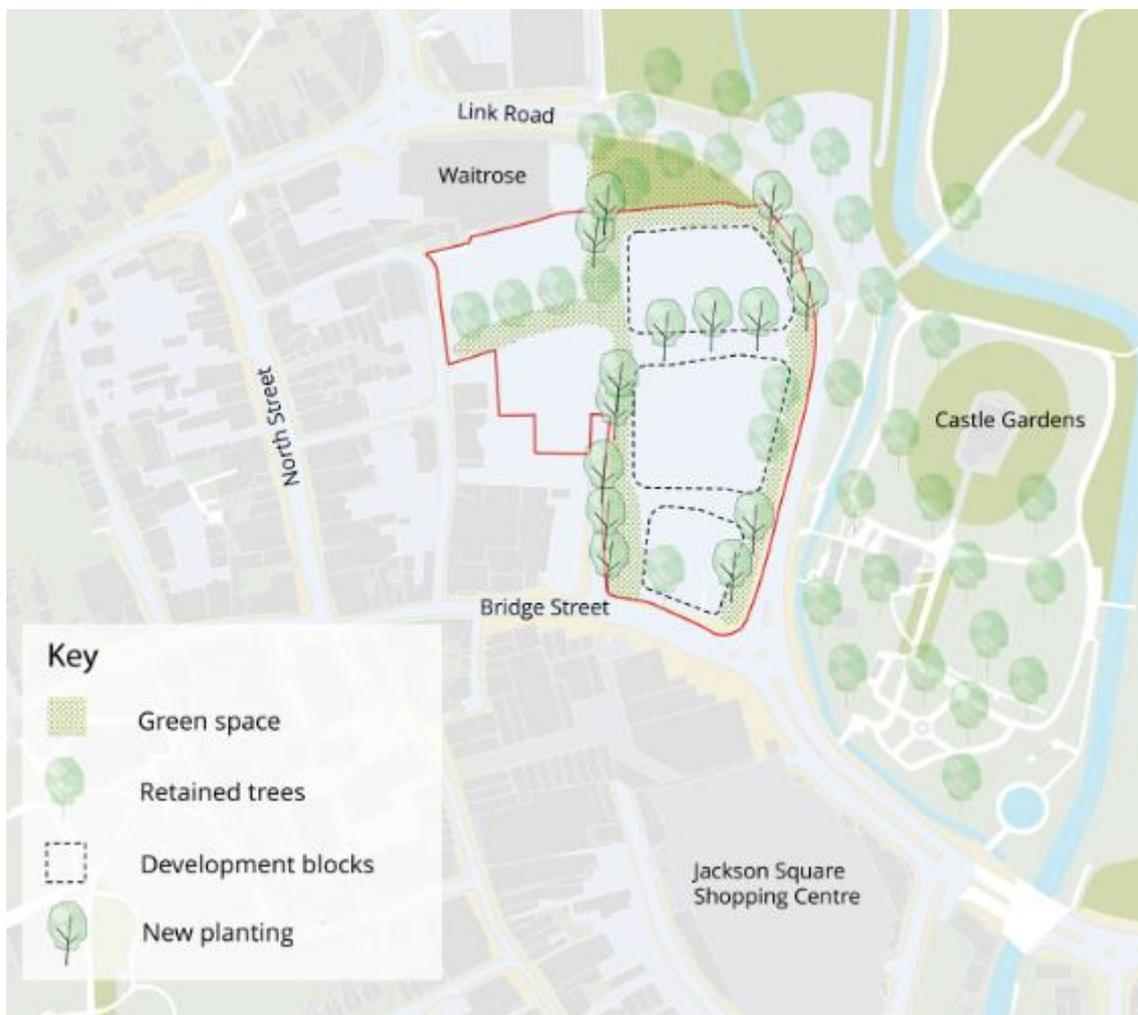
Figure 18: Create new public spaces



8.4.4 High quality new streets will be created, and public spaces will be provided in strategic locations alongside key frontages and buildings, including Coopers and along Bridge Street.

8.4.5 Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, [high quality hard and soft landscaping](#), and public art to reinforce a memorable character that enhances the character and appearance of the Bishop's Stortford Conservation Area.

Figure 19: Embed green infrastructure



8.4.6 Proposals should utilise and incorporate existing green infrastructure, taking account of the large mature trees present across the site. Planting should be used to reinforce key

routes and improve connections. [Natural England's Green Infrastructure Framework²¹](#) sets out a series of key principles that should be used to inform emerging proposals for Old River Lane. Embedding green infrastructure has a number of important benefits, including maximising Biodiversity Net Gain (BNG), managing the water environment, and creating resilient and climate positive places.

Figure 20: Extend the commercial heart of Bishop's Stortford



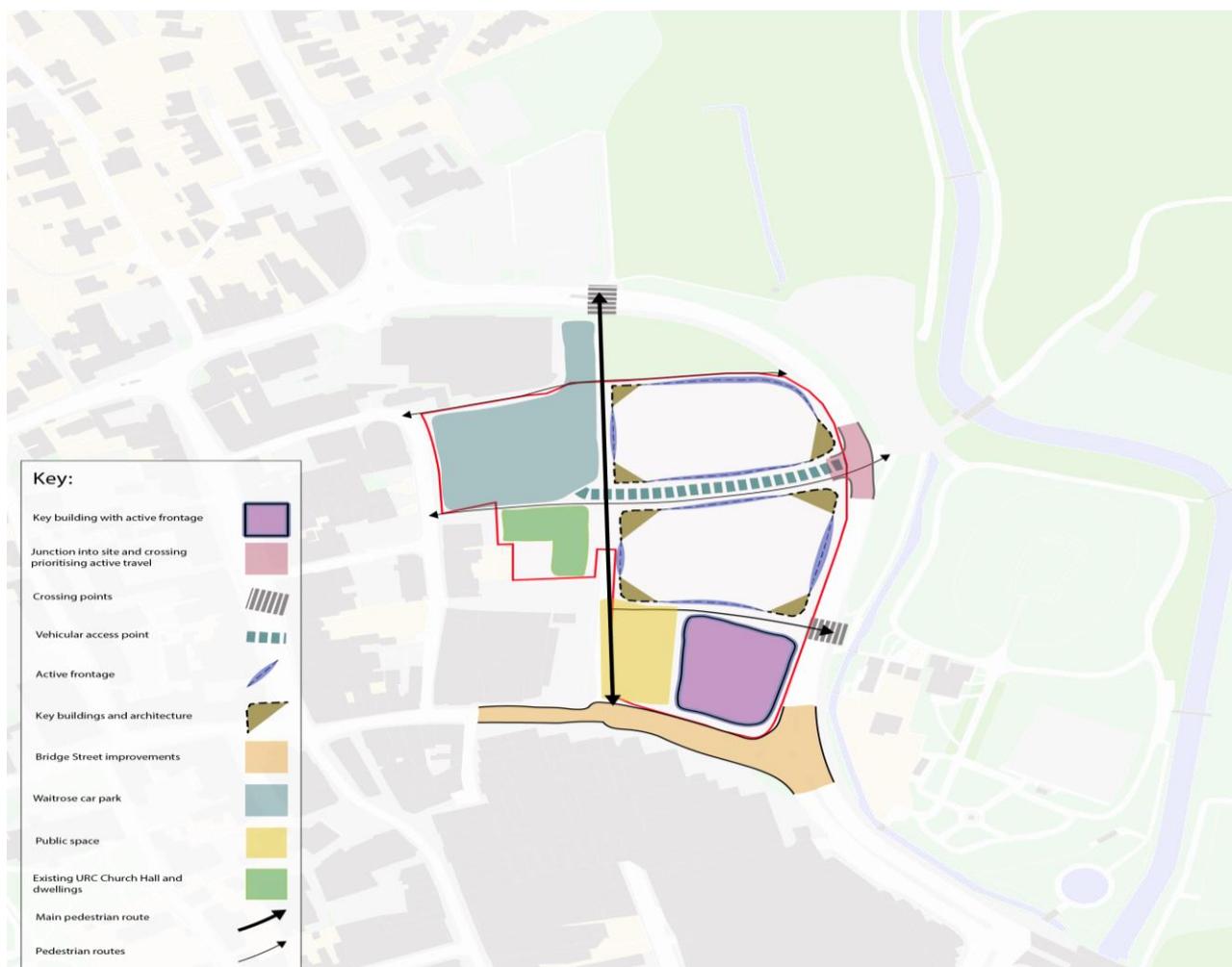
8.4.7 A variety of new leisure, Food and Beverage (F&B) and workspaces should be delivered to create a vibrant new area of the town centre. Active frontages on Link Road and

²¹ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>

around public spaces will be encouraged. A mix of residential accommodation, including affordable housing, should create an inclusive community by providing homes for all ages.

8.4.8 The Strategic Masterplanning Framework set out below will ensure that Old River Lane is a high-quality, accessible, and sustainable redevelopment of a town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and complements the uniqueness of this historic market town.

Figure 21: The Strategic Masterplanning Framework



8.4.9 The Strategic Masterplanning Framework, [together with the Design Principles set out in Chapter 7](#), should be used to inform the emerging proposals for Old River Lane.

8.5 Delivery and Phasing

8.5.1 This SPD has identified a need to improve a range of existing infrastructure. The following section should inform S106 discussions so that proposals can mitigate the impact of development, including cumulative impacts and improved infrastructure. The full list and scope of individual planning obligations requirements will be defined in detail through the consideration of the planning application/s.

8.5.2 It is expected that S106 obligations and financial contributions will be related to each individual development phase of the proposals such that infrastructure improvements and works are both necessary and reasonably related to the proposed development being carried out. This will also be related to the specific land use(s) proposed and the individual impacts.

8.5.3 Residential development is likely to result in increased demands for community infrastructure such as public open space, sports, health and community facilities and additional school and nursery places. Some of these demands will be met on site and others via commuted sums to provide new or enhanced infrastructure off site.

8.5.4 Transport improvements will be needed on and off site. Such transport improvements and other necessary mitigation measures will need to be identified through the Transport Assessment process that will accompany any planning application/s. Waste and recycling facilities will also need to be secured.

8.5.5 Financial contributions towards improvements to public realm and the provision of on street servicing areas and other forms of external infrastructure should be related to the development phase as it takes place.

Indicative Planning Obligations Schedule

Residential development	Affordable Housing – on-site provision of up to 40% subject to viability; affordable housing tenure split to be agreed in detail but starting point will be the requirements set out in the Council’s Affordable Housing SPD. Other requirements relative to number of units being proposed e.g., education, open space, community facilities, library, transport and highways requirements.
All types of development	<ul style="list-style-type: none"> • Public realm improvements • Landscaping, trees and greening • Pedestrian and cycling network improvements • Improved pedestrian and cycling connectivity particularly east-west and north-south and with surrounding green spaces • Improved signage and way finding • Active frontage strategy • Public safety enhancements and improved lighting • Contributions to strategic transport projects • Public transport strategy and improvements • Other transport and highways improvements • Car clubs • Electric motor vehicle charging points • Improved short and long term public cycle parking provision • Sustainability and energy requirements including waste and recycling • Public art
Other site specific requirements	To be identified through individual planning application/s taking account of assessment of impacts.

8.5.6 Issues such as timing of delivery, triggers and amount of financial contributions where applicable will be considered in respect of individual planning application/s.

9.0 Planning Application Requirements

9.1 Requirements

9.1.1 Given the sensitivities of the Old River Lane site, any planning application should include the following supporting evidence, in accordance with national planning policy and the Council's adopted planning policy framework. The list below is not exhaustive, as additional requirements may arise as a result of site specific conditions.

9.1.2 Furthermore, in order to ensure that the level of detailed assessment is relevant to any particular planning application, applicants should enter into pre-application discussions with the Local Planning Authority, [and other interested parties, including the County Highway Authority, and other statutory consultees.](#)

Planning Requirements:

- Affordable Housing Statement
- Air Quality [Impact](#) Assessment
- Biodiversity and Ecology Survey
- Carbon Reduction Template
- Community Facilities Statement
- [Design and Access Statement](#)
- [Drainage Strategy](#)
- [Economic and Business Development Statement](#)
- [Energy and Sustainability Strategy](#)
- Flood Risk Assessment and Surface Water Drainage Assessment
- [Foul/Foul](#) Sewerage and Utilities Assessment

- Heritage Statement including Archaeological Assessment
- Landscape and Visual Impact Assessment
- Land Contamination Assessment
- Light Impact Assessment
- Masterplan
- Noise Impact Assessment
- Open Space, Landscape and Public Realm Strategy
- Phasing/Implementation Construction Statement
- Planning Obligations Statement including Draft Heads of Terms
- Planning Statement
- Retail Impact Assessment
- Sustainability Checklist (including Old River Lane SPD requirements)
- Sustainability Construction, Energy and Water Statement
- Transport Assessment
- Travel Plan
- Tree Survey/Arboricultural Report
- Waste Strategy



Old River Lane SPD

November 2022



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1.0 Introduction

1.1 Background

1.1.1 Bishop's Stortford is the largest town in the district, with an important sub-regional role related to its retail, leisure and employment offer, which is underpinned by good transport links including the West Anglia Main Line railway, the M11, the A120, and Stansted Airport. The town retains a very attractive historic core and has a thriving town centre. It also benefits from numerous areas of green space along the Stort corridor and within the 'Green Wedges' which penetrate the town.

1.1.2 The town is unusual in East Herts in having several remaining brownfield redevelopment opportunities; one of these brownfield opportunities is **Old River Lane** – the subject of this Supplementary Planning Document (SPD) – a site which forms a key opportunity for sustainable redevelopment in the heart of Bishop's Stortford. Located between North Street, Bridge Street, and Link Road the site represents a major opportunity to reconfigure the retail, community, and leisure provision in the town centre.

1.2 Purpose and Scope

1.2.1 In line with national guidance, Supplementary Planning Documents (SPDs) build upon and provide more detailed advice or guidance on policies in adopted development plan documents. As they do not form part of the development plan, they cannot introduce new planning policies or allocate land for specific types of development or uses.

1.2.2 This SPD sets out the aspirations of the Council for the redevelopment of the Old River Lane site. The ambition is to create a well-designed development that responds to the character of the surrounding area. The SPD will:

- Set out the existing planning policy framework for bringing forward appropriate redevelopment of Old River Lane;

- Establish placemaking and design principles;
- Improve the quality of proposals;
- Ensure high quality design.

1.2.3 The SPD has been prepared in line with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will be a key material consideration in determining the acceptability of development on the site and seeks to reduce uncertainty by creating a framework against which development proposals can be assessed.

1.2.4 As supplementary guidance, an SPD does not have the weight of adopted development plan policies in the East Herts District Plan or Neighbourhood Plans; however it does have weight as a material consideration in assessing the quality of proposals as they evolve and in decision making on planning applications.

1.3 Structure of the Document

1.3.1 The Old River Lane SPD is structured in nine chapters:

- **Chapter 1 (Introduction)** describes the background to the SPD including the planning policy context and the process for preparing the SPD.
- **Chapter 2 (Site Context and Analysis)** explores the history of the Old River Lane site and analyses the different features of the site.
- **Chapter 3 (Policy BISH8 Old River Lane)** provides more detailed guidance on Policy BISH8.
- **Chapter 4 (Transport Options)** considers broad transport issues and options.
- **Chapter 5 (Vision and Development Objectives)** sets out the vision for the Old River Lane site and development objectives.
- **Chapter 6 (Constraints and Opportunities)** sets out the constraints and opportunities that were identified following the appraisal of the site and its existing uses.

- **Chapter 7 (Design Principles)** sets out the design principles that will guide development at Old River Lane.
- **Chapter 8 (Strategic Masterplanning Framework)** sets out the framework for development proposals at Old River Lane.
- **Chapter 9 (Planning Application Requirements)** outlines the documents required to accompany planning applications.

1.4 Planning Policy Context

1.4.1 The Old River Lane SPD sits within a wider planning framework of both national and local policy and guidance. This section provides a brief overview and summary of the key policy and guidance documents that this SPD will refer to.

1.4.2 The main planning policy considerations are set out in the:

- East Herts District Plan 2018
- Bishop's Stortford Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) 2022
- National Planning Policy Framework (NPPF)

1.4.3 Also relevant to this SPD are other guidance documents and topic-based SPDs, including the:

- Sustainability Supplementary Planning Document (SPD) 2021
- Affordable Housing Supplementary Planning Document (SPD) 2020
- Historic Parks and Gardens Supplementary Planning Document (SPD) 2007
- Bishop's Stortford Town Centre Planning Framework 2016
- Bishop's Stortford Parking Strategy 2019
- Hertfordshire Eastern Area Growth and Transport Plan 2022
- Bishop's Stortford Conservation Area Appraisal and Management Plan 2014
- National Design Guide

East Herts District Plan 2018¹

1.4.4 The East Herts District Plan was adopted in 2018 and sets out the framework for guiding development in East Herts. It describes the Council's spatial vision for the district and includes strategic policies to deliver the homes, jobs and infrastructure that is required. The District Plan also contains development management policies that address a number of topic areas. The key relevant policies include:

- Policy BISH1 – Development in Bishop's Stortford
- Policy BISH2 – Bishop's Stortford Town Centre Planning Framework
- Policy BISH8 – Old River Lane
- Policy BISH11 – Employment in Bishop's Stortford
- Policy BISH12 – Retail, Leisure and Recreation in Bishop's Stortford
- Policy HOU1 – Type and Mix of Housing
- Policy HOU3 – Affordable Housing
- Policy ED1 – Economic Development
- Policy EDE3 – Communications Infrastructure
- Policy RTC1 – Retail Development
- Policy DES1 – Masterplanning
- Policy DES3 – Landscaping
- Policy DES3 – Design of Development
- Policy TRA1 – Sustainable Development
- Policy TRA2 – Safe and Suitable Highway Access Arrangements and Mitigation
- Policy TRA3 – Vehicle Parking Provision
- Policy HA1 – Heritage Assets
- Policy HA3 – Archaeology
- Policy HA4 – Conservation Areas
- Policy HA7 – Listed Buildings
- Policy HA8 – Historic Parks and Gardens
- Policy CFLR7 – Community Facilities

¹ <https://www.eastherts.gov.uk/planning-building/planning-policy/east-herts-district-plan-2018>

- Policy CFLR8 – Loss of Community Facilities
- Policy CC1 – Climate Change Adaptation
- Policy CC2 – Climate Change Mitigation
- Policy CC3 – Renewable and Low Carbon Energy
- Policy WAT1 – Flood Risk Management
- Policy WAT6 – Wastewater Infrastructure
- Policy EQ4 – Air Quality

1.4.5 **Policy BISH8 – Old River Lane**, sets out that the site will provide for a mixed-use development and around 100 new homes. The policy includes a number of requirements that the masterplan and any subsequent planning application/s need to assess. Policy BISH8 is set out below (**Figure 1**).

Figure 1: Policy BISH8

Policy BISH8 Old River Lane

I. The Bishop’s Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.

II. The site will provide for a mixed use development and around 100 homes between 2022 and 2027.

III. The site will represent an extension of a historic market town. Therefore the masterplan will address the following:

a) the creation of a high quality mixed-use development of retail, leisure uses, along with a ‘civic hub’ of other commercial and community uses such as a GP surgery and B1 office floorspace;

b) the creation of new streets and public spaces;

c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;

d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;

e) a design and layout which respects the significance and relationship of the site with designated and un-designated heritage assets, within the Bishop's Stortford Town Centre Conservation Area;

f) key frontages such as Coopers will be enhanced by new public realm and buildings that reflect locally distinctive materials and design;

g) on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.

IV. In addition, the development is expected to address the following provisions and issues:

a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses;

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

c) new utilities infrastructure where necessary;

d) planning obligations including on and off-site developer contributions where necessary and reasonable related to the development; and

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

1.4.6 The District Plan 2018 also contains a site location plan (**Map 1** below), which details the extent of the Old River Lane site allocation. It should be noted that this SPD looks beyond the site allocation in the District Plan 2018, taking in the edge of Castle Gardens and the car parks to the north of Link Road, together with Bridge Street to the south, in order to better consider wider connections across the site.

1.4.7 For the purpose of this SPD the United Reformed Church (URC) Hall on Water Lane to the west of the allocated site, along with the modern houses to the south of the URC Hall, are also included within the red line boundary (**Map 2** below).

Map 1: District Plan Old River Lane site allocation



Map 2: Old River Lane SPD Area



Bishop's Stortford Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) 2022²

- 1.4.8 Bishop's Stortford has two adopted Neighbourhood Plans; the Bishop's Stortford Neighbourhood Plan for Silverleys and Meads Wards (1st Revision) 2022; and the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley (1st Revision) 2022. Together both plans cover the entirety of the town, with the former covering the north-east and the latter the south-east of the town.

² <https://www.eastherts.gov.uk/planning-building/planning-policy/neighbourhood-planning-activity-east-herts/bishops-stortford-silverleys-and-meads>

1.4.9 For this SPD, the Silverleys and Meads Neighbourhood Plan is the relevant plan as it covers the Old River Lane area. The Neighbourhood Plan includes the following site-specific objective:

- To provide a balanced mix of residential, cultural, leisure and business uses within the Old River Lane Site

1.4.10 The Silverleys and Meads Neighbourhood Plan (1st Revision) now forms part of the Development Plan for East Herts.

National Planning Policy Framework (NPPF)³

1.4.11 The NPPF provides a framework within which locally-prepared plans for development can be produced. Plans and development must comply with national policy guidance as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The NPPF continues to place significant emphasis on the need to ensure the vitality of town centres known as the “town centres first” approach. Guidance indicates that plans should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Sustainability SPD 2021⁴

1.4.12 The Sustainability SPD was adopted in 2021 and was prepared to provide guidance on the implementation of adopted District Plan policies relating to climate change and sustainable design and construction, in order to improve the environmental sustainability of new development. It is a material consideration in the determination of planning applications.

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

1.4.13 East Herts Council made a declaration on Climate Change in 2019 and is committed to putting environmental sustainability at the heart of everything it does. As such, the Sustainability SPD sets out a process for developers to follow whilst providing detail and technical guidance on how to mitigate and adapt to Climate Change. The Sustainability SPD has therefore been used to inform how this SPD looks at climate change regarding the Old River Lane development.

Affordable Housing SPD 2020⁵

1.4.14 The Affordable Housing SPD was adopted in 2020 and supports the effective implementation of the affordable housing policies in the District Plan. It is a material consideration in the determination of planning applications. The purpose of the Affordable Housing SPD is to aid the implementation of the affordable housing policies and also assist developers in understanding the Council's approach and requirements regarding viability.

Historic Parks and Gardens SPD 2007⁶

1.4.15 The Historic Parks and Gardens SPD was adopted in 2007 and seeks to ensure that development does not undermine the integrity of the district's Historic Parks and Gardens. Historic Parks and Gardens are important assets that add substantial value to both the landscape and environmental quality within the district.

Bishop's Stortford Town Centre Planning Framework 2016⁷

1.4.16 Allies and Morrison Urban Practitioners were commissioned in March 2016 to prepare the Bishop's Stortford Town Centre Planning Framework on behalf of East Herts Council. The purpose of the Study was to help set a vision and strategy for the development of Bishop's Stortford. The study was agreed in 2017 and takes account of the town's current

⁵ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

⁶ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

⁷ <https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/evidence-library/settlement-and-site-specific-studies-sss>

and future economic role, and sets out proposals for movement and design projects that will improve the town centre.

1.4.17 The document was developed based on the results of extensive consultation, which helped to shape the identification of key objectives which are summarised below:

- Create a more attractive pedestrian environment.
- Promote a holistic parking and movement strategy.
- Define a framework for the managed growth of retail in the town centre.
- Identify opportunities for flexible and adaptable employment space and ensure that existing employment uses in the town make best use of their sites to best support the town's economy.
- Establish an integrated cultural offer for the town centre.
- Identify opportunities for residential development in the town centre to support the regeneration of key sites and promote a more sustainable living.

1.4.18 The Town Centre Planning Framework is material to this SPD as it sets Old River Lane in a wider-context and is also referred to in Policy BISH8 as forming the basis of this SPD. As such, this SPD will utilise the material and evidence contained in the Bishop's Stortford Town Centre Planning Framework and will ensure that Old River Lane is cognisant of the wider-strategy for the town centre.

Transport and Parking

1.4.19 Two of the key issues in Bishop's Stortford relate to transport and parking. The town centre suffers from very congested roads and junctions. Some of the car parks are very busy whereas others are under-used. There is also a lack of facilities for pedestrians and cyclists. To address these issues, two studies have been undertaken to identify actions and interventions which aim to improve the transport network for different users in the town.

1.4.20 The **Hertfordshire Eastern Area Growth and Transport Plan**⁸ covers Bishop's Stortford, Sawbridgeworth and the surrounding rural areas. The GTP includes several transport improvements packages, aiming to improve the transport network which also includes better facilities for pedestrians and cyclists and bus services. It looks at the current period of the Local Plans and will be subject to review periodically to reflect changes in growth and transport forecasts.

1.4.21 The **Bishop's Stortford Parking Study 2019**⁹ focuses upon on and off-street parking within the town with a particular focus on the town centre car parks. It considers how car parks are being used, the number of spaces, the layout of car parks including access routes and how much people need to pay, and recommends a series of actions to address issues.

Bishop's Stortford Conservation Area Appraisal and Management Plan 2014¹⁰

1.4.23 The Bishop's Stortford Conservation Area Appraisal identifies the special character of Bishop Stortford's Conservation Area; identifies elements that should be retained or enhanced; identifies detracting elements; reviews the existing boundaries; and puts forward practical enhancement proposals.

National Design Guide¹¹

1.4.24 The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework.

⁸ <https://www.hertfordshire.gov.uk/media-library/documents/highways/east-area-gtp/eastern-area-gtp-interventions-paper-final-acc.-check.pdf>

⁹ <https://www.eastherts.gov.uk/about-east-herts-0/improvement-projects-east-herts/shaping-stortford>

¹⁰ <https://www.eastherts.gov.uk/planning-and-building/conservation-areas>

¹¹ <https://www.gov.uk/government/publications/national-design-guide>

1.5 Process of Preparation

- 1.5.1 The potential for the future redevelopment of the Old River Lane site is set out in the East Herts District Plan 2018. This SPD will help define and add detail about the potential land uses, design and scale of development appropriate for the area.
- 1.5.2 The Council recognises the importance of stakeholder engagement and as part of the scoping of this SPD an **Old River Lane Steering Group** has been set up. Membership of the Steering Group includes: Officers from East Herts Council and Hertfordshire County Council; Councillors; representatives from the Cross-party Working Group on Old River Lane; landowner and developer representatives; as well as other representatives from the Town Council, the Neighbourhood Plan Group, the Bishop's Stortford Climate Group, the Bishop's Stortford Business Improvement District (BID) and Bishop's Stortford Civic Federation. A number of community representatives also attended the Steering Group meetings.
- 1.5.3 The Steering Group has met on six occasions between November 2021 and May 2022. Meeting with stakeholders has ensured a better understanding of the key issues and aspirations that the community have for Old River Lane. Alongside this the Council has been able to get feedback on emerging proposals and principles as well as jointly setting a vision and objectives for the site. The discussions that have taken place at the Steering Group meetings have therefore influenced both the scope and content of this SPD.
- 1.5.4 The process of preparation is set out in **Figure 2** below.

Figure 2: Process of Preparation

Preparation of Old River Lane SPD	
- Analysis of site and background research	September – October 2021
- Steering Group Meetings	November 2021 – May 2022
- Preparation of draft SPD	April – June 2022
- Approval for consultation – 4 weeks	23 June 2022
- Consideration of Comments	August – October 2022
- Adoption of SPD	November 2022



2.0 Site Context and Analysis

2.1 Introduction

- 2.1.1 This chapter starts by examining the historical development of the area, looking back at the evolution of Bishop's Stortford, followed by a brief history of the Old River Lane site. The town's historic character is key to our understanding of the Old River Lane site and its surrounding area.
- 2.1.2 Further analysis of the Old River Lane site today and how it relates to the wider town centre is then presented. This work has been undertaken to inform the design principles and the strategic masterplanning framework as set out in later chapters.

2.2 Historical Development of the Area

Evolution of Bishop's Stortford

- 2.2.1 The origins of Bishop's Stortford can be traced back to the Roman occupation with evidence of a settlement next to a crossing in the River Stort, on the Roman road from St Albans (Verulamium) to Colchester (Camulodunum).
- 2.2.2 The site of the Waytemore Castle was the likely location of a Saxon fort that had been erected due to the strategically important river crossing on the frontier between the Kingdom of Wessex and the Viking controlled Danelaw.
- 2.2.3 The motte and bailey Waytemore Castle was originally built in the 11th century by William I to project power in the region. In 1086 it was granted to the Bishop of London, and was heavily rebuilt in both the 12th and 13th centuries. It was generally used as a Bishop's Court. It was no longer needed as a defensive structure by the 15th century, and fell into disrepair. It was mostly pulled down in the 16th century, but the gatehouse and dungeons were used as a prison until 1649, when the site was sold and the stone was re-used for building materials in the town.
- 2.2.4 A market was established in Bishop's Stortford by 1228 and parts of the street and plot patterns set out at this time survive today.

- 2.2.5 By the 18th century regional road improvements had resulted in the erection of many coaching inns and stables in the town centre as a stop off on the London to Cambridge road.
- 2.2.6 In 1769 the Stort was canalised (the Stort Navigation) linking the town to the River Lea at Roydon, Essex. By now the town was a well-established Market Town.
- 2.2.7 The Great Eastern Railway opened in 1842, to the east of the town centre. Trade was growing rapidly and the town was exporting grain and malt by barge to the London breweries. The population of the town was growing fast and by 1901 exceeded 7,000.
- 2.2.8 By the mid-20th century the town was attracting London commuters, travelling by train. Stansted Airport opened as an RAF airfield in 1943 and was used during the war, opening for commercial operations in 1966.
- 2.2.9 The M11 opened in the 1970s improving the road links in the area and the A120 bypass was opened in the 1970s, influencing the shape of the development of the suburbs of the town.

Old River Lane – A brief history

- 2.2.10 The Old River Lane site is so named as it was the original route of the River Stort, and the former river channel ran roughly along the route of the existing Old River Lane. In the Roman period woodland in the vicinity of the site was cleared and from then on until the mid-20th century most of the Old River Lane site was open riverside floodplain meadows crossed with drainage channels. Although evidence of Prehistoric activity within the vicinity of the site is limited, it is possible that evidence of activity within the site may survive, masked by alluvial deposits on the terrace of the former river channel. Similarly, there is potential for traces of Romano-British and Medieval activity to survive within the site. Waytemore Castle was erected adjacent to the site in the 11th century and over time the historic core of Bishop's Stortford evolved to the west and south-west of the site. In the late-18th century and early-19th century numerous malthouses were erected along the route of the River Stort, including adjacent to the site, making use of the direct access to the riverbank to transport their produce along the Stort Navigation. To the north-west of the site there was the Hawkes Brewery in buildings which dated from the 18th century, and a cattle sale yard. In 1860 on Water Lane to the west of the

site the Congregational Church was built, which was later renamed the United Reformed Church. In 1915 a Sunday School was built within the Old River Lane site for the Congregational Church, a building now known as the United Reformed Church Hall.

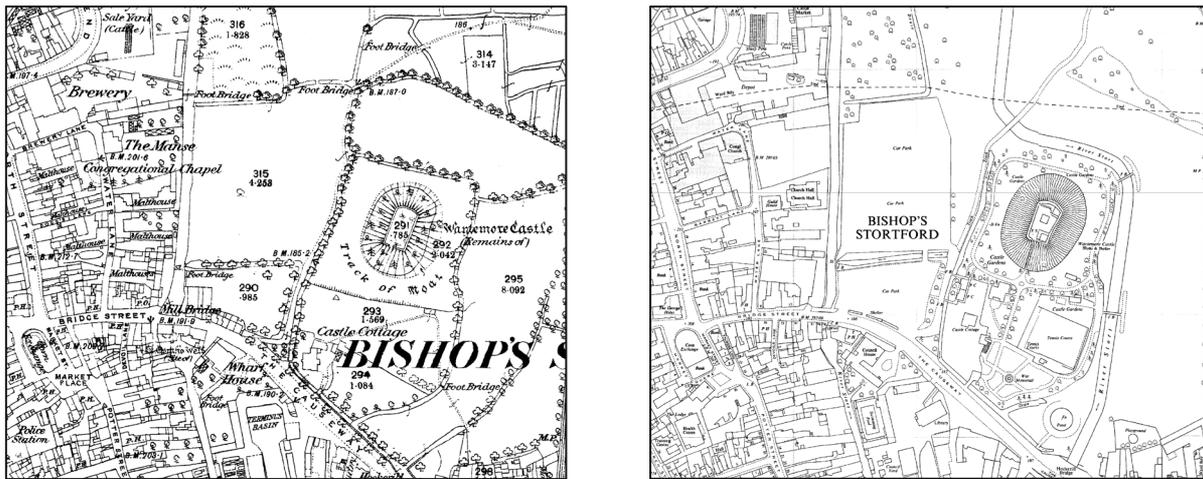


Figure 3 and 4: Historic mapping from 1870's (left) and 1960's (right) show Old River Lane remaining largely unchanged over a century

2.2.11 From the mid-20th century onwards however a number of changes came forward which would alter the landscape of Old River Lane. During the Second World War, in 1942 the American Red Cross built a temporary entertainment centre for the US forces based at the Stansted air base on the site of what is now Charringtons House, and in 1944 this was replaced by a much larger American Hostel that provided accommodation and a canteen. After the war this building was used by the Education Authority as a school and became the first coeducational secondary school in Bishop's Stortford for children aged 11-15, and it remained in this use until the mid-1960s, when the building was demolished and the entire site was used for car parking.

2.2.12 The Link Road was built between 1969 and 1970, which connected The Causeway to Northgate End, and necessitated the demolition of the cattle sale yard. The landscape of Old River Lane continued its significant transformation in the early 1970's when the original course of the River Stort through the site was culverted. The culverting was part of wider plans, alongside creating a new course for the River Stort to the east (1968), to help reduce flooding in the town centre and create more land for development in the core of Bishop's Stortford town centre. A new road was built that roughly followed the route of the culverted river as access to the car parks, the road now known as Old River Lane.

- 2.2.13 This period in time continued to be the main catalyst of change as the building that dominates Old River Lane to this day was also constructed in the 1970s, Charringtons House. The building project began in 1971 and at the time was the largest project (apart from the railway) that had taken place in Bishop's Stortford. It was so named Charringtons due to being developed to accommodate the head office for coal merchants Charrington Gardner Locket & Co Ltd who arrived in the offices in 1973.
- 2.2.14 Charrington Gardner Locket & Co Ltd moved out of Charringtons House and relocated in 1999 and East Herts Council began to occupy much of the building and have continued to have a presence there to this day. Alongside this, Waitrose was developed to the north-west of the site in 1994 on the former Hawkes Brewery site which had long been used as a distribution depot. Waitrose is still present today, alongside Charringtons House and their associated surface car parks, with the only major change in the last 30 years being the demolition of 1 Causeway building in 2017.
- 2.2.15 The centre of Bishop's Stortford is defined by its historical evolution and distinctive setting in the rural countryside. These built and natural assets are a legacy the town has that must be protected and enhanced. As noted above, Old River Lane has long been adjacent to the historic core of Bishop's Stortford and so has a key role to play in maintaining this legacy. The river has also helped shaped the character in the town centre, with a notably different identity to the wharf and industrial heritage along the River Stort, to that of the market town aesthetic in the historic core along Market Street and North Street.
- 2.2.16 Most of the town centre is covered by the Conservation Area which includes a significant number of listed buildings and other heritage assets. Many buildings in the town centre on streets such as North Street, Windhill and Potter Street contribute positively to an attractive landscape.



Image 1 and 2: Bishop's Stortford historic market town

2.2.17 There are also a number of important landmarks in the town centre including the Water Lane United Reformed Church, Waytemore Castle mound, the Corn Exchange, and most notably the Church of St Michael which is visible from many points both in and around the town centre.



Image 3 (left) Water Lane United Reformed Church and Image 4 (right) Waytemore Castle

2.2.18 Due to its location on the edge of the historic core of the town centre, the Old River Lane site interacts with a number of these heritage assets. To the west of the site, a number of listed buildings are situated, including the aforementioned Water Lane United Reformed Church and the Coopers malt house building. Alongside this, The Water House, Guild House and 14 Water Lane are all adjacent to the west of the site. To the east is the Grade 1 listed motte mound of Waytemore Castle which is also a Scheduled Monument, and the Castle Gardens which are identified as a Locally Important Park and Garden in the 2007 Historic Parks and Gardens SPD.

2.2.19 The Old River Lane site also falls firmly within the Bishop's Stortford Conservation Area and is an Area of Archaeological Significance. These policy designations are shown on the Heritage Assets diagram below. More information on the wider Conservation Area

can be found in the Bishop's Stortford Conservation Area Appraisal and Management Plan 2014¹².

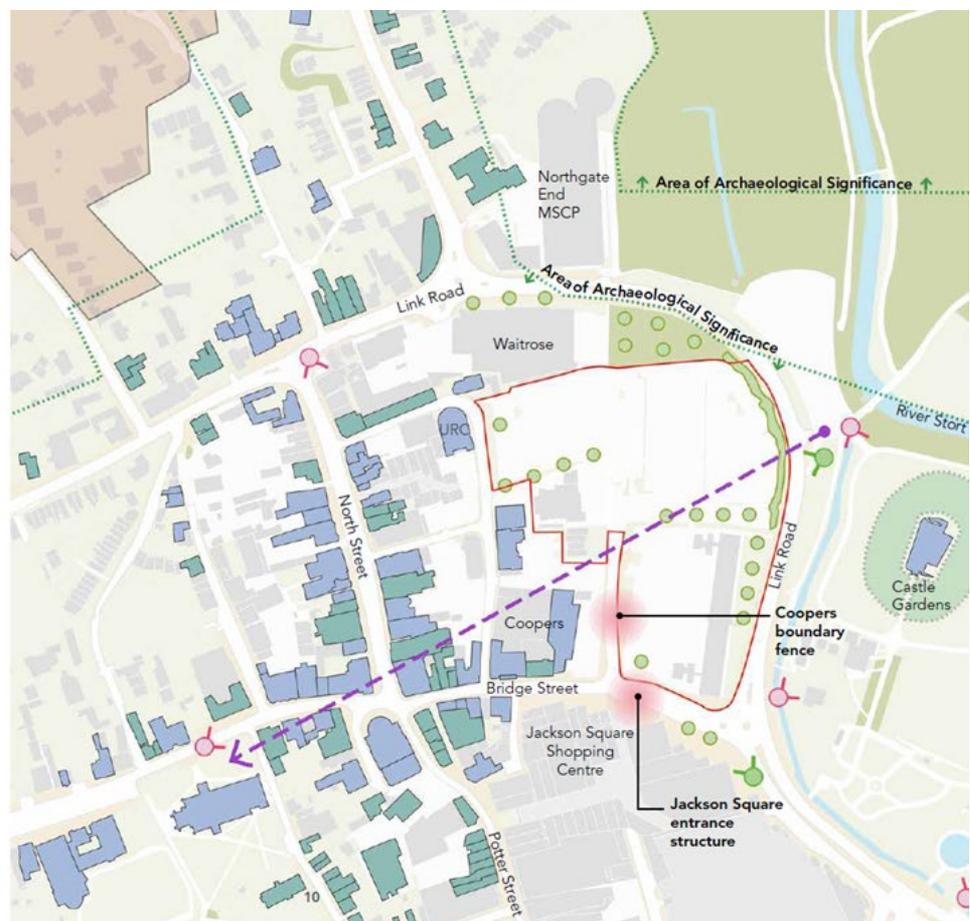
2.2.20 In addition to the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. There are also a number of key views across Bishop's Stortford. The key views that impact on Old River Lane are shown on the diagram below. The view from Castle Gardens towards the Church of St Michael is particularly valued.

Heritage Assets identified in the Bishop's Stortford Conservation Area Appraisal

Heritage Assets

- Corn Exchange, St Michael's Church and Waytemore Castle are key heritage assets
- Heritage views from Castle Gardens, Park, North Street and from St Michaels Church
- Within the Bishops Stortford Conservation Area
- Mature trees positively contribute to the character of the area

- Key**
- Listed buildings
 - Important trees/hedges
 - Unlisted buildings to be protected from demolition
 - Scheduled Ancient Monument
 - ↔ Important views to be protected
 - ↔ Proposed enhancement areas (conservation area policies map)
 - ↔ Important views to be enhanced
 - ↔ Lost views of Church



¹² <https://www.eastherts.gov.uk/planning-and-building/conservation-areas>



Image 5: View from Link Road to St Michael's Church

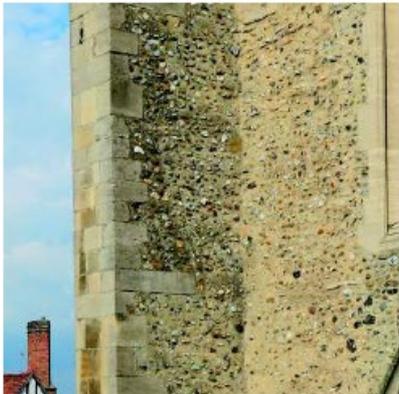
Built Form and Typology

2.2.21 As well as individual heritage assets, the overall palette of materials, textures, colours, and design characteristics all help contribute to the aesthetic and character that make Bishop's Stortford town centre distinctive and attractive. The palettes below highlight the variety of features and materials in the town centre and the dominance of the warm yellow and cream tones of some of the older brick work.

Materials and Colours:



Materials and Colours:



2.3 Site and surroundings today

- 2.3.1 Today the Old River Lane site represents a major opportunity to extend and reconfigure the retail, community, and leisure provision in the town centre.
- 2.3.2 As set out above the site is on the edge of the historic town centre and has transformed a number of times during the course of the town's history. The site now includes Waitrose and its existing car parking, Charringtons House on Bridge Street and the United Reformed Church Hall (see paragraphs 2.4.1 – 2.4.4 below). The existing vehicle access to Waitrose and Charringtons House is via Old River Lane. The rest of the site is a Council owned and managed surface car park.
- 2.3.3 The site itself is relatively flat, with an increase in topography towards North Street to the west. The majority of the site is in Flood Risk Zone 2, with a small part of the site in Flood Risk Zone 3.



Figure 6: Flooding constraints at Old River Lane

2.3.4 There are several large mature trees present across the site. A number of trees are identified in the Bishop's Stortford Conservation Area Appraisal as adding value, including the small attractive commemorative area of open space with mature trees and seating to the north of the site, planted in memorial to David Moore in recognition of his contribution to tree preservation in Bishop's Stortford.

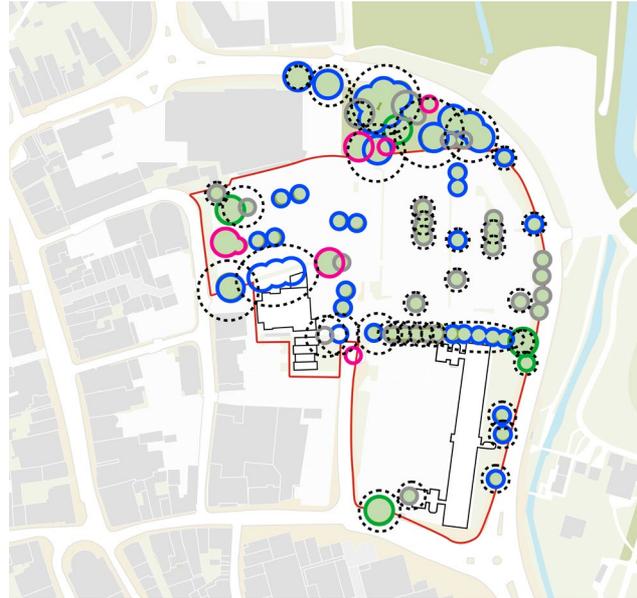


Figure 7: Location and type of trees currently situated on Old River Lane

2.3.5 Below ground constraints include archaeology, and watercourse and sewer easements. A 3m easement is needed for a Thames Water sewer rising main, and an 8m easement is needed for the culvert as this is classified as a watercourse. In terms of archaeological constraints, known and potential non-designated archaeological remains identified within the Old River Lane site comprise potential paleoenvironmental remains, potential prehistoric and Romano-British remains, and potential medieval remains.

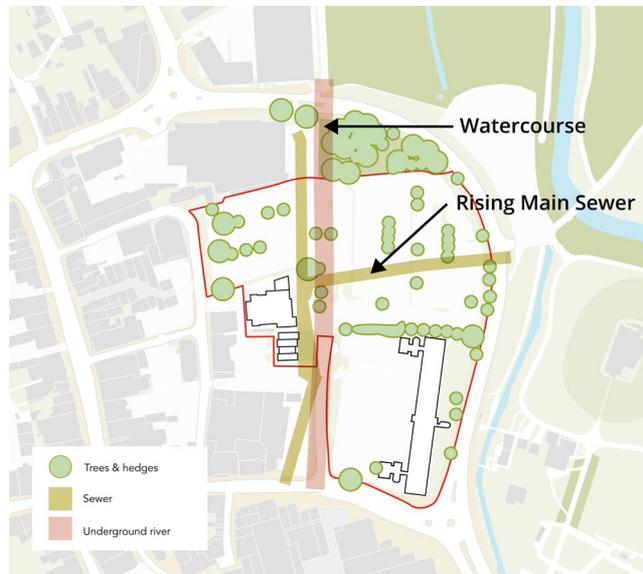


Figure 8: Below ground constraints on Old River Lane

2.3.6 It is important to note that this SPD looks beyond the site allocation in the District Plan 2018 and also takes in the edge of Castle Gardens and the car parks to the north of Link Road, as well as Bridge Street to the south, in order to better consider wider connections across the site. Link Road itself is currently a low-quality part of the town centre, a dual carriageway that has limited built frontage which in turn encourages cars to travel faster. On the east side of Link Road sits Castle Gardens and views of the Waytemore Castle mound are visible from within the site. The western edge of the site needs to be carefully considered given the many listed buildings in the area.



Image 9 (left): view across Bridge Street with Charrington's House in the background; Image 10 (right): view south from the Link Road towards Jackson Square



Image 11 (left): Surface-level car parking is a familiar site around Old River Lane, firstly in the Causeway Car Park (left); Image 12 (right): view south across an empty Charrington's House car park

2.4 United Reformed Church Hall

2.4.1 The United Reformed Church (URC) Hall is located on Water Lane, to the west of North Street. The URC Hall was built in 1915 as a Sunday School for the Congregational Church, now known as the United Reformed Church, also on Water Lane. It was extensively altered and extended in the 1930s, 1960s, and 1990s. It falls within the Bishop's Stortford Conservation Area. The Hall was acquired by the Council, along with the houses to the south, in 2019.

2.4.2 The URC Hall was identified as an Asset of Community Value (ACV) on the 16 September 2022. The designation of the Hall as an ACV is a material consideration that will be taken into account when determining any planning application that would affect it.

2.4.3 Whilst the URC Hall lies outside of the BISH8 site allocation area, for the purposes of this SPD the URC Hall has been included within the red line boundary (see Chapter 1, Map 2).

2.4.4 The inclusion of the URC Hall within the SPD red line boundary presents an opportunity for proposals to consider the future use of this community facility alongside the BISH8 site allocation, ensuring a comprehensive approach to development in this location.

Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR8 (Loss of Community Facilities):

Policy CFLR8 Loss of Community Facilities

I. Proposals that result in the loss of uses, buildings or land for public or community use will be refused unless:

- a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or
- b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location; or
- c) The development is for an alternative community facility, the need for which clearly outweighs the loss.

2.5 Other Developments in Bishop's Stortford

2.5.1 Any development at Old River Lane also needs to be considered in the wider context of Bishop's Stortford, and particularly its town centre. As such Old River Lane should complement and contribute to the town-wide development framework which means not just relating with the existing town centre, but also with planned future developments.

2.5.2 Bishop's Stortford currently has a number of development sites either under construction or being considered through the planning process. Whilst Old River Lane will share some relationship with all of them, the key emerging developments relevant to Old River Lane are those within the town centre which include:

- Northgate End Car Park
- The Goods Yard
- The Mill Site

Northgate End Car Park

2.5.3 Northgate End is a multi-storey car park opened in June 2022 and has been included as part of plans to redevelop Old River Lane for a number of years. This development is in closest proximity to Old River Lane and not only has a link in terms of providing a wider-parking offer, but also has a strong physical link with the site.

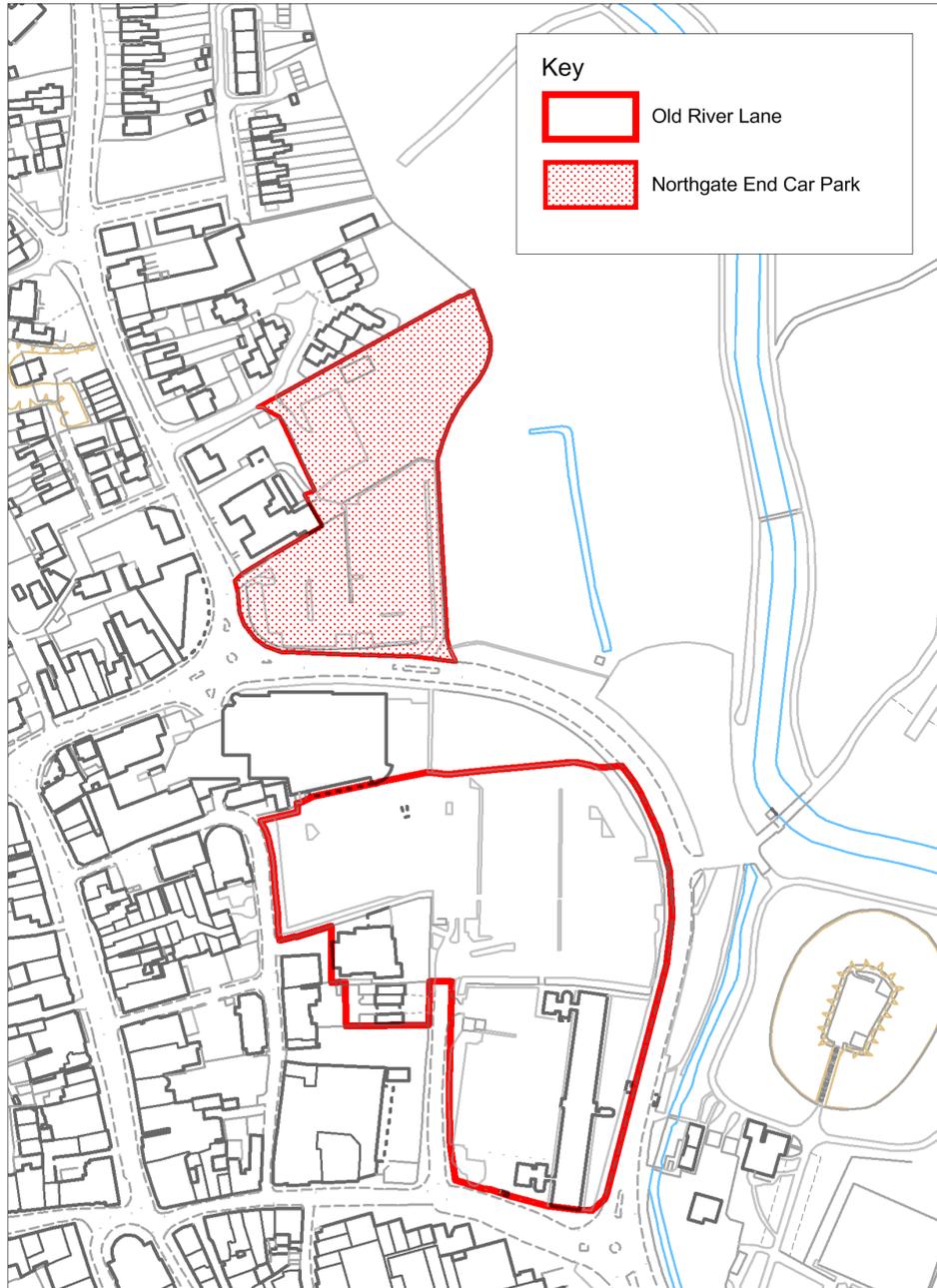


Figure 8: Northgate End Car Park shown adjacent to Old River Lane to the north

The Goods Yard

2.5.4 This site is allocated in the District Plan 2018 (Policy BISH7). The Goods Yard occupies a strategic position between the train station and the town centre and represents an excellent opportunity to substantially enhance the arrival experience to Bishop's Stortford by railway. The site presents a major opportunity to enhance a large portion of the riverside and bring vibrancy and activity to this important part of Bishop's Stortford. The northern part of the site lies within the town centre boundary and will accommodate a mix of retail and commercial development. Any development at Old River Lane should therefore complement the uses being provided.

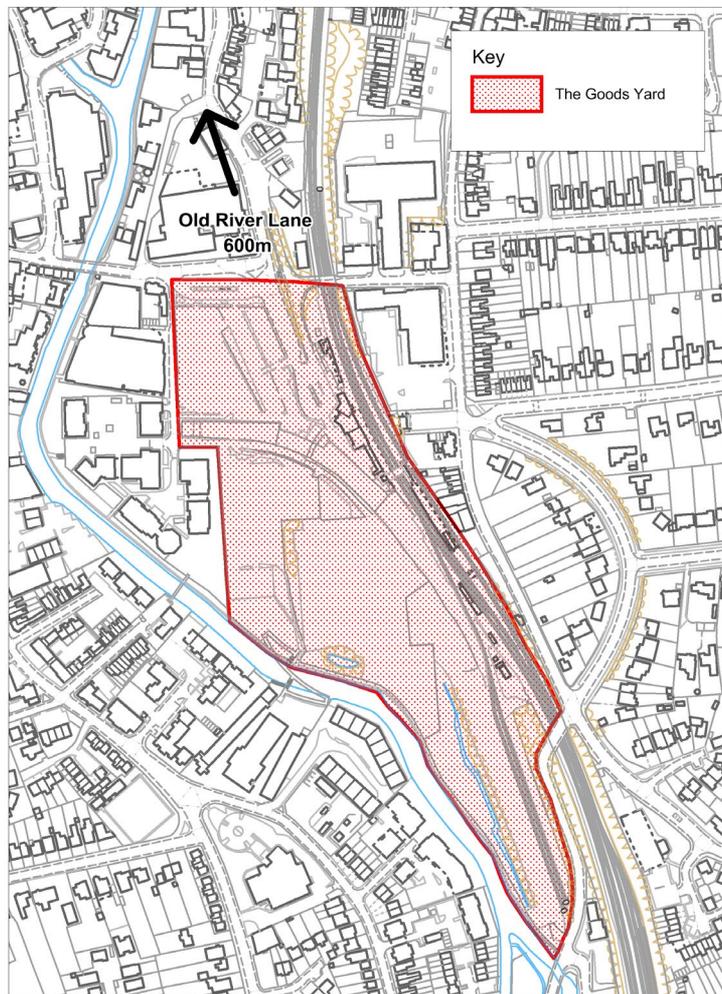


Figure 9: The Goods Yard site allocation to the south of Old River Lane

The Mill Site

2.5.5 This site is allocated in the District Plan 2018 (Policy BISH10) for a new mixed-use riverside hub. The Mill site offers the opportunity to transform the eastern side of the river. Unlike other site allocations however this site is not expected to deliver within a particular timeframe but has been allocated to ensure that if it does come forward for development a comprehensive approach is taken across the site.

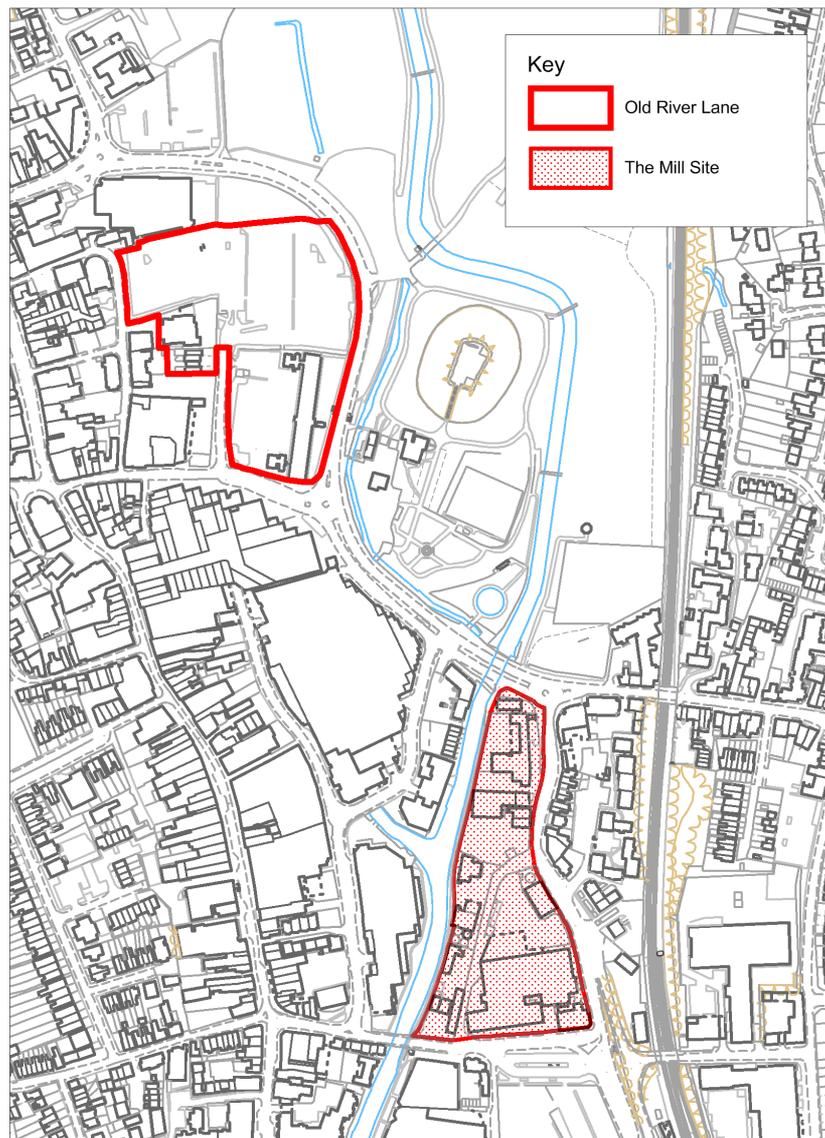


Figure 10: The Mill Site allocation to the south of Old River Lane

3.0 Policy BISH8 Old River Lane

3.1 Introduction

- 3.1.1 Policy BISH8 sets out that **'the site will provide for around 100 new homes'** and that the Old River Lane masterplan will address the **'creation of a high quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other commercial and community uses such as GP surgery and B1 office floorspace'**.
- 3.1.2 This section provides further information on these policy requirements. Overall, this SPD supports a degree of flexibility around the precise mix of land uses on Old River Lane, but any proposal should seek to respond positively to the guidance below. The Council will require proposals to provide a clear narrative and justification for the proposed mix of uses in relation to property market demand and opportunities.

3.2 Retail

- 3.2.1 The NPPF sets out the need for a dynamic and diverse town centre that can respond to changes rapidly, and the importance of this has been emphasised in recent years through the various economic downturns alongside the Covid-19 pandemic. There is an opportunity at Old River Lane to ensure that the retail offer is flexible enough to sustain long-term vitality and viability.
- 3.2.2 It is expected that the continued growth of Bishop's Stortford will boost existing retail and support the case for new retailers in the town. The scale of the retail offer on Old River Lane should be proportionate and complementary to ensure the continued vitality of Bishop's Stortford town centre.

- 3.2.3 Proposals should contribute towards a thriving and sustainable town centre; applicants must therefore consider any new retail evidence and changes in economic circumstances and their associated impact on retail floorspace needs.
- 3.2.4 Proposals for new retail, commercial or leisure uses on Old River Lane should be responsive and demonstrate adaptability to shifting market trends and dynamics. Units should be capable of amalgamation and, sub-division, and the provision of mezzanine floors will be supported where appropriate.

3.3 Office Floorspace

- 3.3.1 In 2020, there was around 160 office properties in the Bishop's Stortford market area providing 732,900sqft (c 68,100sqm) of office space. The overall stock of office space increased by 65,500sqft (6,100sqm) between 2010 and 2019, which represents a total increase of about 10% across the town. The increase in the stock of property would have been higher had it not been that some office space being lost through conversion of properties, some of which was through the use of Permitted Development Rights.
- 3.3.2 In 2020 there was a vacancy rate of around 2% which implies that there is currently very little choice for occupiers looking for office space in the local market; and existing occupiers who want to expand or contract are unlikely to be able to find space to move into, potentially leading to market stagnation.
- 3.3.3 In line with the policy, there is an opportunity to provide office space in the town. Proposals should seek to offer high quality office and commercial floorspace which includes a range of units from large operators to single tenants, to more flexible co-working spaces.

- 3.3.4 Proposals should be co-ordinated with the delivery of office space from other developments in Bishop's Stortford including at Bishop's Stortford North (BISH3), Bishop's Stortford South (BISH5) and the Goods Yard (Policy BISH7).
- 3.3.5 Proposals should also take into account the **Town Wide Employment Study for Bishop's Stortford 2013**¹³ and any subsequent updates.

3.4 Civic, Community and Leisure Uses

- 3.4.1 There is a strong tradition of civic, community, and leisure activities in Bishop's Stortford which continue to have a positive impact on the town centre offer, creating diversity and bringing a different audience to a town centre location. Proposals for Old River Lane should seek to complement and extend that offer as part of the development.
- 3.4.2 Civic, community and leisure facilities should play a key role in the activation and animation of the ground floors and especially the public spaces. It is expected that a variety of new leisure and Food & Beverage (F&B) opportunities will create a new vibrant area of the town centre. The clustering of any of these uses should preferably be focussed around a key public space, which should be a welcoming and adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to provide it with a memorable character.
- 3.4.3 Health care facilities that complement the existing offer across the town will be looked on favourably at Old River Lane.
- 3.4.4 Chapter 2 (Section 2.4) discusses the inclusion of the United Reformed Church Hall within the SPD red line boundary. Proposals that will result in the loss of the URC Hall will need to address the requirements of Policy CFLR8 (Loss of Community Facilities).

¹³ <https://www.eastherts.gov.uk/planning-building/planning-policy/evidence-base>

Arts Centre

- 3.4.5 The Council, as landowner, would like to bring forward a new Arts Centre at Old River Lane. It is currently anticipated that the offer could include a live arts programme to be delivered through the flexible design of cinema, foyer and outdoor space.
- 3.4.6 Proposals are indicative at this stage and any subsequent planning application will be required to explain and evidence how they comply with all relevant District Plan policies, particularly BISH8 (Old River Lane) and CFLR7 (Community Facilities).

3.5 Housing

- 3.5.1 Housing on Old River Lane is expected to be delivered in accordance with policies HOU1 (Type and Mix of Housing) and HOU3 (Affordable Housing) of the District Plan 2018. A mix of residential accommodation should be provided to create an inclusive community by providing homes for all age groups.
- 3.5.2 Homes should be provided in accordance with Policy HOU7 (Accessible and Adaptable Homes) to ensure they are accessible and adaptable to meet the changing needs of occupants, and to support independent living.
- 3.5.3 Proposals across the site should be co-ordinated to ensure that they don't restrict the ability of the site to deliver a diverse spectrum of uses, including those associated with the night-time economy.

3.6 Air Quality

- 3.6.1 Proposals at Old River Lane must not worsen the pollutant levels within the Hockerill Air Quality Management Area (AQMA). Proposals should therefore take account of the air quality measures set out in the Council's Sustainability SPD 2021¹⁴.
- 3.6.2 The impact of development on air quality is a material consideration and must be regarded at all stages in the planning process. The planning system plays an active role in managing local air quality when considering the impact of new development and finding sustainable solutions.
- 3.6.3 District Plan Policy EQ4 (Air Quality) requires that development should include measures to minimise air quality impact at the design stage and should incorporate best practice in the design, construction and operation of all developments. Where development (on its own or cumulatively) will have a negative impact on local air quality during either construction or operation, mitigation measures will be sought. Evidence of mitigation measures will be required upfront. The Silverleys and Meads Neighbourhood Plan Policy TP2 (Improving Air Quality) expects developments to comply with the District Plan Policy EQ4, whilst taking into account policies 19 and 20 of the Local Transport Plan 4 and the guidance in the Sustainability SPD.
- 3.6.4 Prioritising sustainable transport such as cycling and walking improves local air quality and encourages healthy communities. Therefore, strong emphasis will be placed on seeking the provision of cycle and pedestrian routes and networks at Old River Lane.
- 3.6.5 Building design should prioritise energy efficiency in order to reduce the need and size of heating plants. This will overall minimise the buildings impact on air quality. The use

¹⁴ <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents/sustainability-supplementary-planning-document>

of renewable, zero and low-carbon technology is encouraged to fulfil the requirements Policy DES4 (Design of Development).

3.6.6 At the planning application stage, the development will need to demonstrate how air quality impact has been addressed by submitting the Sustainability Checklist and an Air Quality Impact Assessment (which includes an Air Quality Neutral Assessment). More detailed advice is set out in section 6 of the Sustainability SPD (2021).

4.0 Transport Options

4.1 Introduction

- 4.1.1 Bishop's Stortford is undergoing significant levels of growth with at least 4,426 new homes planned in the District Plan 2018 (including committed development) by 2033, which will substantially increase the town's population.
- 4.1.2 The town serves as a centre for jobs, retail, education, health and other important services for a large catchment area. Key to the ongoing success of Bishop's Stortford will be the ability to move in, out and around the town, and this will require an effective, reliable and sustainable transport network which can accommodate existing movements and additional movements which will be generated by the increased population.
- 4.1.3 Two studies have been undertaken; the **Hertfordshire Eastern Area Growth and Transport Plan 2022** and the **Bishop's Stortford Parking Study 2019**. Of particular relevance to this SPD is the Growth and Transport Plan (GTP) report which supports Hertfordshire County Council's Local Transport Plan 4 (LTP4) 2018¹⁵. The GTP is a strategic spatial transport plan developed by Hertfordshire County Council in partnership with key stakeholders, including East Herts Council, and the Local Enterprise Partnership, for the purpose of applying LTP policies and objectives to a growth-focussed sub-area within Hertfordshire.
- 4.1.4 The GTP looks ahead at transport improvements required at least over the period of the Local Plans and will be subject to review periodically to reflect changes in growth and transport forecasts.

¹⁵ <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

Bishop's Stortford Transport Options



Figure 11: Two key studies undertaken shaping Bishop's Stortford's transport strategy

4.1.5 Any development that comes forward at Old River Lane will also be required to meet the policies set out in the Neighbourhood Plan for Bishop's Stortford Silverleys and Meads (1st Revision). Alongside other relevant policies, the Neighbourhood Plan sets out in Policy TP12 that financial contributions will be sought for improving town accessibility and connectivity, including sustainable transport projects and programmes in the Growth and Transport Plan amongst other strategies.

4.1.6 The following sections in the SPD, highlight those projects and programmes within the GTP that are most relevant to Old River Lane.

4.2 Old River Lane and Northgate End Multi-Storey Car Park

- 4.2.1 Proposals for Old River Lane will increase the demand for travel in Bishop's Stortford and place additional strain on the existing road network. The Old River Lane development will bring forward a notable increase in retail floorspace which is anticipated to enhance the town's retail offer in addition to new leisure uses which could increase the town centre's attractiveness, not only in retaining trips within the town, but attracting trips in from surrounding areas that might otherwise travel to other towns.
- 4.2.2 The Growth and Transport Plan puts forward a wide range of interventions, a number of which relate to Old River Lane and its interaction with the wider town centre. It will also be important to consider the relationship of Old River Lane with Northgate End multi-storey carpark.
- 4.2.3 Northgate End multi-storey car park was completed in summer 2022 and will replace and enhance the current parking capacity at Old River Lane, thus freeing-up the Old River Lane site for redevelopment. With the growth of Bishop's Stortford in terms of population and households, as well as an anticipated growth in the retail offer, it is expected that the Northgate End car park will form an essential part of the town's parking infrastructure.
- 4.2.4 The multi-storey car park shares a relationship with Old River Lane both in its location and in its function. A suitable crossing point should be established to encourage pedestrians to and from Old River Lane and the Northgate End car park. Likewise, development proposals at Old River Lane should ensure that a clear connection is provided from the car park, through Old River Lane to the town centre.
- 4.2.5 The Old River Lane development also has a further opportunity to consider and explore the potential for utilising the town centre car parks, including Northgate End, to provide capacity for proposed uses on Old River Lane, particularly employees. Permitting

arrangements with new residents should also be explored to help limited the number of spaces needed on the Old River Lane site itself.

4.2.6 The Council will also require proposals for development at Old River Lane to consider the list of schemes set out below which are derived from the Growth and Transport Plan. Further information on Bridge Street is set out at Section 4.4.

Interventions¹⁶	Name	Description
PR17	Bridge Street (east) improvement	Increase walking mode share through improved pedestrian facilities on Bridge Street.
PR48	B1004 Northgate End and A120 Link Road and Hadham Road 20mph zone	To ensure that cyclists and pedestrians are not adversely affected by the proposed multi-storey car park, apply a 20mph speed limit in the area surrounding it. Reference should be made to the Speed Management Strategy which can provide guidance on the appropriate measures that can be introduced to manage traffic speeds which could encourage an increase in sustainable travel.
PR49	B1004 Northgate End- A1250 Link Road off road shared use cycleway/ foot-way	To ensure that cyclists and pedestrians are not adversely affected by the proposed multi-storey car park, implement a cycle link between B1004 Northgate End and A1250 Link Road.
PR60	Towpath to Link Road cycleway	Promoting the River Stort's place function and increasing walking and cycling mode share through conversion of the existing footway into a shared-use footway/cycleway.

¹⁶ Intervention reference numbers taken from the Hertfordshire Eastern Area Growth and Transport Plan

Interventions¹⁶	Name	Description
PR61	North Street Streetscape enhancement	Increase walking mode share by applying a 20mph speed limit and enhancing the streetscape on North Street to mimic South Street/Potter Street. Reference should be made to the Speed Management Strategy which can provide guidance on the appropriate measures that can be introduced to manage traffic speeds which could encourage an increase in sustainable travel.
SM3	Town Centre way finding	Improve the place function of the town centre and increase active travel mode share by installing wayfinding and interpretation signs at key routes and gateways.
SM16	North-East Town Centre one-way system	Creation of a small one-way system on High Street, North Street and Bells Hill, complementing existing one-way operation on Bridge Street and Potter Street to reduce the dominance of car travel.

4.3 Public Transport

4.3.1 Public transport is an essential part of a combined approach to sustainable transport and should be integrated into the overall transport and movement strategy at Old River Lane. The Growth and Transport Plan does not propose any public transport-based interventions linked directly to development at Old River Lane. It does however list a number of projects relating to bus service improvements across the town centre which includes Old River Lane, these have been extracted below.

4.3.2 Old River Lane is adjacent to 3 bus stops and therefore any development must ensure that it supports the retention and function of these bus stops and also any future upgrades to them. Alongside the projects listed below, developers should also be cognisant of improvements set out in Hertfordshire County Council's Bus Service Improvement Plan¹⁷ and how bus service facilities relate with the design principles in Chapter 7 of this SPD.

Interventions¹⁸	Name	Description
PR123	Town centre bus priority	Install bus priority measures at key junctions in the centre of Bishop's Stortford to improve bus journey times and reliability.
PR124	Real time information at bus stops in the town centre	Provide real time information at bus stops in the town centre of Bishop's Stortford to facilitate better journey planning and reliability.
PR125	Bus stop improvements in the town centre	Upgrade bus stop facilities to improve safety and access to bus services in the centre of Bishop's Stortford.

4.4 Bridge Street

4.4.1 Bridge Street is situated directly adjacent to the south of the Old River Lane site. The current environment is dominated by vehicular traffic and a 3-lane highway. Proposals for Old River Lane should include intervention PR17 (above) in order to improve the pedestrian facilities to the south of the Old River Lane site.

4.4.2 Old River Lane provides a key opportunity for the site to interact with and enhance Bridge Street and maximise opportunities for pedestrians. PR17 is flexible in its

¹⁷ [Bus Service Improvement Plan funding set for Herts - Intalink](#)

¹⁸ Intervention reference numbers taken from the Hertfordshire Eastern Area Growth and Transport Plan

approach to increasing walking mode share and improving pedestrian facilities on Bridge Street. Applicants should discuss with Hertfordshire County Council how their proposals meet the expectations of PR17.

4.5 Link Road and Castle Gardens

- 4.5.1 Similar to Bridge Street, the Link Road currently presents a very poor, car dominated environment that heightens the separation of the Old River Lane site from the Castle Gardens. Its character and the pedestrian experience should be substantially improved alongside the redevelopment of the Old River Lane site.
- 4.5.2 Castle Gardens are on the opposite side of the Link Road to Old River Lane. Plans to upgrade and improve the Castle Gardens, as well as the wider Castle Park, are currently on-going with some schemes being implemented and others being formulated. One of the key upgrades to the gardens is the improvement of the main pathway and entrance. In terms of location there is likely to be no difference in the two main access points (shown below in **Figure 12**), but there are subtle differences to their function and potential.
- 4.5.3 Old River Lane presents an opportunity to transform the current environment of the Link Road as well as the town centre's relationship with Castle Gardens. Therefore, the location of these access points into the Castle Gardens should be used to inform crossing points between the Castle Gardens and Old River Lane. The layout of Old River Lane should reflect these crossings and access points to ensure the most legible and direct route.
- 4.5.4 The type of crossing and access point should also be considered. The 'southern' access into Castle Gardens is for pedestrians and likely to be the main entrance point, whereas the 'northern' access has potential for a cycle path and crossing.

4.5.5 Currently plans exist to extend and enhance the cycle route that runs north to south through the Green Wedge along the river (**Figure 12** below). This forms part of project PR60 in the Growth and Transport Plan and the wider package of measures PK5 designed to make the River Stort more accessible and connected. This would allow cycling access along the river for residents to the north, including the new development being delivered at Bishop's Stortford North. Once the cycle route is completed, access points into the town centre would still be challenging, but Old River Lane presents an opportunity to provide the infrastructure and connections necessary to encourage cycling access into the town.

4.5.6 Section 106 contributions towards the rearrangement of the current access point in Castle Gardens could include the following:

- Removing the gate and providing bollards (or another suitable alternative);
- Rearranging the footpath and vehicular access to ensure bikes have enough space to operate alongside pedestrians and vehicles;
- Any necessary surface upgrades needed between the bridge and the river to ensure connection of the cycleway.

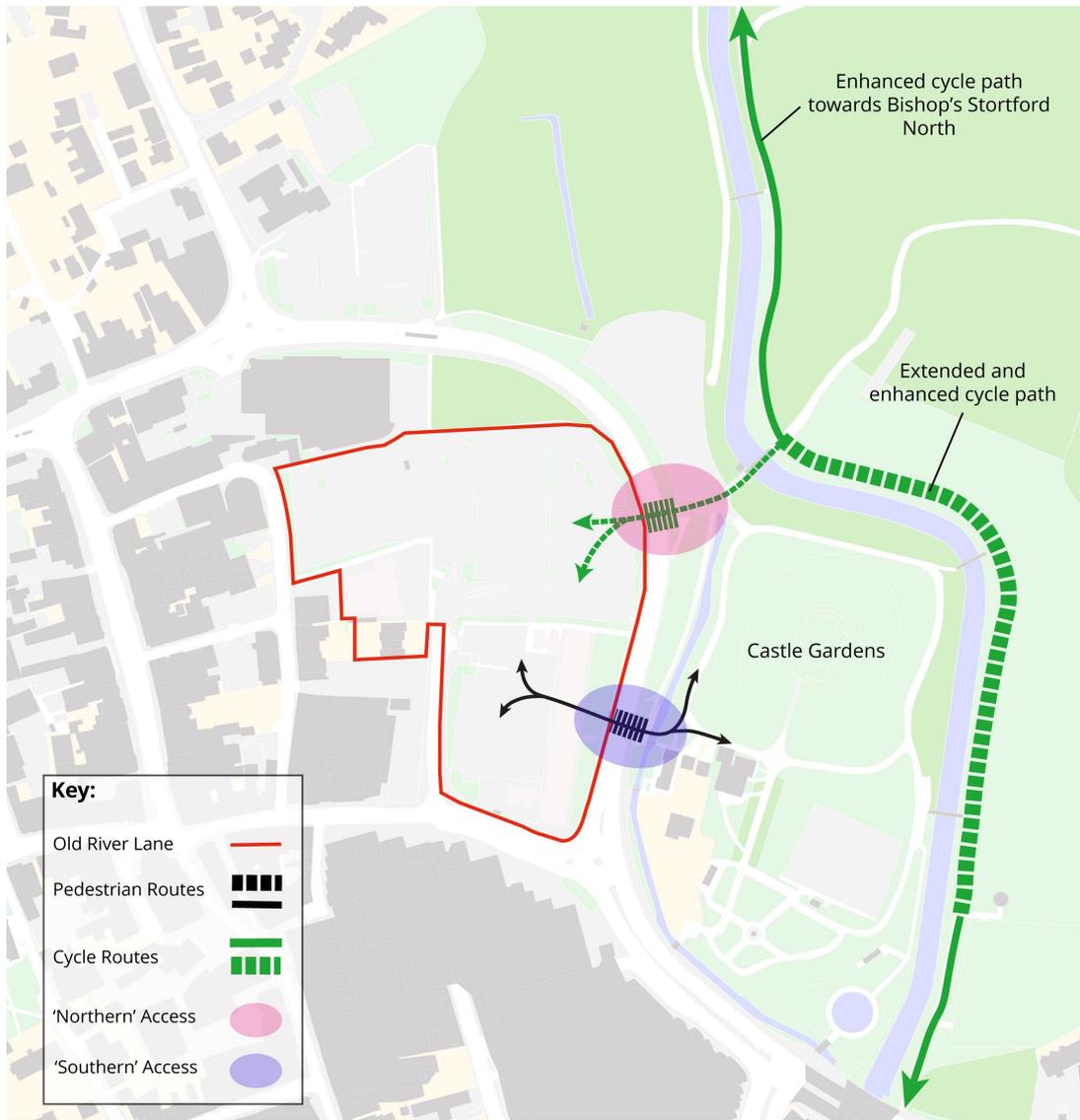


Figure 12: Shows access points to Castle Gardens with potential crossing points and functions

5.0 Vision and Development Objectives

5.1 Vision

5.1.1 As a result of discussions with the Old River Lane Steering Group the following vision for the site has been developed:

“Old River Lane will be a **high-quality, accessible, and sustainable** redevelopment of a town centre **destination** that incorporates a **mixture of uses** that contribute to the **vibrancy** of Bishop’s Stortford and **complements the uniqueness** of this historic market town.”

5.2 Development Objectives

5.2.1 In bringing forward the vision, the future development of the site should seek to:

Objective 1	Deliver a sensitive redevelopment of exceptional design which enhances Bishop’s Stortford’s historic setting and complements local assets.
Objective 2	Deliver a place which enables active and healthy lifestyles by encouraging sustainable modes of travel that prioritise pedestrian movement over the private car.
Objective 3	Deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre offer.
Objective 4	Establish a new town centre destination where people can meet and enjoy spending time by creating new high quality public spaces and public realm that are accessible and inclusive to all.
Objective 5	Deliver an environmentally sustainable place that minimises carbon emissions, is resilient to the variable conditions resulting from climate change, reduces pressure on resources such as water and, enhances biodiversity.
Objective 6	Support a sustainable community by providing a mix of housing types, and a range of employment opportunities that meet the local need.

6.0 Constraints and Opportunities

6.1 Identification of Constraints and Opportunities

6.1.1 In carrying out the background research for production of this SPD and undertaking consultation with stakeholders through the Old River Lane Steering Group, a number of opportunities and constraints have emerged. These can be summarised as follows:

Constraint: Traffic and Transportation	Opportunity: Traffic and Transportation
<ul style="list-style-type: none"> a) Pedestrian/cycling/vehicular conflict both within and on streets surrounding the site b) Lack of permeability and connectivity within the site c) Inadequacy of existing servicing arrangements d) Lack of cycle parking e) Poor quality of access for those with disabilities f) The sweeping shape of Link Road presents a low-quality environment g) High pollution levels in the nearby Hockerill Air Quality Management Area (AQMA) 	<ul style="list-style-type: none"> a) To prioritise walking and cycling as modes of transport within the site and improve permeability for pedestrians and cyclists b) To rationalise and reduce car parking and improve servicing arrangements/ facilities c) To improve external junctions/crossings for pedestrians, cyclists and motor vehicles d) To strengthen pedestrian connections from the town centre to Castle Gardens e) To improve the environment of Link Road
Constraint: Public Realm/Environment	Opportunity: Public Realm/Environment
<ul style="list-style-type: none"> a) Lack of legibility b) Lack of public space within the site c) A small part of the north-eastern edge of the site is within flood zone 3, most of the 	<ul style="list-style-type: none"> a) To deliver new high quality public spaces within the development b) To secure the long-term stewardship of public spaces within the development

<p>site is within flood zone 2 and the whole site is within Source Protection Zone 1</p> <p>d) A 3m easement is needed for a Thames Water sewer rising main, and an 8m easement is needed for the culverted watercourse</p> <p>e) There is an existing electricity sub-station next to Old River Lane,</p>	<p>c) To consider the use of water features and public art in the design of the new spaces to reference the former route of the River Stort</p> <p>d) To explore the benefits that de-culverting the River could have on the Old River Lane development</p>
<p>Constraint: Land Use</p>	<p>Opportunity: Land Use</p>
<p>a) Waitrose own a lease on the portion of car parking to the south of their store, limiting the development potential of this part of the site</p> <p>b) Need to re-provide displaced Waitrose parking spaces, totalling around 170 spaces</p> <p>c) The United Reformed Church Hall is a valued community asset</p>	<p>a) To introduce more 'active' uses to create vibrancy during day/evening and at all times of year, including active frontages along Link Road</p> <p>b) To create a high-quality mixed-use destination including retail, leisure uses, along with a civic hub of other commercial and community uses, and new housing</p> <p>c) To centre new development along a pedestrian-focused north/south route from Bridge Street to the new multi-storey car park to the north of Waitrose</p> <p>d) To capitalise on the location of Waitrose as an anchor store in Bishop's Stortford</p> <p>e) To extend the retail heart of the town centre and connect the site to North Street via a series of links that reflect the historic character of the existing lanes</p> <p>f) To consider the benefits of including the United Reformed Church Hall in proposals</p>

	<p>to ensure a comprehensive redevelopment of the area</p> <p>g) To promote sustainability in its widest sense</p>
Constraint: Heritage/Landscape	Opportunities: Heritage/Landscape
<p>a) The importance of heritage assets and the contribution they make to the town centre</p> <p>b) The site has a very attractive historic edge to the west with a prevailing height of one to three storeys</p> <p>c) A number of mature trees exist, including Category A (significant value)</p> <p>d) The triangle of trees and green space towards the northern edge of the site should be protected</p> <p>e) Views from within the site to the Church of St Michael and the motte mound of Waytemore Castle and open green spaces should be retained and enhanced</p> <p>f) There are known and potential non-designated archaeological remains within the Old River Lane site</p>	<p>a) To preserve and enhance the character and appearance of the Conservation Area, and to protect and enhance the setting of Listed Buildings and other important heritage assets, including the Coopers building and views to the Church of St Michael and of the motte mound of Waytemore Castle</p> <p>b) To create an identity, a sense of place that respects and enhances the historic grain, material palette and massing of the town centre and key assets such as the Water Lane United Reformed Church</p> <p>c) To create an environment of highest quality as part of any new development or redevelopment</p>

7.0 Design Principles

7.1 Introduction

7.1.1 The design principles for Old River Lane are based on the constraints and opportunities set out in Chapter 6 and the analysis in the previous chapters.

7.1.2 The development of the site should create high quality streets, spaces and buildings. New development will be required to demonstrate high standards of design and architectural quality that enhance the site, the setting of adjoining and nearby Listed Buildings and the Conservation Area.

7.2 Movement

7.2.1 The location of Old River Lane has the potential to influence patterns of movement across Bishop's Stortford to adjacent areas. The location of the site on the edge of the town centre, with the Castle Gardens and the new multi-storey car park on the opposite side of the Link Road means that the approach to movement will have wider-impacts across the town. Any new development should therefore contribute to creating active and pedestrian friendly streets and public spaces that help to form a legible and attractive pedestrian network in the town centre.

7.2.2 It is important to recognise that Old River Lane performs a number of functions, it's a destination, a home, a retail/employment area and it's a route which people will pass through on a longer journey to somewhere else. As such the active travel routes through the site need to make sense in all these contexts and provide the most direct option for people, identifying the key destinations in the wider area and showing how the active travel routes provide the most direct route to those destinations.

7.2.3 The Bishop's Stortford Town Centre Planning Framework 2016 notes the potential of Old River Lane to create new, clear pedestrian and cycle connections between North Street and Castle Gardens (east-west) as well as providing a clear route from the multi-storey car park at Northgate End, through the development to Bridge Street (north-south).

7.2.4 This section sets out key design principles which will promote modal shift by supporting and encouraging sustainable transport modes of travel, and also address the current movement constraints on the site.

Prioritising Walking

7.2.5 The following design principles will enhance the experience of the pedestrian both within and through the Old River Lane site:

- Proposals should improve walking connections, wayfinding, and legibility from and to the following:
 - Castle Gardens
 - Northgate End Car Park
 - Bishop's Stortford Town Centre
 - Grange Paddocks Leisure Centre
 - Other green spaces
 - Public transport infrastructure
- Proposals should provide safe, secure conditions for walking, with good overlooking providing passive surveillance wherever possible;
- Surface-level crossings and dedicated footways should be provided as part of new streets where applicable;
- There should be better integration of walking routes from North Street, Bridge Street and across the Link Road;
- Opportunities for urban greening through tree planting and soft landscaping should be maximised where possible;

- Provision of seating in appropriate locations on pedestrian routes to support walking by all community groups; also in key spaces to encourage people to meet or dwell and enjoy the public space and the retail environment;
- Materials should be high-quality and accessible for all, with designs that reinforce the individuality of different streets;
- Street lighting should be used to ensure safety, a welcoming ambience after dark, and support for night-time economy activities.

Prioritising Cycling

7.2.6 The following design principles will send out a clear message that the private car is not the preferred mode of travel:

- Proposals should improve cycling connections, wayfinding, and legibility from and to the following:
 - Castle Gardens
 - Northgate End Car Park
 - Bishop's Stortford Town Centre
 - Grange Paddocks Leisure Centre
 - Other green spaces
 - Public transport infrastructure
- New cycling routes should be integrated with existing cycling routes beyond Old River Lane where possible;
- Proposals should explore opportunities for cycle parking;
 - This should be located in prominent locations with good surveillance to encourage all potential users;
 - Any medium to long-term cycle-parking should be secure and covered;
 - Provision of high levels of private cycle-parking for residential and non-residential uses, making positive use of ground floor and internal courtyard/podium spaces as appropriate.
- Consideration should be given to providing facilities that will encourage employees looking to travel to work by bike, such as showers, changing rooms, and space for lockers;
- Cycle-parking and infrastructure should seek to accommodate non-standard bike types (e.g. cargo bikes) and e-bikes;
- Cycle infrastructure should consider the standards set out in Cycle Infrastructure Design (LTN1/20)¹⁹ and, Standards for Public Cycle Parking June 2021²⁰.

¹⁹ [Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/442222/cycle_infrastructure_design_ltn1_20.pdf)

²⁰ [Cycle Parking Standard - Bicycle Association](https://www.bicycleassociation.org.uk/cycle-parking-standard)

7.3 Parking and Servicing

- 7.3.1 Some level of on-site parking, sufficient to meet the needs of the uses proposed, is expected to be accommodated within the new development at Old River Lane; likewise, an access point for cars to continue to enter the Waitrose car park and to service the new buildings means that despite prioritising active travel, vehicular movement and any associated parking will still need to be considered.
- 7.3.2 The Council's 'Vehicle Parking Provision at New Development' Supplementary Planning Document sets out the number of spaces that should be provided in association with any new development. However, on this site, given the high level of accessibility to public transport and facilities, there should be a significantly reduced amount of parking, including residential and other uses. All of the following matters should be explored in order to achieve this objective:

Residential Parking

- Travel planning arrangements should encourage and incentivise car free travel;
- Building design and management should facilitate car free living (especially in respect of servicing, deliveries, and cycle storage);
- Development proposals should include car club facilities and incentives;
- Car parking for disabled people should be provided in suitable locations to allow easy and level access to buildings and spaces;
- Permitting opportunities for residents in the adjacent multi-storey car parks at Jackson Square and Northgate End should be explored.

Commercial Parking

- Travel planning arrangements should encourage and incentivise car free travel;
- Consideration should be given to providing facilities that will encourage employees looking to travel to work by bike;
- Permitting opportunities for employees in the adjacent multi-storey car parks at Jackson Square and Northgate End should be explored.

Servicing and Vehicular Access

- Vehicular access into and within the site should be based on the prioritisation of walking and cycling as the preferred method of movement through the site;
- The accommodation and location of e-cargo bike infrastructure should be considered at the design stage;
- Servicing for retail units should be carefully considered to avoid a detrimental impact on the pedestrianised areas;
- Development proposals should seek to minimise conflict between servicing and vehicular access and pedestrian and cycle movement;
- Proposals should provide a clear summary of how future servicing arrangements will be managed;
- Proposals should demonstrate an integrated approach to the deliveries and collection points (including domestic residential deliveries), with potential to identify consolidated facilities where possible.

7.4 Sustainability and Energy Efficiency

7.4.1 Environmental sustainability and climate change have become central considerations in planning and development in recent years. As such, the redevelopment of Old River Lane should seek to provide a development that maximises sustainability at every possible opportunity.

7.4.2 Guidance and policy already exists in this area, and this section of the SPD does not seek to repeat this, but proposals should take into account the following key documents:

- Climate Change Chapter – East Herts District Plan 2018 (Chapter 22)
- Water Chapter – East Herts District Plan 2018 (Chapter 23)
- The East Herts Sustainability Supplementary Planning Document (SPD) 2021
- The Neighbourhood Plan for Bishop’s Stortford Silverleys and Meads (1st Revision) 2022

7.4.3 Alongside these key documents, the Council, as part of its validation requirements for submitting a planning application, requires all development to submit a **Sustainable Construction, Energy and Water Statement**.

7.4.4 Applicants are also required to submit a **Sustainability Checklist**, which addresses the following topics:

- Energy and carbon reduction
- Climate change adaptation
- Water efficiency
- Pollution: air quality and light pollution
- Biodiversity
- Sustainable transport
- Waste management

7.4.5 The checklist should demonstrate how the development complies with District Plan policies that seek to improve the environmental sustainability of new development and the sustainable design and construction guidance set out in the Sustainability SPD. As part of information provided, development at Old River Lane should also consider the following as part of the Sustainability Checklist:

- The application of opportunities for a fabric first approach to low energy buildings to ensure that the design, materials, construction, and operation of the development seek to minimise overheating in the summer and reduces the need for heating in the winter to reduce energy consumption;
- Integration of green infrastructure, biodiversity enhancement, urban greening, and water management;
- The benefits of de-culverting the River could be explored ;
- Carbon reduction on-site, including the incorporation of renewable energy, unless it can be demonstrated that this is not feasible or viable (in such cases effective off-setting measures to reduce on-site carbon emissions will be accepted as allowable solutions);
- Carbon dioxide emissions will be minimised in aspiring to work towards the Council's district-wide goal of net carbon zero by 2030;
- Reduction in energy embodied in construction materials through re-use and recycling of existing materials, where feasible, and the use of sustainable materials and local sourcing;
- Incorporation of high quality, innovative design, new technologies and construction techniques, including low carbon energy and water efficient design and sustainable construction methods;
- Exploration of standards above and beyond the requirements of conversant Building Regulations where appropriate and achievable;
- The Council will encourage, high quality sustainable development and recommends the use of construction standards to demonstrate excellence in sustainable development.

7.5 Layout and Edges

7.5.1 The layout of Old River Lane should support the movement design principles above and should have connections – through active travel – at the heart of its layout proposals. Likewise, the treatment of edges is essential to how Old River Lane will interact with the surrounding area. Proposals should therefore ensure that the following key principles are taken into account:

- Legibility and access should be at the heart of any layout; encouraging and strengthening connections within and beyond the site itself;
- Edges of the buildings should present active edges;
- Key buildings should be located around any public square or key public space;
- High quality architectural treatment should be focussed on main accesses and entrances and key focal points;
- Along the Link Road the site should provide a streetscene with active edges and passive surveillance.

7.6 Heights, Massing, and Grain

7.6.1 The heights and massing of any development proposal at Old River Lane should be carefully designed to be sensitive to both the areas adjacent to the site and to the wider townscape of Bishop's Stortford.

7.6.2 The majority of Bishop's Stortford town centre generally displays building heights of around 3-4 storeys. To the south of the Old River Lane site, Jackson Square Shopping Centre is around 4-6 storeys and to the north the Northgate End multi-storey car park

and the mixed-use building adjacent are also around 4-6 storeys. The main consideration outside of the site which needs to be reflected in the heights, massing, and grain of any proposal is the impact on heritage assets. In particular, consideration should be given to:

- The retention of the view from Castle Gardens to the Church of St Michael;
- The setting of the motte mound of Waytemore Castle, which is a Grade 1 Listed Building and a Scheduled Monument;
- The setting of various Listed Buildings to the west of the site including the Coopers malt house building, The Water House, Guild House, 14 Water Lane, and the Water Lane United Reformed Church;
- The general townscape of Bishop's Stortford, including how the heights, massing, and grain of the development proposals impact on the character and appearance of the Bishop's Stortford Conservation Area.

7.6.3 The above principles should inform the masterplan for the site, and also be comprehensively addressed within the Landscape and Visual Impact Assessment, and the Heritage Statement submitted as part of any planning application. Building heights, massing, and grain should relate well to the adjacent built form, green infrastructure and streetscenes surrounding the site. Building heights should be broadly reflective of the predominant building heights of Bishop's Stortford town centre, whilst allowing for the retention of views and with careful consideration for how the built form proposed will relate to the public spaces being created.

7.6.4 Alongside the above considerations, the height, massing, and grain of any proposals should give consideration to the potential impact on the amenities of the surroundings and the internal area of the site, including the impact of design decisions on the proposed public spaces to be created. Specifically, careful consideration should be given to the potential impacts of particular issues, including, but not limited to:

- daylight/sunlight;
- noise;
- light glare;
- overbearing impact;
- effect of wind;
- outlook/aspect;
- privacy;
- effect on green infrastructure;
- Increase in the sense of enclosure.

7.6.5 Particular care should be taken to ensure that the daylight/sunlight impacts are carefully considered throughout the design process in relation to ensuring a positive impact on both proposed and existing public spaces and key pedestrian routes.

7.7 Public Realm

7.7.1 Policy BISH8 requires the creation of new streets and public spaces and as such having a high-quality public realm will be key to the successful implementation of these public spaces and streets at Old River Lane. The public space should have a welcoming character and be an adaptable space, suitable for public events, and with high quality hard and soft landscaping and public art in order to make it memorable, thus benefiting townscape legibility.

7.7.2 The public realm should be accessible to all and an attractive, welcoming, and safe environment. The following design principles should apply:

- Logical and well-located street furniture which avoids clutter and superfluous furniture, barriers and signs;
- Use of street lighting to ensure safety, a welcoming ambience after dark, and support for night-time economy activities;

- Good signage and legibility; with a consistent and coordinated design of these elements across the development;
- Robust selection of materials that provide longevity and are serviceable over the long-term;
- Consideration should be given for opportunities for public art that can enhance the character of the Old River Lane site, reference local characteristics or history, and aid legibility within the site;
- High-quality, robust, hard and soft landscaping, including planting and the retention of existing mature trees where possible. Planting should be used to reinforce key routes and improve connections. All planting should complement the character and function of the adjacent public realm;
- SUDS within the site should be carefully considered as part of a holistic design process so as to integrate with the surrounding public realm, including hard and soft landscaping;
- Ensure long term stewardship and governance of public spaces and public realm for the benefit of the community.

8.0 Strategic Masterplanning Framework

8.1 Introduction

8.1.1 The strategic masterplanning framework is the culmination of information presented in the previous chapters and reflects the vision and development objectives for Old River Lane.

8.2 Town Centre Planning Framework 2016

8.2.1 The Bishop's Stortford Town Centre Planning Framework (TCPF) initially presented two illustrative options for the redevelopment of Old River Lane; both of these are shown below:

Option 'A'



Option 'B'



Figure 13 and 14: show the two illustrative options set out in the TCPF

8.2.2 'Option A' illustrates the ground floor plan of the development, showing larger retail units along Old River Lane with new homes in blocks towards Castle Gardens.

- 8.2.3 'Option B' demonstrates a less comprehensive redevelopment option, with the United Reformed Church (URC) Hall retained and an option for a northern block to come forward at a later date.
- 8.2.4 Both options presented a significant change in the infrastructure and accessing arrangements for Old River Lane. A new 4-way signal-controlled junction to the north of the site was proposed as the main entrance into the site and the Waitrose car park. Both options presented a reduction in the need for the current southern vehicular access point and allowed for the widening of the footpaths along Bridge Street.
- 8.2.5 Since 2016 further work has been undertaken to refine these options, including the adoption of the District Plan 2018 which sets out criteria for the redevelopment of the Old River Lane site.

8.3 Refining Options

Vehicular Access

- 8.3.1 Following publication of the Town Centre Planning Framework, Hertfordshire County Council (HCC) as Highways Authority has taken the opportunity to further revise its proposals for the Old River Lane site, having concluded that the 4-way signal-controlled junction to the north of the site is not feasible.
- 8.3.2 Alternative options were explored with HCC, as summarised in **Figure 15** below. It was concluded that a western access wasn't feasible due to its impact on existing car park arrangements and listed buildings in the vicinity. Whilst a southern access was possible it would detract from the quality of the public realm and pedestrian experience and so wasn't a preferred option. The preferred solution was an eastern access off Link Road.

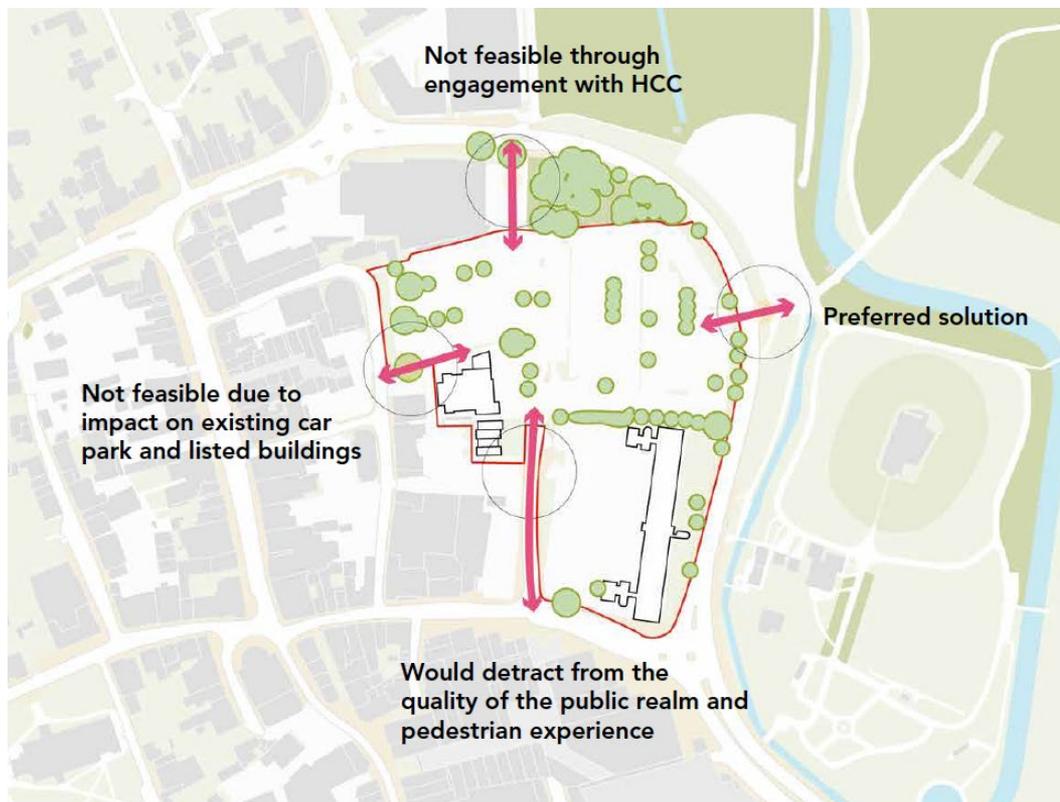


Figure 15: identifies the location of the potential access points into Old River Lane with the preferred option shown to the east

Waitrose car park

8.3.3 Further discussion has also been held with Waitrose, specifically around re-providing around 170 spaces to service their demand. This requirement and how this provision is configured will have implications for the proposals.

Layout

8.3.4 The Town Centre Planning Framework presented illustrative options for the site which looked at a configuration of three or four main blocks for development, with the Waitrose car park to the north-west of the site and the main access point to the north.

8.3.5 Following the review of vehicular access options, and the preferred eastern access being identified, this has necessitated a reconfiguration of the layout.

8.3.6 Further consideration has also been given to Policy BISH8 (Old River Lane) which requires the masterplan for the site to address, inter alia, the following:

- (b) the creation of new streets and public spaces;
- (c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;
- (d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;
- (e) a design and layout which respects the significance and relationship of the site with designated and undesignated heritage assets, within the Bishop's Stortford Town Centre Conservation Area;
- (f) key frontages such as Cooper's will be enhanced by new public realm and building that reflect locally distinctive materials and design.

8.3.7 The above matters have all been taken into account in the Strategic Masterplanning Framework set out below.

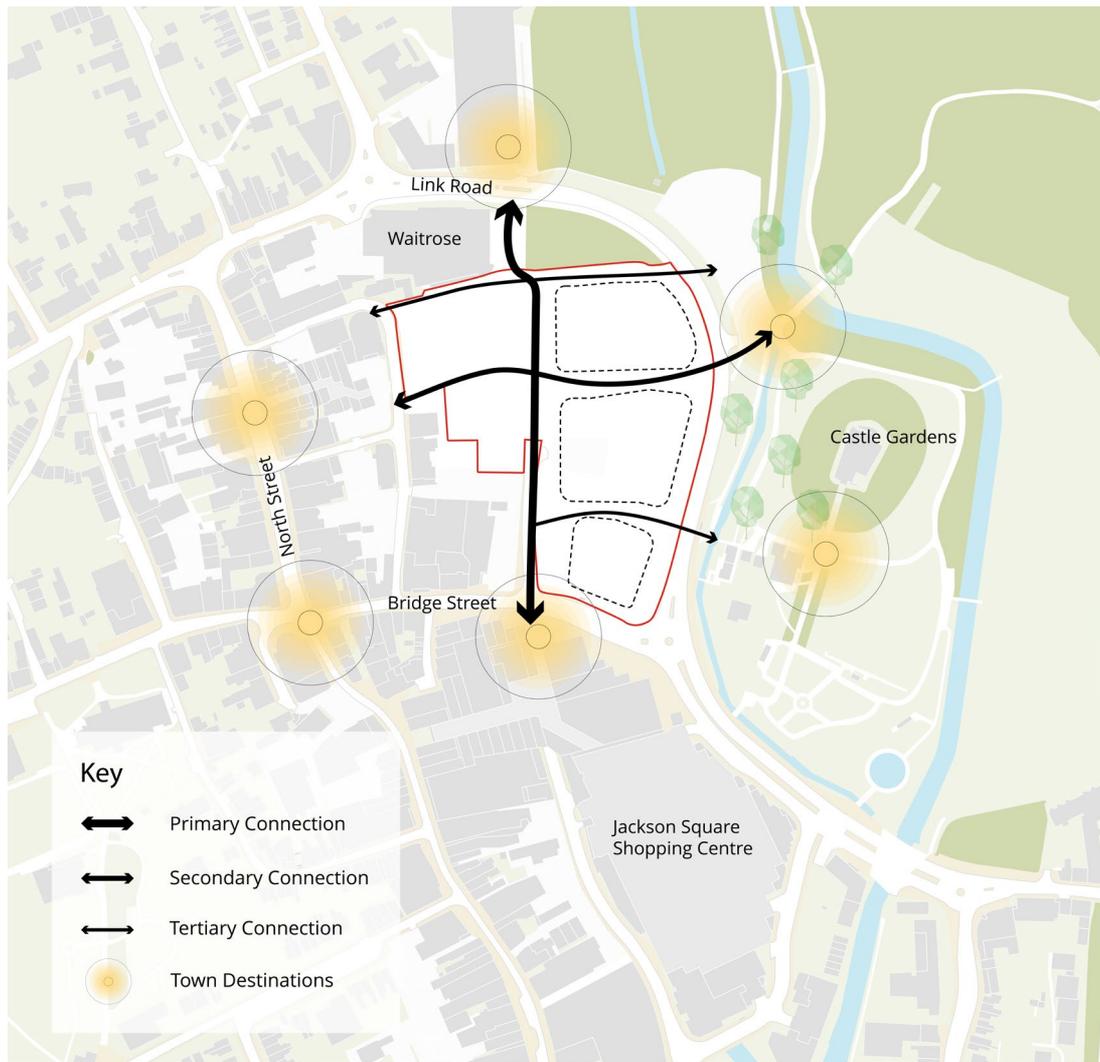
8.4 Strategic Masterplanning Framework

8.4.1 The Strategic Masterplanning Framework responds to the constraints and opportunities presented in Chapter 6; and reflects the vision and development objectives set out in Chapter 5. Proposals will also need to meet the policy requirements set out in BISH8 and expanded upon in Chapter 3, as well as consider the design principles set out in Chapter 7.

8.4.2 The Strategic Masterplanning Framework will:

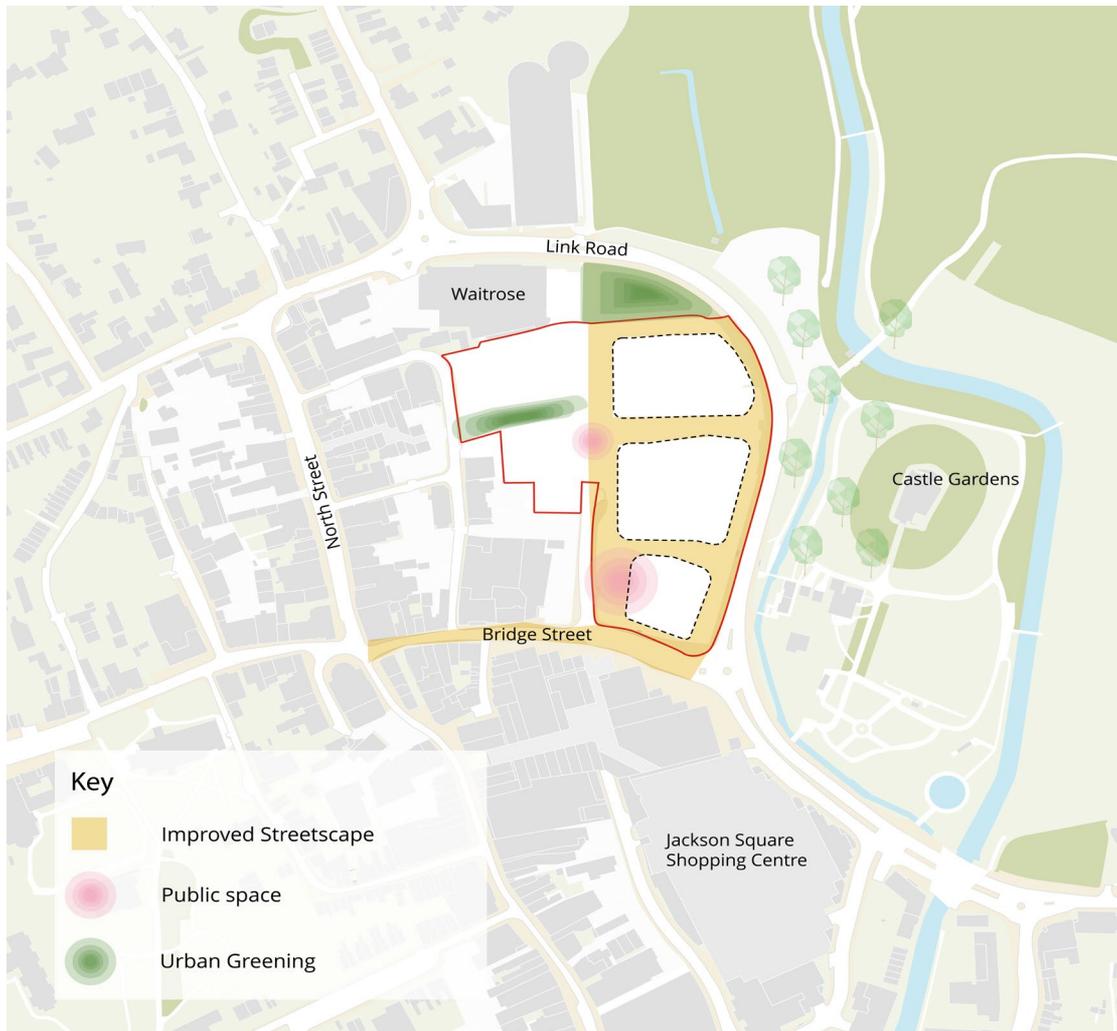
- Reinforce existing connections
- Create new public spaces
- Embed green infrastructure
- Extend the commercial heart of Bishop's Stortford

Figure 16: Reinforce existing connections



8.4.3 High quality routes along desire lines should be created to connect the town's main assets. The pattern of development should allow for good desire lines through the site to Castle Gardens as well as from the town centre towards the Northgate End multi-storey car park. The north-south route between Waitrose and Jackson Square should be pedestrianised.

Figure 17: Create new public spaces

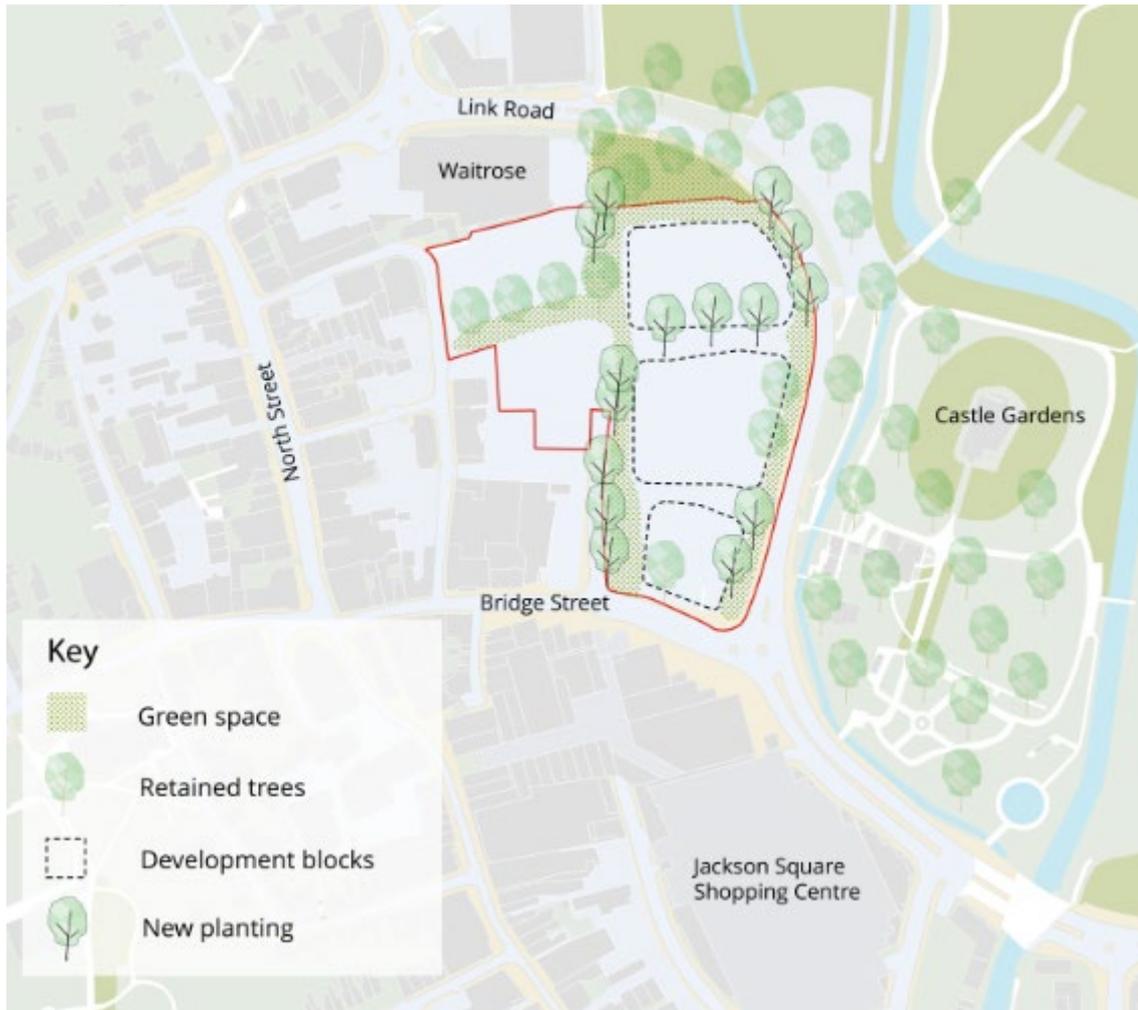


8.4.4 High quality new streets will be created, and public spaces will be provided in strategic locations alongside key frontages and buildings, including Coopers and along Bridge Street.

8.4.5 Any public square should provide a welcoming, legible, and adaptable public space at the confluence of pedestrian and cycle routes, with active edges presenting retail opportunities, generous levels of passive surveillance, benches to meet and rest on, high quality hard and soft landscaping, and public art to reinforce a memorable character

that enhances the character and appearance of the Bishop's Stortford Conservation Area.

Figure 18: Embed green infrastructure



8.4.6 Proposals should utilise and incorporate existing green infrastructure, taking account of the large mature trees present across the site. Planting should be used to reinforce key routes and improve connections. Natural England's Green Infrastructure Framework²¹ sets out a series of key principles that should be used to inform emerging proposals for Old River Lane. Embedding green infrastructure has a number of important benefits,

²¹ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>

including maximising Biodiversity Net Gain (BNG), managing the water environment, and creating resilient and climate positive places.

Figure 19: Extend the commercial heart of Bishop's Stortford

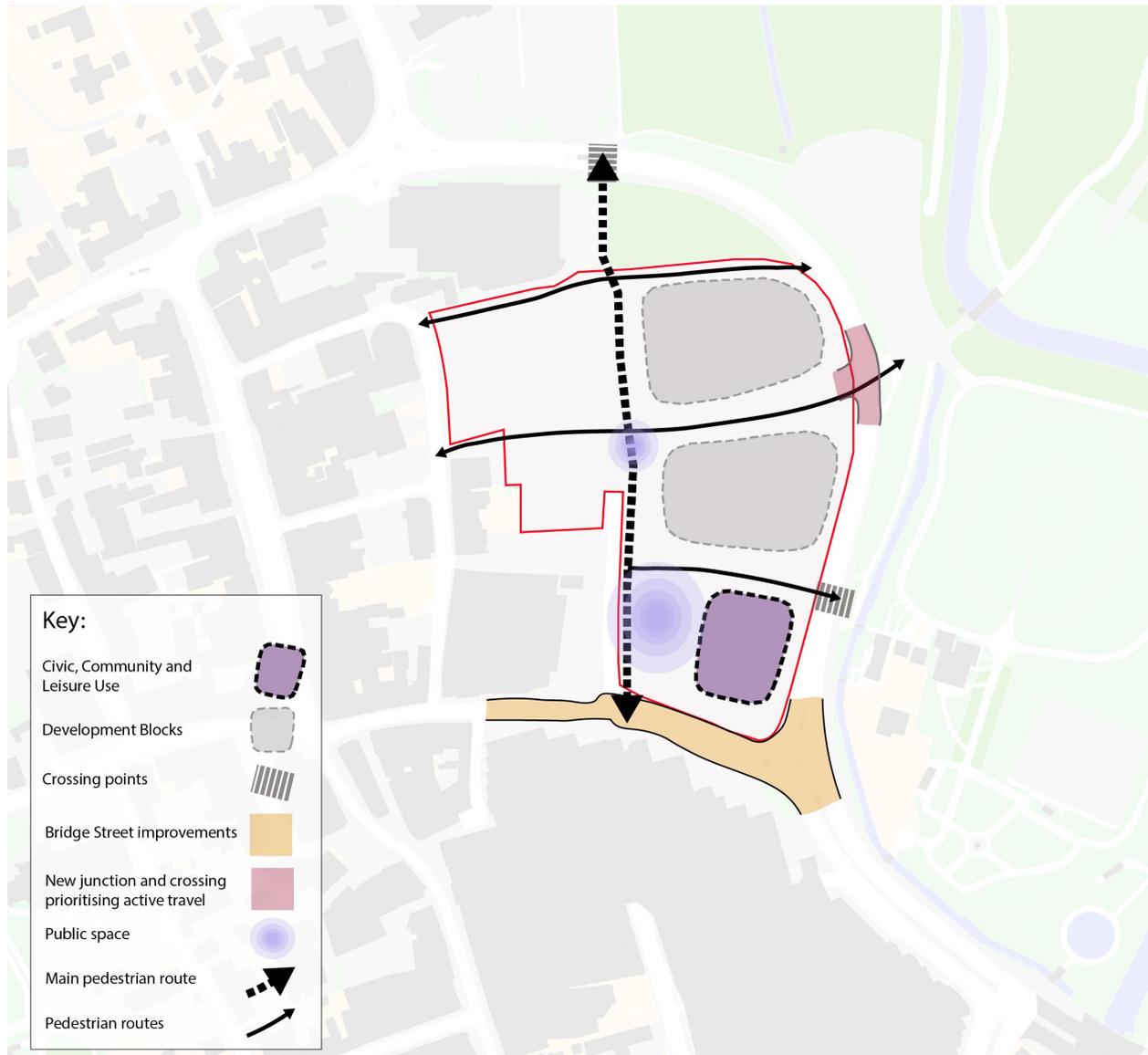


8.4.7 A variety of new leisure, Food and Beverage (F&B) and workspaces should be delivered to create a vibrant new area of the town centre. Active frontages on Link Road and around public spaces will be encouraged. A mix of residential accommodation, including affordable housing, should create an inclusive community by providing homes for all ages.

8.4.8 The Strategic Masterplanning Framework set out below will ensure that Old River Lane is a high-quality, accessible, and sustainable redevelopment of a town centre destination

that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and complements the uniqueness of this historic market town.

Figure 20: The Strategic Masterplanning Framework



8.4.9 The Strategic Masterplanning Framework, together with the Design Principles set out in Chapter 7, should be used to inform the emerging proposals for Old River Lane.

8.5 Delivery and Phasing

- 8.5.1 This SPD has identified a need to improve a range of existing infrastructure. The following section should inform S106 discussions so that proposals can mitigate the impact of development, including cumulative impacts and improved infrastructure. The full list and scope of individual planning obligations requirements will be defined in detail through the consideration of the planning application/s.
- 8.5.2 It is expected that S106 obligations and financial contributions will be related to each individual development phase of the proposals such that infrastructure improvements and works are both necessary and reasonably related to the proposed development being carried out. This will also be related to the specific land use(s) proposed and the individual impacts.
- 8.5.3 Residential development is likely to result in increased demands for community infrastructure such as public open space, sports, health and community facilities and additional school and nursery places. Some of these demands will be met on site and others via commuted sums to provide new or enhanced infrastructure off site.
- 8.5.4 Transport improvements will be needed on and off site. Such transport improvements and other necessary mitigation measures will need to be identified through the Transport Assessment process that will accompany any planning application/s. Waste and recycling facilities will also need to be secured.
- 8.5.5 Financial contributions towards improvements to public realm and the provision of on street servicing areas and other forms of external infrastructure should be related to the development phase as it takes place.

Indicative Planning Obligations Schedule

Residential development	Affordable Housing – on-site provision of up to 40% subject to viability; affordable housing tenure split to be agreed in detail but starting point will be the requirements set out in the Council’s Affordable Housing SPD. Other requirements relative to number of units being proposed e.g., education, open space, community facilities, library, transport and highways requirements.
All types of development	<ul style="list-style-type: none"> • Public realm improvements • Landscaping, trees and greening • Pedestrian and cycling network improvements • Improved pedestrian and cycling connectivity particularly east-west and north-south and with surrounding green spaces • Improved signage and way finding • Active frontage strategy • Public safety enhancements and improved lighting • Contributions to strategic transport projects • Public transport strategy and improvements • Other transport and highways improvements • Car clubs • Electric motor vehicle charging points • Improved short and long-term public cycle parking provision • Sustainability and energy requirements including waste and recycling • Public art
Other site-specific requirements	To be identified through individual planning application/s taking account of assessment of impacts.

8.5.6 Issues such as timing of delivery, triggers and amount of financial contributions where applicable will be considered in respect of individual planning application/s.

9.0 Planning Application Requirements

9.1 Requirements

9.1.1 Given the sensitivities of the Old River Lane site, any planning application should include the following supporting evidence, in accordance with national planning policy and the Council's adopted planning policy framework. The list below is not exhaustive, as additional requirements may arise as a result of site specific conditions.

9.1.2 Furthermore, in order to ensure that the level of detailed assessment is relevant to any particular planning application, applicants should enter into pre-application discussions with the Local Planning Authority, and other interested parties, including the County Highway Authority, and other statutory consultees.

Planning Requirements:

- Affordable Housing Statement
- Air Quality Impact Assessment
- Biodiversity and Ecology Survey
- Carbon Reduction Template
- Community Facilities Statement
- Design and Access Statement
- Drainage Strategy
- Economic and Business Development Statement
- Energy and Sustainability Strategy
- Flood Risk Assessment and Surface Water Drainage Assessment
- Foul Sewerage and Utilities Assessment
- Heritage Statement including Archaeological Assessment
- Landscape and Visual Impact Assessment
- Land Contamination Assessment

- Light Impact Assessment
- Masterplan
- Noise Impact Assessment
- Open Space, Landscape and Public Realm Strategy
- Phasing/Implementation Construction Statement
- Planning Obligations Statement including Draft Heads of Terms
- Planning Statement
- Retail Impact Assessment
- Sustainability Checklist (including Old River Lane SPD requirements)
- Sustainability Construction, Energy and Water Statement
- Transport Assessment
- Travel Plan
- Tree Survey/Arboricultural Report
- Waste Strategy



Old River Lane SPD SEA Screening Statement

November 2022



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Old River Lane Supplementary Planning Document

Strategic Environmental Assessment (SEA)

Screening Statement November 2022

1. Introduction

- 1.1 This screening statement has been prepared to determine whether the proposed Old River Lane (ORL) Supplementary Planning Document (SPD) should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Union Directive 2001/42/EC (SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).
- 1.2 The purpose of the ORL SPD is to provide further guidance on the implementation of Policy BISH8 (Old River Lane) in the East Herts District Plan 2018. Policy BISH8 is set out in **Appendix A**.
- 1.3 Once adopted the ORL SPD will be a material consideration in planning decisions.

2. The Screening Process

- 2.1 The SEA Directive requires plans and programmes to be in general conformity with the strategic policies of the adopted development plan for the local area.
- 2.2 Planning Practice Guidance (PPG) 'Strategic environmental assessment and sustainability appraisal' Paragraph 11-008 states that:

'Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies.'

2.3 **Table 1** below establishes whether there is a need for SEA. The questions are taken from the Figure 2 the Application of the SEA Directive to plans and programmes set out in ODPM, 'The Practical Guide to Strategic Environmental Assessment' (2005).¹

Table 1: Establishing whether there is a need for SEA

Stage	Yes/No	Assessment
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	The ORL SPD has been prepared and will be adopted by East Herts Council to provide additional guidance on Policy BISH8 (Old River Lane) of the East Herts District Plan 2018.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Once the ORL SPD is adopted it will become a material consideration in the determination of planning applications.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of	Yes	The ORL SPD is prepared for the purpose of town and country planning. It supplements policies within the East Herts District Plan 2018. AND the SPD sets the framework for development which may require an Environmental Impact Assessment

¹ ODPM, (2005) 'The Practical Guide to Strategic Environmental Assessment'.

Stage	Yes/No	Assessment
projects in Annexes I and II to the EIA Directive? (Art 3.2(a))		under Schedule II of the EIA Directive such as 'urban development projects'. However, the SPD does not create new policy.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	No	The ORL SPD is not anticipated to have a likely significant effect on any European sites. The East Herts District Plan 2018 was subject to a comprehensive HRA.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes	The SPD sets out guidance for the delivery of the Old River Lane site allocation (Policy BISH8).
6. Does the PP set the framework of future development consents of projects (not just projects in the Annexes to the EIA Directive)? (Art.3.5)*	Yes	The ORL SPD will become a material consideration in the determination of planning applications.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds of EAGGF programmes 2000 to 2006/7? (Art.308, 3.5)	No	The SPD serves other purposes.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	No	The principle of development on the site has already been established in the District Plan, which was subject to comprehensive SA incorporating SEA and Strategic Flood Risk Assessment (SFRA). The SPD focuses on providing detailed guidance to implement a sustainable development at Old River Lane, which delivers a sensitive redevelopment that enhances Bishop's Stortford's historic setting, and results in a place that is increasingly resilient to climate

Stage	Yes/No	Assessment
		change with environmental sustainability embedded throughout. The ORL SPD is therefore considered to have no significant effect on the environment. Directive does not require SEA.

*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

3. Relevance to the SEA Directive

3.1 Question 8 within the ODPM guidance (see Table 1) refers to whether the ORL SPD would have a significant effect on the environment. The criteria from Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations (2004) can be used to consider the relevance of the plan to the SEA Directive.

3.2 **Table 2** below assesses the ORL SPD against Schedule 1 of the SEA Directive

Table 2: Assessment of the SPD against Schedule 1 of the SEA Directive

SEA Directive Criteria (from Annex of SEA Directive and Schedule of Regulations)	Potential effects of the SPD
Characteristic of plans and programmes	
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The ORL SPD sets a framework for projects by providing detail on relevant adopted policies in the East Herts District Plan 2018, which has been subject to comprehensive SA incorporating SEA. The SPD forms a material consideration for the determination of planning applications.

SEA Directive Criteria (from Annex of SEA Directive and Schedule of Regulations)	Potential effects of the SPD
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The ORL SPD provides detail to existing strategic planning policies set out in the East Herts District Plan 2018. It does not create new policies.
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>The vision for the site set out in the SPD is that 'Old River Lane will be a high-quality, accessible and sustainable town centre destination that incorporates a mixture of uses that contribute to the vibrancy of Bishop's Stortford and complements the uniqueness of this historic market town.'</p> <p>The SPD focuses on providing detailed guidance to implement a sustainable development at Old River Lane, which delivers a sensitive redevelopment that enhances Bishop's Stortford's historic setting, and results in a place that is increasingly resilient to climate change with environmental sustainability embedded throughout.</p>
(d) environmental problems relevant to the plan or programme	A key objective of the ORL SPD is to create a place that is increasingly resilient to variable conditions resulting from climate change with environmental sustainability embedded throughout.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The relevant plans have already been considered in the development of the East Herts District Plan 2018, which was subject to a comprehensive SA, incorporating an SEA.
Characteristics of the effects and area likely to be affected	
(a) the probability, duration, frequency and reversibility of the effects	The ORL SPD is not expected to give rise to any significant negative environmental effects. The SPD includes design principles

SEA Directive Criteria (from Annex of SEA Directive and Schedule of Regulations)	Potential effects of the SPD
	which will ensure that the new development will have positive impacts on the historic and natural environment.
(b) the cumulative nature of the effects	The ORL SPD is not considered to have any significant negative cumulative effects in combination with other proposals set out in the East Herts District Plan 2018, which was subject to a comprehensive SA, incorporating an SEA.
(c) the trans-boundary nature of the effects	The ORL SPD is not expected to give rise to any significant trans-boundary environmental effects, beyond the District Plan policies, which were subject to a comprehensive SA, incorporating an SEA.
(d) the risks to human health or the environment (for example, due to accidents)	There are not expected to be any risks to human health from the ORL SPD.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The redevelopment of the ORL site will deliver a mix of town centre uses, including arts and culture, to create a vibrant place that supports and complements the wider town centre. This will include new high quality public spaces and public realm that are accessible and inclusive for all. This will benefit the residents of Bishop's Stortford and surrounding area.
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards or limit values (iii) intensive land-use	The ORL SPD explores the historic significance of Bishop's Stortford and sets out design principles and a framework for protecting and enhancing the natural characteristics and cultural heritage of the area. Nor is the SPD expected to lead to the exceedance of environmental standards or promote intensive land use. Matters relating to environmental standards and land use are

SEA Directive Criteria (from Annex of SEA Directive and Schedule of Regulations)	Potential effects of the SPD
	contained in the East Herts District Plan 2018.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status	The ORL SPD is not expected to have any adverse effect on areas with national, community or international protection.

4. Determination of significant effects

4.1 The ORL SPD is a ‘daughter’ document of the ‘parent’ District Plan. The SPD adds further detail to the policies contained within the East Herts District Plan 2018, and is used to provide further guidance on existing higher level adopted policy. The policies of the East Herts District Plan 2018 have been subject to a full Sustainability Appraisal (see Section 5 below). Paragraph 9 of the SEA Directive states that:

“This Directive is of a procedural nature, and its requirements should either be integrated into existing procedures in Member States or incorporated in specifically established procedures. With a view to avoiding duplication of the assessment, Member States should take account, where appropriate, of the fact that assessments will be carried out at different levels of a hierarchy of plans and programmes.”

4.2 Therefore it is considered that the potential significant effects of the ORL SPD, either individually or in combination within other plans and projects, have already been assessed in the SA of the District Plan.

5. Other Regulatory Considerations

Sustainability Appraisal

- 5.1 Whilst there is no statutory requirement to undertake a Sustainability Appraisal (SA) of the Old River Lane SPD, the Council has considered whether an SA of this SPD is required. The Council has determined that the SPD is unlikely to have significant environmental, social or economic effects beyond those of the District Plan policies it supplements. This SPD does not create new policies and only serves to provide useful guidance on how to effectively and consistently implement the policies in the East Herts District Plan 2018 (in particular Policy BISH8 Old River Lane), which has already been subject to a fully comprehensive SA process, incorporating SEA.
- 5.2 More information on the Sustainability Appraisal (SA) of the East Herts District Plan 2018 can be viewed on the Council's website at: www.eastherts.gov.uk/districtplan.

Habitats Regulations Assessment

- 5.3 In addition to SEA and SA, the Council is required to consider Habitats Regulations Assessment (HRA). HRA is the process used to determine whether a plan or project would have significant adverse effects on the integrity of internationally designated site of nature conservation importance, known as European sites. The need for a HRA is set out within the Conservation of Habitats and Species Regulations 2010, which transposed EC Habitats Directive 92/43/EEC into UK law.
- 5.4 As with the SA, the District Plan was also subject to a comprehensive HRA. The HRA screened out the housing policies at an early stage, concluding that they were unlikely to have a significant effect on the integrity of European Sites. As

the purpose of this SPD is to expand upon these policies, the Council has determined that a HRA is not required.

- 5.5 More information on the Habitats Regulations Assessment of the East Herts District Plan 2018 can be viewed on the Council's website: www.eastherts.gov.uk/submission.

6. Screening Outcome

- 6.1 This screening report has explored the potential effects of the ORL SPD, with a view to determining whether an environmental assessment is required under the SEA Directive.
- 6.2 Proposals in the ORL SPD, including requirements for development, refer to policies set out in the District Plan (in particular Policy BISH8), but do not propose any policies themselves.
- 6.3 In accordance with topics cited in Annex 1(f) of the SEA directive, significant effects on the environment are not expected to occur as a result of the ORL SPD.
- 6.4 On the basis of the screening process, it is therefore the Council's opinion that the Old River Lane SPD does not require a Strategic Environmental Assessment or Sustainability Appraisal. This is because there will be no significant environmental, social or economic effects arising from its implementation, as it seeks only to expand upon and provide guidance on the effective and consistent implementation of District Plan policies.

7. Consultation

- 7.1 The SEA Screening report has been subject to consultation with the statutory consultees; Environment Agency, Historic England and Natural England.

Appendix A – Policy BISH8 (Old River Lane)

Policy BISH8 Old River Lane

- I. The Bishop’s Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.
- II. The site will provide for a mixed use development and around 100 homes between 2022 and 2027.
- III. The site will represent an extension of a historic market town. Therefore the masterplan will address the following:
 - a) the creation of a high quality mixed-use development of retail, leisure uses, along with a ‘civic hub’ of other commercial and community uses such as a GP surgery and B1 office floorspace;
 - b) the creation of new streets and public spaces;
 - c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;
 - d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;
 - e) a design and layout which respects the significance and relationship of the site with designated and un-designated heritage assets, within the Bishop’s Stortford Town Centre Conservation Area;
 - f) key frontages such as Coopers will be enhanced by new public realm and buildings that reflect locally distinctive materials and design;
 - g) on-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact

on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.

IV. In addition, the development is expected to address the following provisions and issues:

- a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses;
- b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- c) new utilities infrastructure where necessary;
- d) planning obligations including on and off-site developer contributions where necessary and reasonable related to the development; and
- e) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and relevant matters, as appropriate.

Agenda Item 9d

Waste Service Contract Executive Report – 25 October 2022

Paragraph 3.16

“The implementation costs for the food waste service change for East Herts are anticipated to be in the region of circa £150k for one-off revenue implementation costs. Circa £400k for initial capital costs and circa £1.5m ongoing revenue costs associated with the collection. As with the mid-contract change for the introduction of chargeable garden waste services in East Herts it is anticipated that the introduction of a separate weekly food collection service later than the start of the contract (should the Government push back the date further) will significantly increase the price of the service putting further pressure on the EHC Medium Term Financial Plan (MTFP). From the experience of the garden waste service this has resulted in costs which are over 54% higher for East Herts than the original tender price. It is therefore recommended to provide a separate weekly food collection service early in the contract alongside a 3 weekly residual bin collection service.”

East Herts Council Report

Council

Date of meeting: 16 November 2022

Report by: Councillor Linda Haysey – Leader of the Council

Report title: Electoral Review of East Herts – Outcome and implementation

Ward(s) affected: All

Summary – The Local Government Boundary Commission for England undertook an Electoral Review of East Herts Council from March 2021 to August 2022. The final recommendations of the review are that with effect from the district council elections on 4 May 2023, East Herts should be represented by 50 councillors, the same number as now, but that the district should be divided into 26 wards, four fewer than at present, with the boundaries of all but three wards changing. These final recommendations are currently laid before Parliament for approval by the end of the year.

This report sets out the actions to be taken once the final recommendations are approved including implementation of the ward boundary changes; a polling district and polling place review; re-publication of the electoral register; and potential community governance reviews to consider further changes to parish or parish ward boundaries in certain parts of the district.

RECOMMENDATIONS FOR COUNCIL

- a) To note the outcome of the Electoral Review of East Herts and the final recommendations of the review made by the Local Government Boundary Commission for England.**

- b) Subject to approval by Parliament, to implement the revised warding arrangements for East Herts recommended by the Local Government Boundary Commission for England as set out at Appendix A to this report, together with consequential changes to the electoral arrangements of certain parish and town councils with effect from the local and parish/town council elections on 4 May 2023.**

- c) That consequent on the changes to ward boundaries, the Council undertake between November 2022 and January 2023 a review of polling districts and polling places for the whole district, and that authority to agree the outcome of the review of polling districts and polling places be delegated to the Chief Executive after consultation with the Leader of the Council.**

- d) That the Electoral Registration Officer publish a revised electoral register for East Herts on 15 February 2023, incorporating the changes to wards and polling districts resulting from the Electoral Review and the review of polling districts.**

- e) That the Council agree in principle to undertake community governance reviews of (i) Ware town and certain neighbouring parishes and (ii) the Rush Green area as described at paragraphs 2.22 to 2.27 of this report, with**

a view to considering any changes to parish or parish/town ward boundaries that may be desirable in those areas.

- f) That the community governance reviews proposed at e) above take place after the May 2023 local elections and that the Head of Legal and Democratic Services be requested to bring forward as soon as practicable after those elections draft terms of reference for the reviews for consideration by the Council.**

1.0 Proposal(s)

- 1.1 As above.

2.0 Background

- 2.1 The Local Government Boundary Commission for England (LGBCE, 'The Commission') is an independent body set up by Parliament whose main role is to carry out Electoral Reviews of local authorities throughout England. An Electoral Review examines and proposes new electoral arrangements for a local authority including the number of councillors to be elected, how many wards there should be, the boundaries of those wards and how many councillors should represent each.
- 2.2 In carrying out a review the LGBCE has three main considerations:
- Improving electoral equality by equalising the number of electors that each councillor represents, ideally within 10% of exact equality;
 - Ensuring that the recommendations reflect community identity; and

- Providing arrangements that support effective and convenient local government.

The Commission's task is to strike the best balance between these three considerations when making its recommendations.

- 2.3 Schedule 2 to the Local Democracy, Economic Development & Construction Act 2009 ('the 2009 Act') requires that the LGBCE's recommendations should not be based only on how many electors there are currently, but also on how many there are likely to be in the five years after publication of its final recommendations and any change in the distribution of electors that is likely over that period. The Commission must also try to recommend strong, clearly identifiable boundaries for wards.

The Electoral Review of East Herts

- 2.4 The LGBCE decided to undertake an Electoral Review of East Herts as the last review was completed in 1998 and the Commission is required by section 56(1) of the 2009 Act to review the electoral arrangements of every council in England 'from time to time'. In addition, due to population changes and development over time, some councillors currently represent many more or fewer electors than others.
- 2.5 The review commenced in March 2021. The LGBCE held a briefing for councillors on 18 March 2021 and wrote to the Council to ask its views on the appropriate number of councillors for East Herts. This matter was considered by the Council on 28 July 2021 and on 21 September 2021 the LGBCE agreed to the Council's proposal that the number of councillors should remain at 50. The Commission subsequently held two

periods of public consultation (from 28 September to 6 December 2021 and from 1 March to 9 May 2022) on warding patterns for the district. The submissions received during that consultation have informed the Commission's final recommendations, which are summarised below:

- East Herts should be represented by 50 councillors, the same number as there are now;
- East Herts should be divided into 26 wards, four fewer than currently, made up of eight single-councillor wards, 12 two-councillor wards and six three-councillor wards; and
- The boundaries of most wards should change, with only three staying the same.

2.6 A table listing the 26 proposed new wards and the number of councillors to be elected for each, together with a plan showing the proposed new ward boundaries, is attached at Appendix 'A' to this report.

2.7 Consequent on the recommended changes to the district council wards, the Commission has also made changes to the electoral arrangements for the town or parish councils of Bishop's Stortford, Hertford, Ware and Wareside.

2.8 Full details of the Electoral Review including the submissions received, electorate figures and the LGBCE's considerations and draft and final recommendations are set out in the Commission's report of August 2022 which may be viewed at [Microsoft Word - East Herts Final Recommendations Report](#)

Implementation of the Final Recommendations

2.9 In order to come into effect, the final recommendations of the Electoral Review must be laid before Parliament in the form of a draft order for a period of 40 sitting days. Parliament can either accept or reject the recommendations. The 40 day period in respect of the draft order for East Herts is expected to end sometime in December 2022. Subject to Parliamentary approval the draft order provides for the new electoral arrangements to come into effect at the local elections in May 2023.

Polling District and Polling Place Review

2.10 Members will be aware that each electoral ward is divided into a number of polling districts for the purpose of allocating electors to polling places. Following the changes to ward boundaries, the existing polling districts will no longer be coterminous with them. It will therefore be necessary for the council to undertake an interim review of polling districts and polling places with a view to ensuring that revised polling districts are fully contained within the new ward boundaries and that there is identified for each polling district a suitable and convenient polling place for electors to vote at.

2.11 A review of polling districts and polling places is a statutory process comprising a number of steps as set out in Schedule A1 to the Representation of the People Act 1983. As part of the review the council must consult the public, interested persons and groups and the Acting Returning Officer of each parliamentary constituency in the area and must take into

account any representations received when agreeing the final arrangements.

- 2.12 It is proposed that the review of polling districts and polling places of the whole district will commence as soon as practicable after the Council has considered this report, in order to put in place appropriate polling arrangements for the elections in May 2023 and beyond.
- 2.13 It will be necessary to complete the review by the end of January 2023 in order that the revised electoral register can be published in time for updated poll cards to be issued for the May 2023 elections and members, candidates and other authorised persons to be provided with the relevant updated electoral registers.
- 2.14 As there is no Council meeting scheduled between December 2022 and March 2023 it is proposed that authority to agree the outcome of the review of polling districts and polling places be delegated to the Chief Executive after consultation with the Leader of the Council.

Publication of the revised electoral register

- 2.15 At the conclusion of a review where the local authority makes alterations to polling districts within its area, the Electoral Registration Officer (ERO) must amend the register of electors accordingly, either on a notice of alteration or by publishing a revised register.

2.16 In accordance with the recommended timescale for the review of polling districts and polling places, it is proposed that the ERO will re-publish the electoral register for East Herts on 15 February 2023 taking into account the changes to wards, parish wards and polling districts described above.

Proposed community governance reviews

2.17 Although the LGBCE may make consequential changes to the warding arrangements of parish and town councils as part of an electoral review – and has done so in this case - it is not empowered to change the external boundaries of parishes themselves. Rather it is East Herts Council as the ‘principal council’ that has responsibility for reviewing and making any changes to parish boundaries.

2.18 Before making any such changes a principal council must undertake a community governance review in accordance with the Local Government and Public Involvement in Health Act 2007 (‘The 2007 Act’) and guidance issued under that Act. A community governance review may make recommendations about creating, merging or abolishing parishes; boundary alterations between existing parishes; the naming of parishes and the style of new parishes; the establishment of parish councils; electoral arrangements for parish councils and/or grouping parishes under a common parish council or de-grouping parishes.

2.19 A principal authority may decide to undertake a community governance review of all or part of its area at any time or a review may be triggered by a statutory petition or a formal

'application' in the terms of the 2007 Act. As part of a community governance review a principal council may request the LGBCE to make 'related alterations' to bring district ward and/or county division boundaries into line with any amended parish boundaries.

2.20 The most recent community governance reviews in East Herts were undertaken in 2018 when changes were made, including to the boundaries, between Bishops Stortford and Thorley and between Buntingford and Cottered.

2.21 There are three points in the LGBCE's report where the Commission has suggested that it may be appropriate for the council to undertake a community governance review following the implementation of its recommendations, covering two areas as set out below. In relation to one of these a separate request for a review has also been received from the relevant town council.

Ware, Wareside and Thundridge

2.22 The current boundary of Ware Town Council follows quite closely the built-up residential area of the town. As a result, the proposed North and East Ware housing development designated in the East Herts Local Plan (2018) as WARE2, lies in the main outside the town boundary and within the parishes of Wareside and a small part of Thundridge.

2.23 The LGBCE's recommendations address this matter by extending the northern boundary of Ware Trinity ward to include most (but not all – see 2.25 below) of the new

development within the ward, with a new single-councillor Ware Rural ward composed of the parishes of Thundridge, Widford and part of Wareside.

- 2.24 Ware Town Council considers that a similar logic should apply to parish boundaries and agreed on 18 July 2022 to write to East Herts Council requesting a community governance review with a view to expanding the Ware town boundary to include the whole of the designated area for WARE2. A copy of Ware Town Council's request is attached at Appendix B to this report.
- 2.25 In relation to the LGBCE's recommendations, members will note that the proposed boundary near Moles Farm and the A10 does not follow the entirety of the residential development. The LGBCE has explained that this is because it decided to follow the existing parish and county division boundary and has suggested that a community governance review would be the most effective way to make parish boundary changes in this area, with a subsequent request to the Commission for related alterations to update the district ward and county division boundaries accordingly.
- 2.26 The LGBCE has suggested a further area of Ware for a possible community governance review. This is to tidy up the boundary between Ware St Mary's and Ware Priory wards, which appears to unnecessarily split a number of roads. Again, this is because the LGBCE decided to follow the county division boundary in the first instance. Ware Town Council has also identified this issue in its request for a review, together with a number of other detailed changes to the town wards and boundary that it would wish to see addressed.

Hertford and Ware (Rush Green)

2.27 The LGBCE received a number of requests that the Rush Green roundabout should be incorporated into a single ward so that issues pertaining to the roundabout could be directed to a single ward councillor, rather than being split between four wards as in the current proposals. However, the 2009 Act requires the LGBCE, where it proposes a principal council ward boundary that cuts across a parish ward or unwarded parish, to create an equivalent parish ward boundary. Therefore, placing the entirety of the roundabout in one of the four wards in the current proposals would require the creation of a parish ward with no electors, which would not promote effective and convenient local government. The Commission has suggested that a community governance review with a subsequent request for related alterations may be the most appropriate process for addressing this issue.

The timing of any community governance review

2.28 A community governance review must include a period or periods of public consultation and must satisfy certain requirements in relation to the publication of recommendations and consideration of representations received. It would not be possible to complete a community governance review in time for any changes to come into effect at the May 2023 elections and it is therefore recommended that should the Council decide in principle to go ahead with the reviews outline above, these be taken forward following those elections. In the meantime, officers will develop draft terms of

reference for the reviews for consideration by the Council at that time.

- 2.29 Any revised electoral arrangements made as a result of a community governance review will then come into effect at the next ordinary local elections (i.e. in May 2027).

3.0 Reason(s)

- 3.1 The changes to warding arrangements recommended by the LGBCE will take effect at the May 2023 elections subject to Parliamentary approval.
- 3.2 The proposed review of polling districts and polling places and publication of the revised electoral register are necessary to reflect the ward boundary changes and to ensure effective and convenient arrangements for electors to vote in the new wards at elections from May 2023 onwards.
- 3.3 The proposed community governance reviews will ensure that parish/town boundaries and wards are reviewed in the light of the changes to district ward boundaries with a view to putting in place governance arrangements at parish/town level that are effective and convenient and reflect community interest and identities.

4.0 Options

- 4.1 The Council has no discretion in relation to implementation of the LGBCE's final recommendations for changes to district council wards and parish/town electoral arrangements in the event that the order is approved by Parliament.

- 4.2 In addition there is no realistic option to not carry out a review of polling districts or publish a revised electoral register as these actions are necessary to enable the May 2023 local elections to proceed efficiently and with all electors being invited to vote at a polling station in the correct ward.
- 4.3 The Council could decide not to proceed with the community governance reviews outlined in the report. However, this option is not recommended as a community governance review represents an opportunity to put in place parish/town governance arrangements that reflect community interests and identities and promote efficient and convenient local government and to address any anomalous boundaries. In addition, the 2007 Act provides for local electors to petition for a review, which the Council would have to complete within 12 months of receipt of a valid petition under the Act.

5.0 Risks

- 5.1 Failure to undertake a review of polling districts or to publish a revised electoral register by 15 February 2023 would put at risk the efficient conduct of the May 2023 local and parish/town elections.
- 5.2 Staff resources within the Electoral Services team will be allocated sufficiently to ensure that these tasks can be completed within the timetable required.

6.0 Implications/Consultations

Community Safety

No

Data Protection

No

Equalities

Yes – The review of polling districts and polling places provides an opportunity to ensure that all residents are provided with convenient polling places and that those places meet the accessibility requirements of the Electoral Commission’s guidance. To this end consultation will be undertaken as part of the review with groups and individuals identified as having expertise in accessibility issues.

Environmental Sustainability

No

Financial

Yes – Any costs arising from undertaking the review of polling districts and polling places and/or a community governance review will be met from within the existing budgets and staffing resources of Electoral Services.

Health and Safety

No

Human Resources

No

Human Rights

No

Legal

Yes – The relevant legal provisions, powers and duties of the Council in relation to the each matter covered by this report are set out in the main body of the report.

Specific Wards

Yes – The LGBCE’s proposals affect all wards. The proposals for community governance reviews affect in particular the existing wards of Great Amwell, Hertford Heath, Hertford Kingsmead, Hunsdon, Ware Chadwell and Ware Trinity

7.0 Background papers, appendices and other relevant material

7.1 Background papers:

- ‘New electoral arrangements for East Herts District Council Final recommendations’ - report of the Local Government Boundary Commission for England, August 2022

7.2 Appendices:

- Appendix A: LGBCE proposed revised wards for East Herts Council – table and map (extracted from the LGBCE’s final recommendations report, August 2022).
- Appendix B: Proposal for a Community Governance Review for Ware – discussion paper from Ware Town Council, 18 July 2022.

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APPENDIX A

Outline map and summary of LG BCE final recommendations for East Herts wards



Number on map	Ward name	Number of councillors
1	Aston, Datchworth & Walkern	2
2	Bishop's Stortford All Saints	2
3	Bishop's Stortford Central	2
4	Bishop's Stortford North	3
5	Bishop's Stortford Parsonage	2

6	Bishop's Stortford South	2
7	Bishop's Stortford Thorley Manor	3
8	Braughing & Standon	2
9	Buntingford	3
10	Great Amwell & Stansteads	2
11	Hertford Bengoe	3
12	Hertford Castle	2
13	Hertford Heath & Brickendon	1
14	Hertford Kingsmead	3
15	Hertford Rural	1
16	Hertford Sele	2
17	Hunsdon	1
18	Little Hadham & The Pelhams	1
19	Much Hadham	1
20	Sawbridgeworth	3
21	The Mundens	1
22	Ware Priory	2
23	Ware Rural	1
24	Ware St Mary's	2
25	Ware Trinity	2
26	Watton-at-Stone	1

Proposal for a Community Governance Review for Ware

For discussion at Ware Town Council, 18 July 2022.

Background

The current town boundary of Ware is tightly drawn around the residential built-up area. This means that the proposed new North and East Ware housing development, designated as WARE2 in the East Herts District Plan (EHDP) 2018, largely lies outside the town boundary and in the parish of Wareside and, currently, the Hunsdon district ward. There are also a number of smaller anomalies in the boundaries of town wards which are then carried over to district and county wards.

It has been recognised from the outset of the District Plan that the new development is an extension of Ware and looks towards the town for many of its services and facilities; in EHDP 2018 it is included under Ware section, rather than the surrounding villages, and designated as WARE2 rather than VILL#. This is reinforced by the draft proposals on the recent Local Government Boundary Commission for England (LGBCE) review of the East Herts District, taking into account submissions from local political parties, organisations and residents. They have proposed that the whole of the WARE2 development should fall within Ware Trinity ward, rather than Hunsdon as at present. These provisional recommendations are under review and the final recommendations will be published on 2 August 2022. For the purposes of this document it is assumed that the LGBCE draft proposal regarding WARE2 remains unchanged.

Clearly the same logic would apply to town and parish wards; WARE2 should be incorporated into the Ware town boundary rather than being part of Wareside parish. This would greatly assist effective local governance. If the town and parish ward boundaries remained as they are currently, part of the new Ware Trinity district ward would be in Ware Town Council, but the remainder would be a “Wareside Urban” ward in Wareside Parish Council, with a very different character to the remainder of the ward designated as “Wareside Rural”. Links from WARE2 to Wareside are far weaker than those to the town of Ware itself. Moreover, Wareside is in the Green Belt whereas the land allocated to WARE2 has been removed from Green Belt status.

Therefore, we request that East Herts District Council should undertake a Community Governance Review (CGR) of Ware and the immediately surrounding area, as soon as possible, with the principal aim being to expand the Ware town boundary to include the whole of the designated area for WARE2. Most of this will come from Wareside parish, with a small corner of Thundridge parish. Other minor boundary anomalies can also be addressed and rectified at the same time. These changes are also expected to be reflected in the associated district and county ward boundaries. A list of suggested changes is shown in the Appendix below.

A District can set a CGR in motion at any time and the LGBCE recommends that this is done promptly where a significant change such as a new housing development is taking place. The WARE2 masterplanning process has been in progress since 2019 and the developers presented final plans in May 2022 with the intention of seeking planning permission shortly. Hence this is an appropriate time to undertake the CGR so that when the new housing is built, the electors will be in both town and district wards with the natural linkage to Ware.

Our understanding is that the Town Council can request a Community Governance Review by contacting, via the Town Clerk, the Head of Legal Services of East Herts District Council (James Ellis). This is proposed as the preferred way forward, with this document providing supporting evidence.

This is subject to the final recommendations of the LGBCE and that these still include the WARE2 area within Ware Trinity District ward, which will be known in August. The approach to EHDC can then be made immediately after the final LGBCE recommendations are published.

Recommendation: This Council requests the Town Clerk to contact the Head of Legal Services at East Herts District Council to request a Community Governance Review for Ware.

This recommendation is subject to the final outcome of the Local Government Boundary Commission for England (LGBCE) due to be published on 2 August 2002. The Council delegates the Leader of the Council and Town Clerk to make any changes to the request depending on the final proposals from the LGBCE.

APPENDIX: Suggested changes to town ward boundaries in and around Ware

We commend the following changes to East Herts District Council for consideration as part of the Community Governance Review.

1. The extensive area designated for WARE2 in the East Herts District Plan currently within Wareside parish should be transferred to fall within the Ware town boundary by extending the boundary eastwards and northwards. It would then form part of Ware Trinity town ward as well as Ware Trinity district ward.
2. A small part of the WARE2 designated area lies north of the current district, county and Parliamentary constituency line which runs through the middle of a field west of Moles Farm and lies in Thundridge parish. For consistency, the Ware town boundary should be expanded to also contain this small area, which currently contains no electors, and it would become part of Ware Trinity town ward.
3. Orchard Close is arbitrarily cut in half, currently between St Mary's and Christchurch wards, and in the new proposals between St Mary's and Priory district wards. It is a cul-de-sac with its only physical link being to Priory ward and all this road logically belongs in that ward.
4. A single house in Gladstone Road currently falls in Christchurch ward and would be in Priory ward. The boundary should be along Baldock Street and this house would then fall in St Mary's ward along with the rest of Gladstone Road.
5. The area just to the west of Baldock Street is arbitrarily split between Christchurch/Priory and St Mary's wards, whereas it should preferably all belong in one or the other; for example, the eastern edge of Buryfield Park would provide a strong and clearly defined boundary line.
6. The Gentlemen's Field industrial area logically belongs as part of Ware town and Ware St Mary's ward. This is recognised in the East Herts District Plan 2018 which designates this area as the WARE3(c) Employment area, not Hertford. It is physically much closer to Ware, adjacent to housing in the Ware town boundary and all its road connections are with Ware. The Hertford/Ware town boundary would be moved slightly to achieve this.
7. In south Ware, the area round Presdales Pit is logically linked to Ware and the only road access is into Hoe Lane. The Ware town boundary could be moved southwards to the A10 and this area could be taken out of Great Amwell Parish. The logical eastern boundary would be the public footpath from Amwellbury Farm to the A10.

For all these proposed changes, few or zero current electors would be involved and therefore electoral balance would not be adversely affected. It is anticipated that the district and county ward boundaries would also be adjusted in cases 2-7 to give a corresponding resolution of the anomalies. The Community Governance Review would of course take each case on its merits and conclude which of these changes, or others, would be most appropriate.

East Herts Council Report

Council

Date of meeting: 16 November 2022

Report by: Councillor George Cutting – Executive Member for Corporate Services and Local Ward Member for Bishop’s Stortford Central

Report title: Local Act – Bishop’s Stortford Cemeteries Bill

Ward(s) affected: Bishop’s Stortford Central, Bishop’s Stortford All Saints, Bishop’s Stortford Meads, Bishop’s Stortford South, Bishop’s Stortford Silverleys

Summary – This report sets out the case for the promotion of a Private Bill to enable the reuse of burial space in two cemeteries in Bishop’s Stortford.

RECOMMENDATIONS FOR Council that

- a) The Council authorises the promotion and deposit of the private Bill on behalf of the Bishop’s Stortford Town Council to authorise the reuse of certain graves with two cemeteries in its area subject to appropriate protections substantially in accordance with the attached draft Bill.**

- b) The Council authorises the Head of Legal and Democratic Services, in consultation with the Executive Member for Corporate Services, to address procedural matters which may arise in relation to the promotion of the Bill and to enter into undertakings or commitments in relation to it**

- c) The Council authorises the Head of Legal and Democratic Services to agree to the making of any necessary amendments to the Bill that may arise during the course of the promotion of the Bill.**

1.0 Proposal(s)

- 1.1 The council is seeking to promote a private Bill (“the Bill”) on the request of and on behalf of Bishop’s Stortford Town Council (BSTC) to ensure the continued provision of burial space within two cemeteries in its area, on either side of Cemetery Road, Bishop’s Stortford. These cemeteries are the only municipal cemeteries in the civil parish.
- 1.2 The council sought advice from Parliamentary Agents who have produced a draft Bill (copy of which is annexed to this report)

2.0 Background

- 2.1 BSTC has advised that grave space available with existing powers is sufficient to last less only until 2036 (or thereabouts) at the current rate of purchase, approximately 25 graves per year (a value which has been stable for several years but which may change in light of population growth). The population of the Town is approximately 40,000 and is expected to grow to around 50,000 by 2030.
- 2.2 There is an acute concern by BSTC that grave space will not be sufficient or sustainable for the town, meaning it will be impossible to provide burial space for residents within the town. BSTC previously consulted on the proposals for the Bill and has carried out considerable investigation, including searching for further land, using its existing powers and has concluded that the only practical way to ensure the continued provision of space for burial within its area is to seek additional powers through a private Act of parliament, similar to those acquired by burial authorities in the London Local Authorities Act 2007, the New Southgate Cemetery Act 2017 and Highgate Cemetery Act 2022. The possibility of using land, situated in Essex but owned by the BSTC was also considered, however this was not deemed suitable by the BSTC as a) the land is currently used for amenity purposes and is being further developed for that use, b) it is not conveniently accessible by foot or public transport from the town, c) it does not provide residents with the opportunity to bury their loved ones within the local area, d) the road access is poor and cannot practically be upgraded.

Procedure

2.3 In order to promote the Bill, the council must comply with the provisions of section 239 of the Local Government Act 1972 (LGA 1972). The relevant legal notices are annexed to this report. Primarily, the Council must pass the necessary resolutions. The first resolution (to be given at the 16 November 2022 Council meeting) confirms that the Council considers it expedient to promote the Bill. The second resolution (to be given at a later meeting) confirms the first resolution and follows the deposit of the Bill in Parliament.

The procedure to be followed is as follows:

- 2.4 The Council meeting on the 16th November 2022 will consider approval for pursuing the Bill. A full majority of the Whole of the Council will be required to pursue the Bill. A majority of those present and voting is not sufficient.
- 2.5 If the first resolution is made at the 16th November 2022 meeting, the Bill is to be deposited in Parliament by 28th November 2022 (27th November falls on a Sunday this year hence the 28th is the next working day). If it is not deposited by this date, the council will have to wait until 27 November 2023 to deposit the Bill. This is because private Bills can only be deposited once a year, on or before the 27 November.
- 2.6 A second Council resolution must also be confirmed by a majority at a further meeting convened and held no earlier than 14 days after the deposit of the Bill, confirming that the Council wishes to proceed.
- 2.7 There will be various stages of the Bill through Parliament which will be facilitated by our Parliamentary Agents. If successful, the Bill is likely to be enacted by late 2023 and mid 2024.

Proposed powers

2.8 The proposed Private Bill for the cemeteries would in brief comprise of:

- (a) The power to extinguish exclusive rights of burial issued in perpetuity or for more than 75 years;
- (b) The power to disturb human remains and thus to reuse graves (subject to certain conditions);
- (c) The power to remove memorials from any grave where the powers above have been exercised

2.9 These powers can only be exercised in respect of any particular grave provided that no objection is received from the owner of the grave or relatives of any person whose remains are interred, following a period of advertising. The Bill, if enacted, would immediately allow space for an estimated 1000+ graves. These additional powers would provide a supply of grave space for at least the next century and quite possibly and with appropriate management, indefinitely. By providing for a sustainable re-use, it would also make it less likely the cemeteries would fall into disrepair.

3.0 Reason(s)

3.1 Whilst BSTC owns, maintains and is the burial authority for the 2 cemeteries the Houses of Parliament have been unable to agree whether or not a Town or Parish Council can promote a private bill in Parliament independently.

3.2 Whereas, the council can promote a private Bill if it considers it is expedient to do so under s.239(1) LGA1972. In this context "expedient" includes, being of benefit to the inhabitants of the council's area. It will, ultimately, be for the Council to resolve whether the promotion of a Bill is expedient, at a full council meeting held in accordance with section 239 LGA 1971.

4.0 Options

4.1 To approve the recommendation to promote and deposit the Bill.

4.2 To refuse the recommendation to promote and deposit the Bill

5.0 Risks

5.1 There is no direct implication on the council as it is promoting this on behalf BSTC at its request.

6.0 Implications/Consultations

6.1 The council carried out a public consultation on the Bill proposals which was published in the local newspapers circulating the area (Bishop's Stortford Independent and the Hertfordshire Mercury). The consultation was open for approximately six weeks and closed on 10th October 2022. A total of seven responses was received (six citing concerns/objections towards the Bill and one in support of it).

6.2 A summary of the responses are: -

- That the proposed time period of 75 years for extinguishment of exclusive rights was too short considering a family's life span.
- General objections to family members graves being disturbed.
- Those buried for religious reasons that may not have descendants in the local area.
- Concerns over the scope of the consultation given that some relatives may have moved out of the local area.
- Instead of reusing burial space a suggestion of exploring land elsewhere, even if outside the Bishop's Stortford area.
- Disagreement that that the present land bank is insufficient to accommodate the burials of an expanding population.
- That central government has not taken any action in the form of creating primary legislation to deal with any alleged national shortage of burial spaces.
- The council should be looking at other statutory powers such as the Town and Country Planning Act 1990 to identify suitable areas to identify suitable areas or acquire land for the purpose of burial spaces.
- In terms of the response in favour of the Bill it was considered that the Bill is the best option for providing burial space for the future and believes that there are no other alternative suitable sites available.

- 6.3 The consultations responses have been thoroughly considered by the council, BTSC and the Parliamentary Agents. Many of the objections relate to specific graves, however the Bill (annexed) is proposed to include specific protections for grave owners, including a notice period (including notices in local newspapers and on BSTC’ s website), and a veto over proposed extinguishment, as well as facility for relatives to prevent human remains from being disturbed for at least 25 years
- 6.4 In relation to the in principle objections, it should be noted that the Bill provides that the proposed powers must not be used unless 75 years have passed since the last interment. That period is considered proportionate in balancing the need for local burial space provision (likely to come under acute pressure given population trends), whilst allowing relatives to continue to pay their respects in light of the aforementioned protections. The 75 year period also reflects the position adopted in respect of New Southgate, Highgate and publicly run burial authorities in London. The powers would unlock significant burial space for inhabitants in the district council’s area, and that alternatives would not be as sustainable or cost effective.”

Community Safety

No

Data Protection

No

Equalities

No

Environmental Sustainability

No

Financial

No – Costs for the Bill will be paid by BSTC in its entirety. This includes the Parliamentary Agents fees and disbursements. It is expected that if the Bill is passed, the BSTC will recoup some of the costs through contributions obtained via Planning obligations pursuant to s.106 Town and County Planning Act 1990

for the area. The costs of obtaining the Bill are estimated to be £50,000-£100,000.

Health and Safety

No

Human Resources

No

Human Rights

Yes – Parliamentary Agents for the council will finalise a statement on the compatibility of the proposals with the European Convention on Human Rights, but have concluded that there is no breach of any Convention Rights. Following the deposit of the Bill, the Attorney General will be required to provide a report confirming his agreement that there is no incompatibility.

Legal

Yes – The Bill would lead to a change in legislation which would be applicable in the Bishop's Stortford administration area only.

Specific Wards

Yes

7.0 Background papers, appendices and other relevant material

7.1 Draft Bill /consultation documents/notice requirements

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(if different from contact officer)

Bishop's Stortford Cemetery Bill

EXPLANATORY MEMORANDUM

This Bill is promoted by East Hertfordshire District Council.

The purpose of this Bill is to authorise Bishop's Stortford Town Council ("the parish council"), which is the burial authority for Bishops' Stortford New Cemetery and Old Cemetery (together "the cemetery"), to extinguish rights of burial in grave spaces, and to disturb and reinter human remains in graves in order to increase the space for further interments in such graves, as well as powers to use appropriately or remove altogether from the cemetery any memorials on such graves.

Clause 1 gives the short title of the Bill and provides for it to come into force 28 days after it is passed.

Clause 2 defines certain expressions used in the Bill.

Clause 3 provides the burial authority with the power to extinguish rights of burial in grave spaces in the cemetery where a right of burial has not been exercised for 75 years or more from the date of the latest burial in the grave space or, if there has been no burial in the grave space, from the date of the grant of the right of burial in the grave space. *Clause 3* is substantially based on section 6 of the City of London (Various Powers) Act 1969 and section 9 of the Greater London Council (General Powers) Act 1976, which provide the equivalent powers in respect of publicly run burial grounds in London, as well as section 3 of the New Southgate Cemetery Act 2017 and section 4 of the Highgate Cemetery Act 2022 which provide the equivalent powers in respect of private burial grounds in New Southgate and Highgate respectively.

Subsections (4) and (5) provide that if the registered owner objects to the proposal before the date specified in a notice (which must be at least 6 months), the right of burial may not be extinguished. If any other person objects, the right may only be extinguished by consent of the Secretary of State. *Subsection (6)* sets out considerations the Secretary of State must have regard to when considering whether to consent to an extinguishment.

Subsection (7) provides that extinguishment takes effect on the date specified under a notice or, where an objection is made, the day after consent is given by the Secretary of State under *subsection (5)*.

Subsections (8) and (9) provide a right of compensation to persons whose rights of burial are extinguished and for the amount of compensation to be determined by arbitration if it cannot be agreed. As an alternative to compensation, *subsection (8)(b)* allows the burial authority to provide confirmation that the burial right is to be revived, in which case the burial right is deemed not to have been extinguished under *subsection (1)*. This enables the burial authority to deal with circumstances where the burial right owner does not respond to a notice of extinguishment within the specified period but makes a later compensation claim, and the burial authority is content for the right of burial to endure.

Clause 4 provides the burial authority with the power to disturb, or to authorise the disturbance of, human remains interred in the cemetery 75 or more years ago, for the purpose of increasing the space for new interments. The power may only be exercised in respect of graves where burial rights have been extinguished under *Clause 3*, or where the grave is a public or common grave where no right of burial was granted or where any right of burial has expired. Any human remains disturbed must be reinterred in their original grave or in another grave in the cemetery. *Clause 4* is substantially based on section 74 of the London Local Authorities Act 2007, which provides the equivalent power in respect of publicly run burial grounds in London, as well as section 4 of the New Southgate Cemetery Act 2017 and section 5 of the Highgate Cemetery Act 2022, which provide the equivalent powers in respect of private burial grounds in New Southgate and Highgate respectively.

Subsections (5) to (7) provide that if a proposal to disturb human remains is objected to by the registered owner of the extinguished burial right or a memorial, or a relative of the person whose remains are to be disturbed, the burial authority may not exercise the powers under *Clause 4* for a period of at least 25 years.

Subsection (8) enables the Secretary of State to give the burial authority directions about the way in which it removes or reinters human remains. This power does not apply in relation to consecrated land, which is covered by *clause 5*.

Subsection (9) provides that section 25 of the Burial Act 1857, which requires the Secretary of State to license the removal of human remains, does not apply to removals that are carried out in accordance with this clause.

Clause 5 contains protection for graves and memorials that are the responsibility of the Commonwealth War Graves Commission. The powers in *clauses 3 and 4* only apply to these graves with the agreement of the Commission.

Subsections (2) and (3) make it clear that the powers in *clause 4* cannot be exercised in relation to human remains in consecrated land unless a faculty is first obtained from the consistory court of the diocese .

Clause 6 sets out the processes for giving notice in connection with the extinguishment of rights or the disturbance of remains. At least 6 months' notice must be given, the notices must be publicised in newspapers, on the burial authority's website and in the cemetery, and they must be sent to the registered owners of the burial rights or any memorials affected.

Clause 7 deals with memorials. Where a memorial is removed in connection with the extinguishment of burial rights or the disturbance of human remains it remains the property of the owner of the memorial, but where it is not claimed within six months, the burial authority may put the memorial to another use or dispose of it.

Subsection (2) requires the burial authority to publish a policy setting out how it will exercise its powers of disposal in relation to memorials.

Clause 8(1) to (3) requires the parish council to maintain a record of disturbance and reinterment under *clause 4*. *Subsection (4)* requires the burial authority to make a record of any memorial removed under this Act. The clause is based on section 5 of the New Southgate Cemetery Act 2017 and section 7 of the Highgate Cemetery Act 2022.

Clause 9 confirms for the avoidance of doubt that the parish council is entitled to contribute to the costs, charges and expenses in relation to obtaining this Act, which also extends to any contributions made prior to the date of the Act. This clause is based on section 20 of the Swavesey Bye-ways Act 1984.

EUROPEAN CONVENTION ON HUMAN RIGHTS

In the view of East Hertfordshire District Council the provisions of the Bishop's Stortford Cemetery Bill are compatible with the Convention Rights.

Bishop's Stortford Cemetery Bill

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BILL

To confer powers upon Bishop's Stortford Town Council to extinguish rights of burial and disturb human remains in Bishop's Stortford New Cemetery and Old Cemetery for the purpose of increasing the space for interments; and for connected purposes.

WHEREAS—

- (1) Bishop's Stortford Town Council ("the parish council") is the burial authority for the cemeteries in the town of Bishop's Stortford, known as the Old Cemetery and the New Cemetery ("the cemetery"):
 - (2) The town of Bishop's Stortford is within the district of East Hertfordshire, which is under the local government of East Hertfordshire District Council ("the district council"):
 - (3) In order that better use may be made of the land in the cemetery for burials, it is expedient that the parish council be authorised to extinguish certain rights of burial granted in graves in the cemetery and to disturb, or authorise the disturbance of, human remains interred in such graves and also in graves where no rights of burial exist, for the purpose of increasing the space for further interments in such graves and to use appropriately or remove altogether from the cemetery memorials on such graves:
 - (4) It is expedient that the other provisions contained in this Act should be enacted:
 - (5) The objects of this Act cannot be attained without the authority of Parliament:
 - (6) In relation to the promotion of the Bill for this Act the requirements of section 239 of the Local Government Act 1972 (c.70) have been observed by the district council:
- May it therefore please your Majesty that it may be enacted, and be it enacted, by the King's Most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

1 Citation and commencement

This Act may be cited as the Bishop's Stortford Cemetery Act 202[X] and comes into force at the end of 28 days beginning with the day on which this Act is passed.

2 Interpretation

5 In this Act—

“burial” includes the interment of cremated remains and “right of burial” includes “right of interment” accordingly;

10 “the burial authority” means the parish council or another person to whom any or all of the benefit of the provisions of this Act and any statutory functions related to the operation and maintenance of the cemetery have been transferred;

“the cemetery” means the cemeteries sited on either side of Cemetery Road, Bishop's Stortford and known as ‘the Old Cemetery’ and ‘the New Cemetery’;

“civil partner” includes former civil partner;

15 “Commonwealth war burial” means a burial of any member of the armed forces of His Majesty who died in the war of 1914 to 1921 or in the war of 1939 to 1947 or of any other person for whose burial the Commonwealth War Graves Commission is responsible;

“Commonwealth war memorial” means any memorial erected, owned or maintained by the Commonwealth War Graves Commission;

20 “expired” in relation to a right of burial, means that the right has ceased to exist, whether by reason of any fixed period for which the right was granted having ended or the right having been surrendered, forfeited or otherwise determined, or for any other reason other than the right having been extinguished in accordance with the provisions of **section 3**;

25 “grave” includes any grave space and any crypt, vault, catacomb, arch, brick grave, mausoleum, columbarium or other place of interment;

30 “memorial” means any monument, headpiece, headstone, flatstone, slab, footstone, borderstone, kerbstone, tombstone or tablet, and includes any wall, kerb or railing protecting, enclosing or marking a grave or grave space or memorial (including any permanent covering thereon), or any other commemorative object placed in the cemetery including vases, flower containers or other similar objects;

“parish council” means Bishop's Stortford Town Council;

35 “public or common grave” means a grave in respect of which no right of burial has been acquired by or granted to, or is otherwise vested in, any individual or body other than a local authority or the burial authority;

“register of grants” means the register of grants of exclusive rights of burial, and of rights to erect or place memorials, maintained by the burial authority;

“registered address” means an address registered in the register of grants;

“registered number” means a number registered in the register of grants;

40

“registered owner”—

(a) in relation to any right of burial means the person at the time in question named as the owner in the register of grants;

5 (b) in relation to any memorial means the person at the time in question named in the said register as the person to whom the right to erect or place that memorial has been granted or, if no such person is named, the registered owner of the right of burial in the grave in or on which the memorial is erected or placed; and

10 (c) in relation to any right that has expired or been extinguished, means the last person so registered;

“relative”, in relation to any person, means any of the following—

(a) that person’s spouse;

(b) that person’s civil partner;

15 (c) any lineal ancestor, lineal descendant, brother, sister, aunt, uncle, nephew, niece or first cousin of that person or of that person’s spouse or civil partner;

“specified date” means the date specified in a notice given for the purposes of **section 3** or **section 4**, on which it is intended that any burial rights should be extinguished, any human remains should be disturbed, or any memorial should be removed, as the case may be; and

20 “spouse” includes former spouse.

3 Power to extinguish rights of burial

(1) Subject to subsection (2) and **section 5**, where in respect of any grave space in the cemetery a right of burial has not been exercised for 75 years or more from the date of the latest burial in the grave space or, if there has been no burial in the grave space, from the date of the grant of the right of burial in the grave space, the burial authority may, by notice given in accordance with **section 6**, extinguish the right of burial in that grave space.

(2) No right of burial granted after the passing of this Act for any period longer than 75 years is to be extinguished under this section.

30 (3) Subject to **section 7**, the power of the burial authority under subsection (1) to extinguish a right of burial in any grave space includes the power to remove any memorial in or on the grave space.

(4) If notice of objection to the extinguishment of a right of burial in any grave space is given to the burial authority before the specified date by the registered owner of the right of burial and that objection is not withdrawn, the right of burial to which the objection relates must not be extinguished under this section.

35 (5) If notice of any other objection to the extinguishment of any rights of burial or to the removal of any memorial, and of the grounds of any such objection, is given to the burial authority before the specified date and is not withdrawn, any specific rights or memorial to which such last mentioned objection relates must not be extinguished or removed without the consent of the Secretary of State.

40

- (6) When considering whether to consent to the extinguishment of the right of burial under subsection (5) the Secretary of State must have due regard to such matters as it considers relevant including—
- (a) the interest of the person making an objection in the right of burial;
 - 5 (b) the grounds of objection;
 - (c) the presumption in favour of the need for increased burial spaces in the cemetery.
- (7) An extinguishment under subsection (1) takes effect—
- (a) where no notice of objection is given, on the specified date,
 - 10 (b) where notice of objection is given and the objection is withdrawn, on the specified date or the day after the objection is withdrawn, whichever is later, or where the Secretary of State consents to the extinguishment under subsection (5), on the day after that consent is given.
- (8) As compensation for any right of burial extinguished under this section, the burial authority must on a claim being made by the registered owner of the right of burial within six months from the extinguishment of that right either—
- 15 (a) pay to the owner such sum representing the value of that right as may be agreed between the burial authority and the owner or, in default of agreement, determined by arbitration; or
 - 20 (b) confirm in writing to the owner that the right of burial extinguished is to be revived and, if confirmation is given under this paragraph, the right of burial is deemed not to have been extinguished under subsection (1).
- (9) In any arbitration under subsection (8)(a), the reference must be to a single arbitrator to be appointed by agreement between the parties or, in default of agreement, to be appointed by the President of the Royal Institution of Chartered Surveyors on the application of either party after giving notice in writing to the other party.

4 Power to disturb human remains

- (1) Subject to **section 5**, the burial authority may disturb or authorise the disturbance of human remains interred in a grave in the cemetery for the purpose of increasing the space for interments in the grave in the cemetery where—
- 30 (a) the burial authority has extinguished rights of burial in the grave under **section 3**;
 - (b) the grave is a public or common grave; or
 - (c) any right of burial granted in relation to the grave has expired.
- 35 (2) A person authorised by or under subsection (1)(b) or (c) to disturb human remains may remove any memorial in or on the grave space relating to the person whose remains are proposed to be disturbed.
- (3) No human remains may be disturbed under this section if they have been interred for a period of less than 75 years.
- 40 (4) Any human remains disturbed under subsection (1) must be reinterred either in their original grave or in another grave within the cemetery.

- (5) Before disturbing any human remains, or removing any memorial, under this section the burial authority must give notice in accordance with **section 6**.
- (6) If notice of objection to the proposed disturbance of human remains is given to the burial authority before the specified date by—
- 5 (a) the registered owner of the extinguished or expired right of burial;
- (b) the registered owner of a memorial erected or placed in or on any grave spaces specified in the notice, whether or not the memorial itself is proposed to be removed;
- (c) a relative of the person whose remains are proposed to be disturbed,
- 10 and that objection is not withdrawn, the burial authority may not, subject to subsection (7), disturb or authorise the disturbance of those remains.
- (7) A burial authority may disturb or authorise the disturbance of human remains that are otherwise protected from disturbance under subsection (6) if—
- 15 (a) after the expiry of a period of 25 years from the date on which notice of objection in accordance with that subsection was last given, the burial authority has given further notice in accordance with **section 6** in relation to the disturbance of those remains; and
- (b) no notice of objection in accordance with subsection (6) is given in relation to that further notice or, if such notice of objection is given, it is withdrawn.
- 20 (8) A person authorised by or under subsection (1) to disturb human remains must comply with any directions given by the Secretary of State with respect to the removal and reinterment of any human remains in any case other than a case where the human remains are interred in consecrated land.
- 25 (9) The provisions of section 25 of the Burial Act 1857 (offence of removal of body from burial ground) do not apply to a removal carried out in accordance with the provisions of this section.

5 Protection for certain graves

- (1) The burial authority must obtain the written agreement of the Commonwealth War Graves Commission before exercising the powers conferred by sections 3 and 4 in respect of—
- 30 (a) any grave in which there is a Commonwealth war burial, or
- (b) any grave space in or on which there is a Commonwealth war memorial.
- (2) Subject to subsection (3), nothing in **section 4** affects the jurisdiction of the consistory court of the diocese over consecrated land which is used, or is available for use, for the interment of human remains.
- 35 (3) Where the burial authority proposes to disturb any human remains in consecrated land, the burial authority may not exercise its powers under **section 4** without first obtaining a faculty, with or without conditions attached to it, from the consistory court of the diocese in which the land is situated, and any objection to the proposed disturbance of human remains in consecrated land by any person under **section 4** must
- 40 be heard and determined by that consistory court.

6 Notices given under this Act

(1) A single notice may be given for the purposes of **section 3** and **section 4**.

(2) The burial authority must—

5 (a) publish notice in a newspaper of their intention to exercise the powers under **section 3** or **section 4** once in each of two successive weeks, with an interval between the dates of publication of not less than six clear days;

(b) publish such a notice and maintain that notice on the burial authority's website until the specified date;

(c) display such a notice in a conspicuous position—

10 (i) at each of the principal entrances to the cemetery; and

(ii) so far as is reasonably practicable at or near the grave;

(d) serve such a notice on—

15 (i) where the burial authority intends to extinguish burial rights, the registered owner of the right of burial and, if different, the registered owner of any memorial proposed to be removed, at their registered address;

(ii) where the burial authority intends to disturb human remains, the registered owner of any extinguished or expired right of burial or any memorial erected or placed in or on the grave space, at their registered address;

(iii) the Commonwealth War Graves Commission; and

20 (iv) the Historic Buildings and Monuments Commission for England.

(3) Each notice must—

25 (a) contain full particulars of the burial authority's proposals including a specification of the registered number or other description of all grave spaces in respect of which it is proposed that rights of burial should be extinguished, and graves in which it is proposed that the human remains are to be disturbed, and stating whether it is proposed that any memorials should be removed;

(b) contain the specified date, which must not be earlier than six months after the date of the last of the publications, the date on which the notice is first displayed, or the date on which the notice is served, whichever is the last;

30 (c) in the case of a notice under **section 3**, state the effect of subsections (4) to (9) of that section; and

(d) in the case of a notice under **section 4**, state the effect of subsections (6) and (7) of that section.

35 (4) A notice under subsection (2)(b) must contain, where known, the name of the registered owner of the right of burial or memorial and the name of any person whose remains are proposed to be disturbed.

(5) A notice under subsection (2)(a), (c) or (d) must include details of where the notice under subsection (2)(b) may be found and a statement that the notice under subsection (2)(b) contains the information described in subsection (4).

40

7 Memorials

- 5 (1) Any memorial removed by the burial authority under this Act remains the property of the owner of it, but if such owner does not claim it within a period of six months after the specified date, the burial authority may put the memorial to such use as the burial authority considers appropriate or the burial authority may dispose of it.
- (2) The burial authority must publish on its website, and make available on request, a policy setting out how it will exercise its powers under this section in relation to memorials.

8 Records

- 10 (1) The burial authority must maintain a record of any remains in the cemetery that are disturbed under the powers in **section 4**.
- (2) The record maintained under subsection (1) must include such information as the burial authority sees fit and must include—
- 15 (a) the date of the disturbance;
- (b) where known, the registered number of the grave;
- (c) where known, the names, in full, of the person whose remains are disturbed;
- (d) particulars of the authority for disturbance; and
- (e) the registered number of the grave in which the remains are reinterred, its approximate location and the date of reinterment.
- 20 (3) As soon as reasonably practicable after any disturbance under section 4, the burial authority must complete the record in accordance with paragraphs (a) to (e) of subsection (2).
- (4) The burial authority must cause a record to be made of each memorial removed under this Act containing—
- 25 (a) a copy of any legible inscription on it;
- (b) if it is intended to preserve the memorial within the cemetery, a statement showing where it has been taken; and
- (c) if the memorial is disposed of, a statement of the details of its disposal, and the burial authority must deposit a copy of the record with the Registrar General for England and Wales.
- 30 (5) The records maintained under subsections (2) and (4) must at all reasonable times be available for consultation by any person free of charge.

9 Costs of Act

- 35 (1) Without limiting the scope of any provision of the Localism Act 2011, the parish council is empowered to contribute to the costs, charges, and expenses of applying for and obtaining this Act, or otherwise in relation to it.
- (2) Subsection (1) applies to any contribution for such purposes whether made before or after the date of this Act.

Bishop's Stortford Cemetery Bill

A

BILL

To confer powers upon Bishop's Stortford Town Council to extinguish rights of burial and disturb human remains in Bishop's Stortford New Cemetery and Old Cemetery for the purpose of increasing the space for interments; and for connected purposes.

SESSION 2022-2023

Victoria Wilders
EAST HERTFORDSHIRE DISTRICT COUNCIL
Wallfields
Pegs Lane
Hertford SG13 8EG
Solicitor for the District Council

BDB PITMANS LLP
One Bartholomew Close
London EC1A 7BL
Solicitors and Parliamentary Agents

[25.10.22]

58/3

DISTRICT OF EAST HERTFORDSHIRE

LOCAL GOVERNMENT ACT 1972

NOTICE CALLING THE FIRST COUNCIL MEETING

IN PURSUANCE of the provisions of Section 239 of the Local Government Act 1972 **NOTICE IS HEREBY GIVEN** that a meeting of East Hertfordshire District Council ('the Council') will be held at Wallfields, Pegs Lane, Hertford SG13 8EQ on Wednesday 16 November 2022 at 19:00 to authorise (if thought fit) the promotion in the Session of Parliament 2022-2023 of a Bill:

- 1 to authorise Bishop's Stortford parish council, which is the burial authority for Bishops' Stortford New Cemetery and Old Cemetery (together "the cemetery"), to extinguish rights of burial in grave spaces, and to disturb and reinter human remains in graves in order to increase the space for further interments in such graves and improve the cemetery;
- 2 to enact such ancillary, incidental and consequential provisions as may be necessary or convenient for the above purposes, and such other purposes as may be determined by the Council

and also for the purpose (if deemed expedient to promote such a Bill) of passing such resolutions as may be necessary or expedient in connection with the promotion of such Bill.

Dated 13th November 2022

James Ellis

Head of Legal Services/Monitoring Officer

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**Consultation on Private Bill
Bishop's Stortford Cemetery**

East Hertfordshire District Council (EHDC) is seeking to promote a private Bill on behalf of Bishop's Stortford Town Council (BSTC) in order to ensure the continued provision of burial space within two cemeteries in its area, one either side of Cemetery Road, Bishop's Stortford, Hertfordshire. These cemeteries are the only municipal cemeteries in the civil parish (hereafter referred to as 'the Town').

BSTC has advised that grave space available for new graves is sufficient to last less than a generation at the current rate of purchase, approximately 25 graves per year (a value which has been stable for several years but which may change in light of population growth). The population of the Town is approximately 40,000 and is expected to grow to around 50,000 by 2030. There is therefore an acute concern that grave space will not be sufficient or sustainable for the Town, meaning it will be impossible to provide burial space for residents within the Town.

BSTC previously consulted on the proposals for a Private Bill and has carried out considerable investigation, including searching for further land, using its existing powers as well as considering areas with tree root protection, and has concluded that the only practical way to ensure the continued provision of space for burial within its area is to seek additional powers through a private Act of parliament, similar to those acquired by burial authorities in the London Local Authorities Act 2007, the New Southgate Cemetery Act 2017 and Highgate Cemetery Act 2022.

Under s.239 of the Local Government Act 1972 a District Council can promote a private Bill if it considers it is expedient to do. Following consideration of consultation responses, EHDC will resolve whether the promotion of a Bill to enable burial space re-use in the cemeteries is expedient, at a full council meeting held on 16th November 2022.

The powers under the proposed Private Bill for the cemeteries would in brief comprise of:

- A) The power to extinguish exclusive rights of burial issued in perpetuity or for more than 75 years
- B) The power to disturb human remains and thus to reuse graves (subject to certain conditions)
- C) The power to remove memorials from any grave where the powers above have been exercised

These powers can only be exercised in respect of any particular grave provided that no objection is received from the owner of the grave or relatives of any person whose remains are interred, following a period of advertising.

The Bill, if enacted, would immediately allow space for an estimated 1000+ graves. These additional powers would provide a supply of grave space for at least the next century and quite possibly and with appropriate management, indefinitely. By providing for a sustainable re-use, it would also make it less likely the cemeteries fall into disrepair.

Consultation Comments

EHDC is now seeking comments from residents and other stakeholders on its proposal to seek these additional powers through a Private Bill. Comments received will be duly considered prior to any final decision to proceed with the promotion of the Private Bill. Comments should be sent:

By email to Victoria.Wilders@eastherts.gov.uk with the subject line 'Cemetery Consultation'

or by post to

East Hertfordshire District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

Comments must be received no later than 10th October 2022.

All comments received will be duly considered prior to any final decision to proceed with the promotion of the private Act.

East Herts Council Report

Council

Date of meeting:	16 November 2022
Report by:	Councillor Jan Goodeve – Executive Member for Planning and Growth
Report title:	Report of urgent non-key decision taken on 12 August 2022 – Change of delegated function for LA1
Ward(s) affected:	All

Summary – as required by East Herts' Constitution under paragraph 5.32.1, any urgent decision must be reported to Council. The urgent non-key decision taken by the Executive Member for Planning and Growth on 12 August 2022 is therefore now reported to Council.

RECOMMENDATION FOR COUNCIL:

- a) To note the urgent non-key decision taken by the Executive Member for Planning and Growth on 12 August 2022 as at Appendix A.**

1.0 Proposal(s)

- 1.1 That Council note the fact that an urgent non-key decision was taken by the Executive Member for Planning and Growth.

2.0 Background

- 2.1 Since the formation of the Hertfordshire Building Control partnership, statutory building control functions (LA1) have been delegated by all partners to Three Rivers District Council (TRDC). From 15th August 2022, TRDC were withdrawing the signatory function and East Herts took on this function until 31st March 2023 while agreement of a permanent solution across all partners was reached. As there needed to be continuity of this function for statutory reasons, the delegated function for LA1 needed to be agreed as a matter of urgency.
- 2.2 The consent of the Chairman of the Overview and Scrutiny Committee was given to the taking of a decision as a matter of urgency to agree continuity of the service. The decision was authorised by the Executive Member for Planning and Growth and publicised on the Council's website on 12 August 2022.
- 2.3 It is a requirement of the Council's Constitution that any decision which is taken as a matter of urgency, should be reported to the next meeting of the Council. This report is submitted to enable Council to note the fact that this urgent non-key decision has been taken.

3.0 Reason(s)

- 3.1 An urgent decision taken by the Executive or an individual Member of the Executive must be received by Council at the next available meeting.
- 3.2 The report which accompanied the decision notice sets out the reasons for urgency for the decision to be taken.

4.0 Options

4.1 None, as the procedure is clear that Council should receive a report on such decisions.

5.0 Risks

5.1 None.

6.0 Implications/Consultations

6.1 None, in relation to noting the fact that this decision has been taken. Implications which relate to the decision itself are identified in the original report accompanying the decision.

Community Safety

No

Data Protection

No

Equalities

No

Environmental Sustainability

No

Financial

No

Health and Safety

No

Human Resources

No

Human Rights

No

Legal

No

Specific Wards

No

7.0 Background papers, appendices and other relevant material

7.1 Appendix A - Decision Record, Appendix B – original report

Contact Member

Councillor Jan Goodeve – Executive Member for
Planning and Growth

Jan.goodeve@eastherts.gov.uk

Contact Officer

Helen Standen – Deputy Chief Executive

helen.standen@eastherts.gov.uk

East Herts Council – Non-Key Decision Sheet

Record of an executive decision made by an individual under Regulation 13 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations, 2012.

Reference Number: xx (to be completed by Democratic Services)

Decision taken by:

Jan Goodeve Executive Member for Planning and Growth

Decision

- a) To continue the appointment of Three Rivers District Council to perform the LA1 contract management function and the audit and issue of statutory notices as per the current arrangements.
- b) To agree the appointment of East Hertfordshire District Council to perform the statutory notice LA1 function from 17th August 2022 until 31 March 2023.
- c) To agree delegated authority to the Head of Legal and Democratic Services to enter into the requisite Deed of Variation and amended Inter Authority Agreement to implement the above changes.

Date of decision

Type here (Democratic Services to enter a date)

Reason(s) for decision

To enable East Herts DC and other Hertfordshire Building Control partner local authorities to continue in their statutory functions in relation to the signing off of building control completions

Details of alternative options considered and rejected

Three Rivers District Council has offered to continue to deliver part of the LA1 functions in relation to contract management and the audit and issue of statutory notices, with each partner authority signing off its own statutory notices, however, this option is not recommended because it is a more complex process than is necessary and there would be a separation from the audit and signatory process, without the appropriate expertise within each authority to provide the assurance oversight function.

Does the decision or report contain exempt information?

No

Declaration of or conflict of interest

None

State, in respect of any declared conflict of interest, whether any dispensation has been granted

None

Contact Officer

Helen Standen

Email address and telephone number of Contact Officer

Helen.standen@eastherts.gov.uk 01992 531405

Signature of Executive Member or Officer taking decision

Signature to be redacted for publication

East Herts Council Non-Key Decision Report

Date: 3rd August 2022

Report by: Helen Standen

Report title: Change of delegated function for LA1

Ward(s) affected:

_____ N/A _____

Summary

Since the formation of the Hertfordshire Building Control partnership, statutory building control functions (LA1) have been delegated by all partners to Three Rivers District Council (TRDC). From 15th August 2022, TRDC will be withdrawing the signatory function and East Herts will take this function on until 31st March 2023 while agreement of a permanent solution across all partners is reached. As there needs to be continuity of this function for statutory reasons, the delegated function for LA1 needs to be agreed as a matter of urgency

RECOMMENDATIONS FOR DECISION:

- a) **To continue the appointment of Three Rivers District Council to perform the LA1 contract management function and the audit and issue of statutory notices as per the current arrangements.**
- b) **To agree the appointment of East Hertfordshire District Council to perform the statutory notice LA1 function from 17 August 2022 until 31 March 2023.**

- c) **To agree delegated authority to the Head of Legal and Democratic Services to enter into the requisite Deed of Variation and amended Inter Authority Agreement to implement the above changes.**

2.0 Background

- 2.1 In 2016 East Hertfordshire District Council, along with six other local authorities (Broxbourne, Hertsmere, North Hertfordshire, Stevenage, Three Rivers and Welwyn Hatfield Councils), transferred its Building Control Service to Broste Rivers Limited, holding company of Hertfordshire Building Control Limited ("HBC") and The Building Control (Hertfordshire) Company Ltd. The council's statutory Building Control functions were delegated to one of the other authorities within the agreement ("LA1").
- 2.2 In 2019, a further local authority, Dacorum, was added to the agreement, bringing the total partner authorities to 8.
- 2.3 The role of LA1 is to act as the Delegated Authority and to issue certificates through a Contract Manager, audit HBC and monitor service levels. An annual support sum is paid to LA1 by all the building control authorities. Currently Three Rivers District Council is designated as LA1.
- 2.4 Building control services are contracted from the building control authorities to HBC through the Service Agreement, which had a term of five years from 17 August 2016. The term was extended for a further year

through a deed of variation dated 9 February 2021. The extended term is due to end on 16 August 2022 and it is proposed that a further deed of variation is entered into to extend the Service Agreement until a new contract is completed.

- 2.5 Under the current arrangements, all the building control authorities have delegated their statutory building control functions to Three Rivers District Council. However, as the current Service Agreement comes to an end, the long term future of this role is yet to be determined. Three Rivers District Council has offered to continue to deliver part of the LA1 functions, namely in relation to the contract management function and the audit and issue of statutory notices, but has requested that the function pertaining to signing the statutory notices be done by an authorised officer of the local authority to which the notice relates.
- 2.6 Since 2016, however, very few of the partner authorities have an officer with that skillset within their current staffing structure.
- 2.7 Alternatively, East Hertfordshire District Council has indicated our willingness to perform the statutory building control sign off functions on behalf of the other building control authorities until 31 March 2023, on the basis that a director with knowledge and expertise in the area of building control will be specifically employed (on a part time basis) to perform the role of LA1 Director, with the costs to be shared between HBC and the other building control authorities.

3.0 Options

3.1 Three Rivers District Council has offered to continue to deliver part of the LA1 functions in relation to contract management and the audit and issue of statutory notices, with each partner authority signing off its own statutory notices, however, this option is not recommended because it is a more complex process than is necessary and there would be a separation from the audit and signatory process, without the appropriate expertise within each authority to provide the assurance oversight function.

4.0 Risks

4.1 Should no action be taken, the current Service Agreement with HBC will expire on 16th August 2022 which would result in the Council having to take back in-house building control functions. There are currently no staff members who could provide this service in-house so a new team would need to be developed and recruited to which is likely to be a difficult and lengthy process in the current recruitment market and, as a result, Building Control Services would be detrimentally affected.

5.0 Implications/Consultations

5.1 All partner local authorities have been consulted and will be undertaking similar delegated authority in respect of the statutory functions.

Community Safety

No

Data Protection

No

Equalities

No

Environmental Sustainability

No

Financial

Yes.

Under this arrangement EHDC will be paid a support payment and will be liable for a contribution as outlined below:

Preparation work	DBC	Legal, HR and PM support	£5,000
Host Authority support	EHDC	8 months at £1k per month	£8,000
Induction	Surveyor	4 days at £600 / day	£2,400
Service Delivery	Surveyor	1 day per week at £600 / day for 35 weeks	£21,000
			<hr/>
			£36,400

50% of cost payable by Herts Building

Control £18,200

Amount remaining to be paid by partners £18,200

Based on 8 authorities signing up £2,275 each

Based on 7 authorities signing up £2,600 each

Based on 6 authorities signing up £3,033 each

On the basis that all eight authorities agree to the new arrangement, the cost to EHC will be £2,275, however there will also be an income to the council for hosting the function of £8,000. This is considered to deliver good value to ensure the continued delivery of this statutory service.

Health and Safety

No

Human Resources

No

Human Rights

No

Legal

Yes

If the extension to the current agreement is not concluded and a further agreement entered into, then the operational requirement to provide Local Authority Building Control services in the District will revert back to the council as it is a statutory requirement. The council no longer employs any Building Control professionals, no administration staff to support this service and therefore currently has no capacity. It would have to rely on expensive agency staff adding costs to the council. Furthermore as Building Control is a competitive service, it would have to build up new business from a very low customer base with a large risk of under achievement of income necessary to support the service.

Pursuant to section 101 of the Local Government act 1972, any function of a local authority may be delegated to another local authority. Building control is a statutory function within which certain functions cannot be delegated to any external body (other than another local authority) even if the body itself is wholly owned by other local authorities.

This proposal to appoint East Hertfordshire District Council to perform the statutory notice LA1 function on behalf of partner organisations would ensure that decision notices are authorised by a competent officer who possesses the relevant expertise. The alternative option to bring the function back in house would give rise to significant financial, legal and risk implications along with disruption to services.

Specific Wards

No

Contact Member

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Executive Member for Planning and Growth

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Contact Officer

Hele Standen

Deputy Chief Executive

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Report Author

As above

Agenda Item 13a

Motion on Green Belt Land

This Council notes:

- That Green belt land in Bishop's Stortford has been split into residential-sized parcels for sale, with two recent examples being the Thorley Lane East Woods and the Meads Land, South of Meadowlands off Rye Street
- The Thorley lane East Woods are Green Belt Land, have a Tree Preservation Order on the site and are listed as Open Space in the recently adopted Neighbourhood Plan
- The Rye Street land is Green Belt land, Local Open Space, and an Area of Archaeological Significance
- The sale of Green Belt and rural land in this manner is a problem across East Hertfordshire and beyond, with similar examples in Much Hadham, Braughing and Tewin
- The strong public feeling that Green Belt land should not be parcelled up into small chunks
- The considerable public desire to protect the woodland on Thorley Lane East and the Meads Land Rye Street from development
- That both the Thorley Lane East Woods and Meads Land are considered by local people to be important local amenity land
- Bishop's Stortford Town Council approached the sellers of both the Meads and Thorley Lane East Woods to try buy the land. In both cases the sellers were not willing to sell at the market rate for amenity land. In both cases the sellers were asking for prices closer to development land prices
- On 10th October 2022, Bishop's Stortford Town Council passed a motion substantially the same as this motion, and it received cross-party support

This Council believes:

- Green Belt land should be protected from being sold off in small plots

- Some prospective buyers of small plots of Green Belt land do not fully understand the planning challenges associated with trying to develop this land

This Council resolves:

- To ask the Leader of the District Council to write to the Secretary of State for Levelling Up, Housing and Communities to:
 - Express the Town Council's frustration that Green Belt land is being sold in small parcels
 - Ask the Secretary of State to consider new legislation and/or regulations to tighten up the rules about selling Green Belt land
 - Ask the Secretary of State to ensure that there are strict rules around the information that is made available to prospective buyers of Green Belt land by sellers. In particular, a full assessment of the planning status of the land should be prominently displayed in any planning material
- To ask the Leader to write to the Thorley Lane East Woods Action Group to send them a copy of this motion

Proposed by Cllr David Snowdon

Seconded by Cllr John Wyllie

Agenda Item 13b

Motion - Cost of Living Crisis and Emergency

This Council notes that families and individuals living in East Herts District and across the whole country are facing a huge Cost of Living Crisis. The costs of fuel and energy have risen dramatically, as has the cost of food. Inflation is running in double figures, but wages are not keeping pace. Many families are struggling to pay their bills, and some are facing the terrible choice of having to decide whether to buy food or to pay to heat their homes. The use of Food Banks has increased dramatically, and the citizen's Advice service is helping more people than ever before.

The Government has introduced a cap on energy Bills, but this has been set at £2,500, which is still too expensive for many people. Furthermore, this cap is only guaranteed until next April.

The cost of mortgage repayments has rocketed as a result of the reckless mini-Budget brought in by Prime Minister, Liz Truss. Many families in East Herts now face higher costs of £100s per month and have no idea how they can possibly pay. Businesses in the district will also be affected by these higher interest rates.

East Herts Citizens Advice reports a 56% increase in Charitable Support and Food Bank referrals compared to the same 3 months in 2021. The most common debt issue has changed from Council tax arrears in 2019/20 to energy debts between April and June in 2022. And in April and June in 2019 3.1 people per 10,000 were in need of crisis support- this has now risen to 8.1 people.

Bishop's Stortford Food Bank is feeding more people than ever before. Demand increased by 225% from 2019 to 2020 and has continued to rise by 15% each year. Where it previously gave out 28 food parcels per month it now gives out 28 per week, and it is feeding 266 people per month. It is on course to help 3,200 people this year – 32% up on 2021.

We are all living in the midst of a serious Cost of Living Crisis and Emergency.

Council does note the Government's Decision, taken in June 2022, to impose a Windfall Tax on the super profits of the oil and gas companies and to redistribute this as a one-off payment to many households. Though this Windfall Tax is welcome, and the payments are helpful, not everyone is out of difficulty. Council believes that it does not go nearly far enough, and that the Government should be doing much more to support the people of East Herts through this Cost-of-Living Crisis.

East Herts Council therefore declares a "Cost of Living Emergency" and calls on the Government to:-

- a) Immediately restore the Universal Credit supplement of £20.
- b) Investigate all other means of helping the residents of East Herts as they face this emergency.

Accordingly, East Herts District Council instructs the Chief Executive to write to the Secretary of State for Work and Pensions and to the Chancellor of the Exchequer to ask for the £20 Universal Credit supplement to be restored, and to ask for other means of assistance to be investigated as a matter of urgency.

Proposed by Cllr Mione Goldspink

Seconded by Cllr Joseph Dumont