



## Public Document Pack

*James Ellis*  
Head of Legal and Democratic Services

**MEETING** : EXECUTIVE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : TUESDAY 11 FEBRUARY 2025  
**TIME** : 7.00 PM

### **MEMBERS OF THE EXECUTIVE**

Councillor Ben Crystall	- Leader of the Council
Councillor Mione H Goldspink	- Executive Member for Neighbourhoods
Councillor Carl Brittain	- Executive Member for Financial Sustainability
Councillor Alex Daar	- Executive Member for Communities
Councillor Joseph Dumont	- Executive Member for Corporate Services
Councillor Vicky Glover-Ward	- Executive Member for Planning and Growth
Councillor Sarah Hopewell	- Executive Member for Wellbeing
Councillor Tim Hoskin	- Executive Member for Environmental Sustainability
Councillor Chris Wilson	- Executive Member for Resident Engagement

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- 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.

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## **Public Attendance**

East Herts Council welcomes public attendance at its meetings and

## AGENDA

### 1. Apologies

To receive any apologies for absence.

### 2. Leader's Announcements

To receive any announcements from the Leader of the Council.

### 3. Minutes - 7 January 2025 (Pages 6 - 12)

To approve as a correct record the Minutes of the meeting held on 7 January 2025.

### 4. Declarations of Interest

To receive any Member(s) declaration(s) of interest.

### 5. Budget 2025/26 & Medium Term Financial Plan 2025-2035 (Pages 13 - 50)

### 6. Capital Strategy, Minimum Revenue Provision Policy & Treasury Strategy 2025/26 (Pages 51 - 98)

### 7. Authority to Dispose of Assets by Sale (Pages 99 - 120)

To move that under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during the discussion of item 7, Appendix B on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the said Act.

### 8. Parking Strategy 2025 (Pages 121 - 241)

### 9. Call for Sites - Update (Pages 242 - 643)

### 10. Urgent Business

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

# Agenda Item 3

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## MINUTES OF A MEETING OF THE EXECUTIVE HELD IN THE COUNCIL CHAMBER, WALLFIELDS, HERTFORD ON TUESDAY 7 JANUARY 2025, AT 7.00 PM

### PRESENT:

Councillors B Crystall, M Goldspink,  
C Brittain, A Daar, S Hopewell and T Hoskin.

### ALSO PRESENT:

Councillors B Deering and C Redfern.

### OFFICERS IN ATTENDANCE:

Mathew Crosby	- Interim Head of Strategic Finance
Katie Mogan	- Democratic and Electoral Services Manager
James Ellis	- Head of Legal and Democratic Services and Monitoring Officer
Jonathan Geall	- Head of Housing and Health
Helen Standen	- Interim Chief Executive

### 1 APOLOGIES

Apologies were received from Councillors Dumont, Glover-Ward and Wilson.

### 2 LEADER'S ANNOUNCEMENTS

The Leader reminded Members and Officers that the meeting was being webcast.

### 3 MINUTES - 19 NOVEMBER 2024

Councillor Hoskin proposed, and Councillor Brittain seconded a motion that the Minutes of the meeting held on 19 November 2024 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 19 November 2024 be approved as a correct record and signed by the Leader.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 DRAFT BUDGET 2025/26 AND MEDIUM TERM MEDIUM-TERM FINANCIAL PLAN 2025-2035

The Executive Member for Financial Sustainability presented the Draft Budget 2025/26 and Medium-Term Financial Plan (MTFP) 2025-2035 report. He said that there was uncertainty over the future of East Herts Council following the government's Devolution White Paper, but it still had a requirement to produce a balanced budget.

The Executive Member for Financial Sustainability said that there was now a greater understanding around the government settlement to the council but the grant to cover the increase in National Insurance contributions was unknown but expected to fall short of what was required. He said the council had a balanced budget for 2025/26 but beyond this there were significant savings to be made.

The Executive Member for Financial Sustainability said there was a £2 million budget gap in October 2024 and savings had been identified through £1.46 million of officer delegated savings and £492,000 of Member recommended savings. Savings proposals that had been accepted and rejected by the Executive were shown in

the appendices.

The Executive Member for Financial Sustainability said that there had been some changes to the MTFP as described under paragraph 1.6 – 1.9 of the report. He said that further work would be undertaken on the MTFP to generate more savings and there was a proposal to increase council tax by 2.98%, the maximum allowed without a referendum. He said that ongoing pressures of high interest rates and a lack of government funding left the council with little choice. The budget required all planned savings to be realised and £164k had been drawn down from reserves with no plan to add to it.

Councillor Brittain proposed that the recommendations in the report be supported. Councillor Hoskin seconded the proposal.

Councillor Crystall thanked officers for their work in helping to prepare the budget in a challenging financial year.

Councillor Deering echoed the Leader's appreciation to those involved in the budget. He referred to Table 3 in the report which related to the increase in the garden waste charge. He said this was under the savings section but would be an increase for residents. He asked how this linked with the proposed North Herts charge in the shared service.

Councillor Brittain said that although it was an increase to residents, it reflected a saving to the council as there was a net income. North Herts were consulted when deciding on a charge but due to East Herts' challenging financial position, there was no choice but to increase by £10. He said that this also brought the council into line with neighbouring authorities, and it had not increased since 2021.

Councillor Deering felt that explaining the increased charge as a saving was disingenuous and wanted to see

more accurate terminology when the budget was presented to Full Council. He said that North Herts were proposing an increase that was less and asked why East Herts were proposing a greater increase.

Councillor Brittain said that there was not a requirement for both councils to have the same charge and they had tried to align the cost, but circumstances had meant that East Herts had to increase by £10.

Councillor Deering said that North Herts were increasing the charge by £6. He said that residents might find it difficult to understand why the charges were different when it was a shared service across the two councils.

Councillor Brittain said that he understood Councillor Deering's point but both councils had different financial positions.

Councillor Hoskin said that the garden waste charge was a commercial offering, and residents could choose whether they paid for the service or not and this charge was not being imposed on residents.

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 Executive requests the Audit and Governance Committee to consider the savings proposals and advise Executive of any significant issues they believe may arise;

**(B)** the Executive delegate to the Interim Head of Strategic Finance, in consultation with the Executive Member for Financial Sustainability, the authority to amend the proposed budget and medium-term financial plan to be put to Audit and Governance Committee on 29 January 2025 in order to reflect the Local Government Finance Settlement and other emerging information, so that

the committee can consider the most complete and up to date information.

6 CAPITAL RECEIPTS PROGRAMME - AUTHORITY TO DISPOSE OF ASSETS BY SALE

The Executive Member for Financial Sustainability presented the Capital Receipts Programme report and said that the report was seeking authority for greater flexibility to officers regarding the sale of the assets approved at the Executive meeting in October 2024, alongside a further set of proposals. He said that the disposal of these assets would mean the council could pay down more debt, reducing the interest burden on the council.

Councillor Brittain proposed that the recommendations in the report be supported. Councillor Hoskin seconded the proposal.

Councillor Deering referred to the proposal to dispose of the Southern Maltings site and asked for reassurance that the council had been advised on its value by independent external consultants.

The Interim Deputy Chief Executive said the value of the asset was in the exempt appendix and the valuations had been led by the property team which included qualified valuers and they sought advice when needed.

Councillor Deering said that there were different ways of valuing assets and being valued as an Arts Centre would have a bearing on its value, but a commercial site would have a different value.

The Interim Deputy Chief Executive said that the basis of the valuation was described in paragraph 3.2 of the report and the nature of the lease was a continued use of the building as a commercial arts centre and preserving it for continued community use.



Councillor Deering wondered whether it was an appropriate valuation when dealing with taxpayers' money. He said there was a significant difference in the value of an arts centre and land that could be developed in a central location.

Councillor Brittain said he understood the point about a difference in valuation but there was a value to the community in having an arts centre. He said that Ware residents would probably rather see an arts centre in the community. Ware Town Council had expressed an interest in purchasing it and preserve as a community arts centre.

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 assets approved for disposal by the Executive at its meeting of 1st October 2024, as listed in paragraph 1.1, be sold by any means that will achieve best consideration for the council, with the decision on the means of disposal used for each site delegated to the Head of Housing, Health and Property;

(B) Southern Maltings, Ware be let on a 99 year lease to Ware Town Council for the consideration in the EXEMPT Appendix B;

(C) land at Hawthorn Close, Hertford be disposed of for best consideration, with authority to determine the means of disposal delegated to the Head of Housing, Health and Property;

(D) land at Park Road, Ware be disposed of for best consideration, with authority to determine the means of disposal delegated to the Head of Housing, Health and Property;

(E) the property at 34 Queen's Road Ware be

disposed of for best consideration with the receipt being recycled into the council's commuted sums reserve for affordable housing and the authority to determine the means of disposal delegated to the Head of Housing, Health and Property.

7 URGENT BUSINESS

There was no urgent business.

The meeting closed at 7.25 pm

Chairman .....

Date .....

## **East Herts Council Report**

### **Executive**

**Date of meeting: Tuesday 11 February 2025**

**Report by:** Councillor Carl Brittain – Executive Member for Financial Sustainability

**Report title:** Budget 2025/26 & Medium Term Financial Plan 2025-2035

**Ward(s) affected: (All Wards);**

**Summary** – This report sets out the revised Medium Term Financial Plan (MTFP) and savings proposals to balance the 2025/26 budget. The Local Government Finance Settlement was published on 18<sup>th</sup> December, the impact of the finance settlement is included in the report. The MTFP is based on the latest intelligence around government funding for 2025/26.

The report presents a balanced budget for 2025/26 (with a small £6k surplus), there are a number of risks associated with this budget which will be discussed in the upcoming paragraphs. Delivery of the officer delegated and Executive recommended savings and income generation plans are key to balancing the budget.

The base case MTFP was shared with Executive in October 2024, this version showed a budget gap of circa £2m. Base budgets, statutory and non-statutory services have been reviewed and savings options considered and discussed at both Leadership Team meetings and joint meetings with Executive. Proposals to mitigate forecast budget gap of £2m are detailed within the report.

The 2025-2035 Capital programme reflects the Councils Capital strategy and the statutory guidance that debt should remain below the Capital Financing Requirement. The Council is compliant with this guidance, however there is no scope for further borrowing above the levels proposed in the current capital programme.

## RECOMMENDATION FOR EXECUTIVE:

- a) Recommend to Full Council; to approve the budget and Medium Term Financial Plan at Appendix A, savings programme at Appendix C, Capital Programme at Appendix D, Fees and Charges at Appendix E and increase Council Tax by 2.98%, which will result in a Band D Council Tax increase of £5.82 to £201.04 per year.

### 1.0 2025/26 Budget & MTFP

1.1 The Medium Term Financial Plan (MTFP) approved by Council in February 2024 and amended in October 2024 has been updated to reflect the current known position following the draft Local Government Finance Settlement issued on 18<sup>th</sup> December 2024 and estimates of expected budget position. The MTFP is shown in Appendix A. Table 1 below shows the summary position

<b>Table 1: Summary MTFP as at 10/01/2025</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>
	£'000	£'000	£'000	£'000
Net Cost of Services	19,266	19,142	19,860	20,809
Corporate Budgets	4,440	4,001	3,987	3,886
Savings plans	(3,409)	(4,222)	(5,210)	(5,420)
Government funding	(7,008)	(3,564)	(3,619)	(3,621)
Council Tax	(13,131)	(13,625)	(14,138)	(14,669)
Contributions to/from reserves	(164)	-	-	-
<b>Net Budget position</b>	<b>(6)</b>	<b>1,732</b>	<b>880</b>	<b>984</b>

1.2 The updated MTFP shows a balanced budget for 2025/26, with a small surplus of £6k, the paragraphs that follow detail the updates that have been made to the 2025/26 position since October 2024. The updated MTFP also shows that further work will be required to bridge the identified gaps for 2026/27 onwards – this work is ongoing.

1.3 Leadership Team, in conjunction with senior managers, presented savings options to the Executive in joint meetings to address the

budget gap forecast in the MTFP. At these meetings consideration was given to statutory and non- statutory services that the council provides and how services are delivered.

1.4 These savings options fall into 2 categories, those under officer delegation and those for Executive recommendation. The savings plans total, as per table 1, £3.4m. Of these £1.582m are under officer delegation as shown in table 2 and Appendix B.

<b>Table 2: Savings implemented under officer delegation</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>
	£'000	£'000	£'000	£'000
<i>Approved as part of 2024/25 budget setting</i>	<i>(122)</i>	<i>(1,335)</i>	<i>(1,985)</i>	<i>(1,985)</i>
Savings proposed by Leadership Team – Dec 2024				
- Contractual changes	(937)	(1,137)	(1,137)	(1,137)
- Vacancy management	(337)	(421)	(421)	(421)
- General efficiencies	(128)	(128)	(128)	(128)
- Transformation	(58)	(88)	(103)	(103)
<b>Total officer delegated savings</b>	<b>(1,582)</b>	<b>(2,125)</b>	<b>(2,140)</b>	<b>(2,140)</b>

1.4.1 The savings proposals in place under officer delegation have fully worked up proposals to support, which will be shared following consultation with officers.

1.5 A range of savings options and income generation proposals were presented for Member consideration, those proposed to be taken forward total £1.827m, of this total £492k are new proposals for 2025/26 with the balance already approved as part of the 2024/25 budget setting process. These are shown in table 3 and Appendix C.

<b>Table 3: Executive recommended savings</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>
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<b>&amp; Income generation proposals</b>				
	£'000	£'000	£'000	£'000
<i>Approved as part of 2024/25 budget setting</i>	<i>(1,335)</i>	<i>(1,335)</i>	<i>(1,985)</i>	<i>(1,985)</i>
<b><i>Executive member decisions in 2024/25</i></b>				
<i>Proposed increase Garden Waste charges by £10 to £59</i>	<i>(300)</i>	<i>(300)</i>	<i>(300)</i>	<i>(300)</i>
<b>Savings proposed 2025/26 budget setting</b>				
- Retender of ground maintenance contract	-	-	(50)	(50)
- Increase Garden Waste charges annually by contract inflation	-	(30)	(60)	(90)
- Reduce contribution to HGGT	(15)	(15)	(15)	(15)
- Reduce member training budget	(10)	(10)	(10)	(10)
- Community grants - reduction	(30)	(30)	(30)	(30)
- Millstream property disposals	(63)	(190)	(253)	(253)
- New approach to partnerships	(74)	(147)	(147)	(147)
- Customer services, review receptions	-	(40)	(40)	(40)
- Transformation	-	-	(180)	(360)
<b>Total Executive recommended savings &amp; income generation 2025/26</b>	<b>(192)</b>	<b>(462)</b>	<b>(753)</b>	<b>(945)</b>
<b>Total Executive recommended savings &amp; income generation</b>	<b>(1,827)</b>	<b>(2,097)</b>	<b>(3,070)</b>	<b>(3,280)</b>

1.5.1 All options for Executive consideration are shown in Appendix C, including those that have been rejected as part of the 2025/26 budget setting.

1.5.2 Delivery of all savings proposed is vital to ensure that the authority can meet its commitments. Robust monitoring of the savings plan, early identification of risks and proposals for future savings and transformation will be carried out by Leadership Team.

## **1.6 Net Cost of services - updated figures**

### **1.6.1 Extended Producer Responsibility**

Confirmation from government was received on 2<sup>nd</sup> December 2024 that East Herts would receive £1.4m in 2025/26 in respect of the extended producer responsibility scheme, this is to compensate councils for managing packaging waste collected from households. No assumption was made in the MTFP previously as the amounts were unknown.

### **1.6.2 BEAM budget contribution**

A review of the business plan for BEAM has been undertaken by external consultants. The net cost of services has been updated with a reduced surplus position from £1.8m to £200k in 2025/26. Any overachievement against this base position will be transferred to reserves.

### **1.6.3 Pay award 2024/25 & Salaries**

The 2024/25 pay award was agreed in October 2024 at a lower rate than was included in the budget. A reduction of £200k in the 2025/26 base budget has been accounted for in the net cost of services. All salary budgets have been updated in line with current scale point and appointments made in 2024/25. A 3% pay award has been assumed in 2025/26 and all future years.

### **1.6.4 Employers National Insurance**

Following the announcement of an increase from 13.8% to 15% in employers national insurance contributions as part of the 2024 Autumn Budget an increase of £347k has been built into the net cost of services figures. The government has announced an additional £515m for local authorities in compensation of National Insurance Contributions as part of the 2025/26 local government finance settlement. The exact amount that East Herts will receive is still uncertain, included in the MTFP is an assumption of £179k (51% of the additional cost forecast). Officers are working with contractors to ascertain the impact that the increase in national insurance contributions will have on the cost of contracts.

#### **1.6.5 Business Rates – Charringtons House**

A budget has been built in to cover ongoing pressure in respect of business rates liability at Charringtons House, these are £300k in 2025/26 reducing to £150k in 2026/27.

#### **1.6.6 Capital Expenditure charged to a revenue account**

The previous version of the MTFP included a budget of £550k for capital expenditure charged to a revenue account, this has been reduced to £50k in line with the reduced capital programme.

### **1.7 Corporate Budgets**

#### **1.7.1 Minimum Revenue Provision (MRP)**

The budget in the MTFP hasn't been adjusted at present as a review of the Councils MRP policy is currently underway. Any identified savings will be set aside to the interest equalisation reserve to cover reduction in principal amount invested in property funds.

#### **1.7.2 Interest payable on loans & investment income**

Both lines have remained the same in the MTFP as they are currently being reviewed, in line with MRP any savings identified will be set aside to the interest equalisation reserve to cover reduction in principal amount invested in property funds.



### 1.7.3 Fees and Charges

The fees and charges schedule is included as Appendix E. All fees and charges have been reviewed by officers and increased, where applicable, in line with the councils fees and charges policy for cost recovery.

## 1.8 Government Funding & Council Tax increase

**1.8.1** All assumptions regarding government funding have been reviewed and updated in line with latest guidance from LG futures and the Local Government Finance Settlement which was published on 18<sup>th</sup> December 2024.

**1.8.2** The MTFP includes a 2.98% increase in council tax for 2025/26 and all future years. For 2025/26 this gives a band D council tax of £201.04.

## 1.9 Capital Programme

**1.9.1** The 2025/26 – 2034/35 Capital programme and capital funding is shown in Appendix D and a summary in Table 4

<b>Table 4: Capital Programme &amp; Capital Funding</b>	2024/25 Forecast Outturn	2024/25 Carry forward	2025/26 Estimate	2026/27 Estimate
Capital Expenditure	£'000	£'000	£'000	£'000
Land & Buildings	5,554	1,150	1,535	2,195
Infrastructure	262	-	-	-
Vehicles & Equipment	450	7,835	8,260	300
Community Assets	1,252	-	-	-
Transformation	-	-	500	500
Contingency	-	-	250	250
<b>Total capital expenditure</b>	<b>7,518</b>	<b>8,985</b>	<b>10,545</b>	<b>3,245</b>
<b>Capital Funding</b>				
External borrowing	(3,291)	-	(7,898)	-
Capital receipts	(206)	-	(1,400)	(3,245)
S106	(599)	-	(1,247)	-
Capital grants applied	(422)	-	-	-
Reserve funded	(3,000)	-	-	-
<b>Total capital funding</b>	<b>(7,518)</b>	<b>-</b>	<b>(10,545)</b>	<b>(3,245)</b>

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**1.9.2** The capital programme presented is much reduced from previous years in line with the completion of major schemes. The capital programme has been prepared by Leadership Team and is the maximum that is affordable for the authority, there is no scope within the councils Capital Financing Requirement for any additional unfunded schemes.

**1.9.3** The majority of the carry forward budgets relate to the purchase of vehicles and equipment and adjustments to Buntingford Depot required for the new waste contract that commences in May 2025. The purchase of these is now scheduled to take place in quarter one of 2025/26.

**1.9.4** The council has received section 31 grant from DEFRA to fund the purchase of food waste bins and food waste collection vehicles. In 2025/26 £1.2m will be utilised. The balance of the funding for these vehicles will come from external borrowing and capital receipts. The Minimum Revenue Provision (MRP) in relation to these assets will, in line with the councils MRP policy, be straight line over the assets useful life, of 8 years. This gives a MRP requirement of c£838k per year.

**1.9.5** The officer asset management group is reviewing assets that are proposed for disposal, with the view to accelerate disposal of assets in order to reduce the cost of borrowing and the future MRP charges to the council. For each £1m of borrowing the Council enters into there is a revenue cost of at least 8%

**1.9.6** The only capital schemes that are proposed from 2027/28 onwards are for investment in operational assets and IT, both of these are currently under review and will form part of the 2026/27 budget and MTFP report.

## **2.0 Uncertainty**

**2.1** The figures in the current MTFP are based on the best information available at the time of writing the report. The Local Government Finance settlement was received on 18<sup>th</sup> of December, and increase to

the Revenue Support Grant has been included in the MTFP. There is still uncertainty about the grant relating to Employees National Insurance contributions.

**2.2** Although this appears to be a balanced budget the underlying need to deliver every saving cannot be stressed too much. There is a high risk that these savings may not materialise and there is a limited amount of reserves, that could be utilised to support any shortfall in savings.

**2.3** In the MTFP 2026/27 onwards is showing a budget gap of £1.7m. Transformation and savings proposals will need to be developed to bridge this budgetary gap.

### **3.0 Reason(s)**

3.1 The Council is required to set a balanced budget each year. The Local Government Finance Act 1992 required the council to estimate revenue expenditure and income for the forthcoming year from all sources, together with contributions from reserves, in order to determine a net budget requirement to be met by government grant, Business Rates and Council Tax.

### **4.0 Options**

4.1 Given the financial outlook there are limited options available to ensure a balanced budget. Any growth will need to be balanced with savings and any shortfall from the limited reserves the council holds.

### **5.0 Risks**

5.1 Risk and known uncertainties are highlighted in the body of the report.

### **6.0 Implications/Consultations**

6.1 The council is required to consult with Business Ratepayers under s.34 Local Government Finance Act 1988.

6.2 The budget papers will be available on line for residents to view.

6.3 A meeting of the Joint Scrutiny Committees was held on 28 February 2025, comments raised are shown in Appendix F along with Executive member response.

### **Community Safety**

The budget underpins delivery of the council's policies and priorities in relation to community safety.

### **Data Protection**

None directly arising from this report.

### **Equalities**

The Council has a statutory duty under the Equalities Act 2010, in particular s149. This includes the requirements on the Council to have due regard to the need to eliminate discrimination and harassment, to advance equality of opportunity, to foster good relations and to remove or minimise disadvantages suffered by persons who share protected characteristics. Compliance with these duties in the Equalities Act does permit the Council to treat some persons more favourably than others, but only to the extent that such conduct is not otherwise prohibited. In setting the budget, decisions on some matters may be particularly relevant to the discharge of this duty, particularly fees and charges concessions and an equalities impact assessment will be undertaken to assess and ensure compliance with this duty

### **Environmental Sustainability**

The budget underpins delivery of the council's policies and priorities in relation to the environmental and sustainability areas.

### **Financial**

All financial implications are contained within the report.

### **Health and Safety**

None directly arising from this report.

### **Human Resources**

The budget provides provision of a pay award for up to 3% in 2025/26, the actual award is subject to national NJC negotiations.

## **Human Rights**

None directly arising from this report.

## **Legal**

The council is required to set a balanced budget each year. The Local Government Finance Act 1992 (as amended by the Localism Act 2011) requires the council to estimate revenue expenditure and income for the forthcoming year from all sources, together with government grant and contributions from reserves, in order to determine a basic Council Tax Requirement.

Section 25 of the Local Government Act 2003 requires the Chief Finance Officer to report on the robustness of the estimates and adequacy of reserves to the council when it is considering the budget.

## **Specific Wards**

No

## **7.0 Background papers, appendices and other relevant material**

7.1 Budget 2025/26 and Medium Term Financial Plan – 28 February 2024 Council Meeting

7.2 Budget 2025-26 and Medium Term Financial Plan (MTFP) 2025-2035 Preparation – 1 October 2024 Executive

7.3 Draft Budget 2025-26 and Medium Term Financial Plan - 7 January 2025 Executive

7.4 Appendices

Appendix A	Medium Term Financial Plan
Appendix B	Savings implemented under officer delegation
Appendix C	Executive recommended savings & Income generation proposals
Appendix D	Capital Programme & Capital Funding
Appendix E	Fees and Charges 2025/26
Appendix F	Comments from the Joint meeting of Scrutiny Committees 29/01/2025

**Contact Member**

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Executive Member for Financial Sustainability

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## General Fund Revenue Budget and Medium Term Financial Plan 2025/26 to 2034/35

2024/25 £000	Cost of Services	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/30 £000	2030/31 £000	2031/32 £000	2032/33 £000	2033/34 £000	2034/35 £000
362	Chief Executive's Office	382	393	405	417	428	441	454	467	480	493
1,626	Communications, Strategy & Policy	2,060	2,111	2,164	2,218	2,273	2,330	2,388	2,447	2,507	2,568
2,400	Housing and Health	2,186	2,257	2,330	2,404	2,480	2,559	2,640	2,724	2,811	2,901
2,718	Operations	3,308	3,202	3,565	3,779	3,980	4,192	4,415	4,650	4,898	5,159
(548)	Hertford Theatre	(200)	(300)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)
2,345	Planning & Building Control	2,456	2,535	2,615	2,698	2,783	2,871	2,962	3,056	3,153	3,253
995	Shared Revenues & Benefits Service	966	1,025	1,086	1,148	1,213	1,280	1,351	1,426	1,505	1,588
2,822	IT Shared Service	3,038	2,720	2,822	2,928	3,038	3,152	3,270	3,392	3,519	3,651
1,597	Legal & Democratic Services	1,523	1,570	1,619	1,668	1,719	1,771	1,825	1,881	1,939	1,999
595	Human Resources & Org Development	657	670	683	697	710	724	738	752	766	780
2,394	Strategic Finance & Property	2,730	2,718	2,812	3,062	3,324	3,608	3,917	4,252	4,616	5,011
1,019	Centrally Managed Costs	260	260	260	260	260	260	260	260	260	260
(150)	Revenue Costs Capitalised	(150)	(70)	(50)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
4,739	Capital Expenditure Charged to a Revenue Account	50	50	50	50	50	50	50	50	50	50
22,914	Net Cost of Services	19,266	19,142	19,860	20,809	21,738	22,718	23,750	24,837	25,984	27,193

2024/25 £000	Corporate Budgets	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/30 £000	2030/31 £000	2031/32 £000	2032/33 £000	2033/34 £000	2034/35 £000
(50)	Fees and Charges Annual Review	(100)	(150)	(200)	(250)	(300)	(350)	(400)	(450)	(500)	(550)
1,032	Minimum Revenue Provision	1,634	1,702	1,786	1,786	1,786	1,786	1,786	1,786	1,786	1,786
2,955	Interest Payable on Loans	3,269	2,612	2,514	2,463	2,351	2,239	2,127	2,015	1,903	1,903
(1,200)	Investment Income	(1,000)	(800)	(750)	(750)	(750)	(750)	(750)	(750)	(750)	(750)
637	Pension Fund Deficit Contribution	637	637	637	637	637	637	637	637	637	637
3,374	Total Corporate Budgets	4,440	4,001	3,987	3,886	3,724	3,562	3,400	3,238	3,076	3,026

(1,103)	Savings implemented under existing delegations	(1,582)	(2,125)	(2,140)	(2,140)	(2,140)	(2,140)	(2,140)	(2,140)	(2,140)	(2,140)
(83)	Executive Savings approved 2024/25 budget round	(1,335)	(1,335)	(1,985)	(1,985)	(1,985)	(1,985)	(1,985)	(1,985)	(1,985)	(1,985)
0	Executive Recommended savings proposals - 2025/26	(492)	(762)	(1,085)	(1,295)	(1,295)	(1,295)	(1,295)	(1,295)	(1,295)	(1,295)

25,102	Total Costs	20,297	18,921	18,637	19,274	20,041	20,860	21,730	22,655	23,640	24,799
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2024/25	Government Funding & Council Tax	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
£000		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
(4,294)	Retained Business Rates - Business Rates	(5,092)	(3,149)	(3,202)	(3,202)	(3,202)	(3,202)	(3,202)	(3,202)	(3,202)	(3,202)
(1,697)	New Homes Bonus Grant	(1,193)	0	0	0	0	0	0	0	0	0
(111)	Revenue Support Grant	(141)	(143)	(145)	(147)	(148)	(150)	(152)	(154)	(156)	(158)
(1,999)	General Government Grants	(403)	(272)	(272)	(272)	(272)	(272)	(272)	(272)	(272)	(272)
0	NI grant	(179)									
(1,501)	New Burdens Funding - food waste collection										
(12,652)	Council Tax Demand on the Collection Fund	(13,131)	(13,625)	(14,138)	(14,669)	(15,219)	(15,789)	(16,380)	(16,992)	(17,625)	(18,282)
(500)	Collection Fund (Surplus)/Deficit										
(22,754)	Total Government Funding & Council Tax	(20,139)	(17,189)	(17,757)	(18,290)	(18,841)	(19,413)	(20,006)	(20,620)	(21,255)	(21,914)
2,348	Net Budget before Reserves movements	158	1,732	880	984	1,200	1,447	1,724	2,035	2,385	2,885
2024/25	Contributions to/(from) Reserves	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
£000		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
652	Contributions to Earmarked Reserves	0	0	0	0	0	0	0	0	0	0
(3,000)	Contributions (from) Earmarked Reserves	(164)	0	0	0	0	0	0	0	0	0
	Contributions to General Fund										
	Contributions (from) General Fund										
(2,348)	Total Contributions to/(from) Reserves	(164)	0	0	0	0	0	0	0	0	0
0	Net Budget Position	(6)	1,732	880	984	1,200	1,447	1,724	2,035	2,385	2,885



**Savings implemented under existing delegations**

Service	Description	2025/26	2026/27	2027/28	2028/29
		£'000	£'000	£'000	£'000
<b>Approved as part of 2024/25 budget setting</b>					
Corporate	Senior Management Restructure	- 250	- 250	- 250	- 250
Revenues & Benefits	Shared Revenues and Benefits Service Review	- 25	- 225	- 225	- 225
Communications, Strategy & Policy	Leisure Project Manager	- 30	- 30	- 30	- 30
Communications, Strategy & Policy	Avoidable contacts	- 24	- 24	- 24	- 24
Property	Wallfields	- 157	- 186	- 186	- 186
<b>Total approved as part of 2024/25 budget setting</b>		<b>- 486</b>	<b>- 715</b>	<b>- 715</b>	<b>- 715</b>

<b>Adjustments required following unachievement of savings built in to base budgets 2024/25</b>					
Corporate	Ban on overtime	164	164	164	164
Property	Wallfields	200	200	200	200
<b>Total adjustments</b>		<b>364</b>	<b>364</b>	<b>364</b>	<b>364</b>

<b>Budget Adjustments &amp; Savings proposed by Leadership Team - December 2024</b>					
	Contractual changes	- 937	- 1,137	- 1,137	- 1,137
	Vacancy management	- 337	- 421	- 421	- 421
	General efficiencies	- 128	- 128	- 128	- 128
	Transformation	- 58	- 88	- 103	- 103
<b>Total Officer delegated savings - Dec 2024</b>		<b>- 1,460</b>	<b>- 1,774</b>	<b>- 1,789</b>	<b>- 1,789</b>

<b>Total 2025/26 officer delegated savings</b>		<b>- 1,582</b>	<b>- 2,125</b>	<b>- 2,140</b>	<b>- 2,140</b>
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## Executive recommended savings & income generation proposals

Service	Description	2025/26	2026/27	2027/28	2028/29
		£'000	£'000	£'000	£'000
<b>Approved as part of 2024/25 budget setting</b>					
Corporate	Innovation Corridor	- 10	- 10	- 10	- 10
Corporate	Digital Innovation Zone	- 10	- 10	- 10	- 10
Corporate	Visit Herts	- 5	- 5	- 5	- 5
Corporate	Advertising	- 20	- 20	- 20	- 20
Corporate	Asset Disposals *	- 528	- 528	- 528	- 528
Operations	Invest to Save - Refuse Contract Vehicle Financing	- 200	- 200	- 200	- 200
Operations	Civil Parking Enforcement	- 1,750	- 1,750	- 1,750	- 1,750
<b>Total approved 2024/25</b>		<b>- 2,523</b>	<b>- 2,523</b>	<b>- 2,523</b>	<b>- 2,523</b>

<b>Reductions to 2024/25 approved savings</b>					
Planning	HGGT joint Committee	10	10	10	10
Corporate	Asset Disposals *	528	528	528	528
Operations	Civil Parking Enforcement	650	650	-	-
<b>Total reductions</b>		<b>1,188</b>	<b>1,188</b>	<b>538</b>	<b>538</b>

<b>Total savings approved by Executive 2024/25</b>		<b>- 1,335</b>	<b>- 1,335</b>	<b>- 1,985</b>	<b>- 1,985</b>
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### 2025/26 Executive recommended savings

Operations	Retender of ground maintenance contract	-	-	- 50	- 50
Operations	Increase Garden Waste charges annually by contract inflation	-	- 30	- 60	- 90
Planning	Reduce contribution to HGGT	- 15	- 15	- 15	- 15
Legal & Democratic	Reduce Member training budget	- 10	- 10	- 10	- 10
Housing & Health	Community grants - reduction	- 30	- 30	- 30	- 30
Corporate	Millstream property disposals	- 63	- 190	- 253	- 253
	New approach to partnerships	- 74	- 147	- 147	- 147
Corporate					
Communications, Strategy & Policy	Customer Services - review receptions	-	- 40	- 40	- 40
Communications, Strategy & Policy	Transformation	-	-	- 180	- 360
<b>2025/26 Executive Recommended savings</b>		<b>- 192</b>	<b>- 462</b>	<b>- 785</b>	<b>- 995</b>

### Executive member decisions in 2024/25

Operations	Increase Garden Waste charges by £10 to £59	- 300	- 300	- 300	- 300
<b>2025/26 Income generation proposals</b>		<b>- 300</b>	<b>- 300</b>	<b>- 300</b>	<b>- 300</b>

### 2025/26 Executive Rejected savings

Planning	Limited the planning enforcement resource to compliance	-233	-233	-233	-233
Planning	Reduce Enforcement officer resource from 3 to 1	-140	-140	-140	-140
Planning	Reduce Enforcement officer resource from 3 to 2	-67	67	67	67
Housing & Health	Citizens Advice - stop grant	-100	-100	-100	-100
Housing & Health	Citizens Advice - reduce grant	-30	-30	-30	-30
Housing & Health	Citizens Advice - reduce grant	-60	-60	-60	-60
Housing & Health	Delete Licensing Enforcement function	-63	-63	-63	-63
Housing & Health	Reduction current 1.3 FTE Licensing Enforcement Officers to 1 FTE	-15	-15	-15	-15
Communications, Strategy & Policy	Communications - reduce service to minimum	-103	-103	-103	-103
Housing & Health	Staff paying for car park	-3	-5	-5	-5
Legal & Democratic	Land charges searches - charge for fast track service	-2	-2	-2	-2

\* Asset Disposals. As part of the 2024/25 budget setting process a schedule of assets to be disposed was proposed. Delays in the disposal of assets has resulted in the £528k revenue saving not being achieved for 2025/26. The programme for asset disposals is under review by officer led asset management group.

EAST HERTS DISTRICT COUNCIL CAPITAL PROGRAMME 2025/26 TO 2034/35

APPROVED SCHEMES	2023/24 Unaudited Outturn £000	2024/25 Forecast Outturn £000	Carry forward	2025/26 Estimate £000	2026/27 Estimate £000	2027/28 Estimate £000	2028/29 Estimate £000	2029/30 Estimate £000	2030/31 Estimate £000	2031/32 Estimate £(000)	2032/33 Estimate £(000)	2033/34 Estimate £(000)	2034/35 Estimate £(000)	Scheme Total from 2025/26 £000
<b>Land and Buildings</b>														
Investment in operational assets	57	589	-	350	350	*	*	*	*	*	*	*	*	700
Buntingford Depot	-	-	800	800	-	-	-	-	-	-	-	-	-	800
BEAM	-	4,815	-	-	-	-	-	-	-	-	-	-	-	-
ORL - Main Scheme	-	150	-	175	175	-	-	-	-	-	-	-	-	350
Town Centre Regeneration - Public Square	-	-	-	30	1,500	-	-	-	-	-	-	-	-	1,530
URC Church Hall	-	-	170	-	170	-	-	-	-	-	-	-	-	170
Pinehurst Community Hall	-	-	180	180	-	-	-	-	-	-	-	-	-	180
<b>Total Land and Buildings</b>	<b>57</b>	<b>5,554</b>	<b>1,150</b>	<b>1,535</b>	<b>2,195</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,730</b>
<b>Infrastructure</b>														
Bridge	-	262	-	-	-	-	-	-	-	-	-	-	-	-
	-	<b>262</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Vehicles and Equipment</b>														
ICT Rolling programme	116	450	-	450	300	*	*	*	*	*	*	*	*	750
Refuse & Recycling - Cleansing vehicles	-	-	6,155	6,130	-	-	-	-	-	-	-	-	-	6,130
Refuse & Recycling - containers	-	-	1,680	1,680	-	-	-	-	-	-	-	-	-	1,680
<b>Total Vehicles and Equipment</b>	<b>116</b>	<b>450</b>	<b>7,835</b>	<b>8,260</b>	<b>300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,560</b>
<b>Community Assets</b>														
Replacement play equipment across the district	-	50	-	-	-	-	-	-	-	-	-	-	-	-
Bishops Stortford Castle Park - HLF	-	633	-	-	-	-	-	-	-	-	-	-	-	-
Hertford Castle Grounds - Development Phase - H	-	363	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Open Spaces	-	206	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Community Assets</b>	<b>-</b>	<b>1,252</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Transformation	-	-	-	500	500	-	-	-	-	-	-	-	-	1,000
Contingency	-	-	-	250	250	-	-	-	-	-	-	-	-	500
<b>TOTAL CAPITAL EXPENDITURE</b>	<b>173</b>	<b>7,518</b>	<b>8,985</b>	<b>10,545</b>	<b>3,245</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,290</b>
<b>FUNDED BY:</b>														
Borrowing (Internal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowing (External)	-	(3,261)	-	(7,898)	-	-	-	-	-	-	-	-	-	(11,159)
Capital Receipts	-	(236)	-	(1,400)	(3,245)	-	-	-	-	-	-	-	-	(4,881)
Capital Grants Applied	-	(599)	-	(1,247)	-	-	-	-	-	-	-	-	-	(1,846)
S106	-	(422)	-	-	-	-	-	-	-	-	-	-	-	-
Reserve funded	-	(3,000)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditure Charged to a Revenue Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CAPITAL PROGRAMME FUNDING</b>	<b>-</b>	<b>(7,518)</b>	<b>-</b>	<b>(10,545)</b>	<b>(3,245)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(21,308)</b>

\*Note: Investment in operational assets and ICT rolling programme are currently under review and will form part of the 2026/27 MTFP and budget

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

#### MISC DEVELOPMENT MANAGEMENT CHARGES

Copies of any documents		per black & white A4 side	0.15	0.16	n/a
Copies of any documents		per colour A4 side	0.03	0.33	n/a
Copies of any documents		per black & white A3 side	0.03	0.33	n/a
Copies of any documents		per colour A3 side	0.06	0.66	n/a
Copies of documents provided on an electronic disc		per disc provided	19.00	19.95	n/a
Historical Research (where records available)		per hour (or part)	96.00	100.80	n/a
Legal obligation agreements - confirmation of compliance by third parties or where the monitoring fee has not been paid		for first two hours, then per hour or part of hour after first two hours	94.00	98.70	n/a
Retrieval of externally stored microfilmed records		per hour (or part of) after first hour	5.00	45 per hour (or p	n/a

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

#### MINOR PRE-APPLICATION ADVICE

Householder proposals (written advice only)	Per request	208.33	218.75	S
Householder and Listed building advice (written advice only)	Per request	350.00	218.75	
<b>Heritage advice only (minor scheme where site is within curtilage of Listed Building)</b>	<b>Per request</b>		<b>450.00</b>	<b>S</b>
Small Commercial (written advice only)	Per request	416.67	454.80	S
Medium commercial (includes discretionary meeting)	Per request	833.33	909.59	S
Other commercial or simple change of use (written advice only)	Per request	250.00	272.88	S
Simple Adverts (written advice only)	Per request	166.67	181.92	S
10 or more adverts (written advice only)	Per request	583.33	636.71	S
Other non-residential not covered by the above (written advice only)	Per request	250.00	272.88	S
Creation of new residential unit (written advice only)	Per request	458.33	481.25	S
2-5 new residential units (includes meeting)	Per request	833.33	960.49	S
6-9 new residential units Includes meeting)	Per request	1,000.00	1,152.59	S

#### MAJOR PRE-APPLICATION ADVICE

Written advice & meeting

Residential 10-25 units	Per request	3,333.33	3,605.39	S
Residential 26-50 units	Per request	5,000.00	5,408.09	S
Residential 50 -100 units	Per request	7,500.00	8,112.13	S
Residential 100-200 units	Per request	12,500.00	13,520.22	S
Residential 200 units +	Per request	price on application	POA	S
Commercial scheme 1,000 - 5000m2	Per request	5,000.00	5,250.00	S
Commercial scheme 5,000 - 10,000m2	Per request	7,500.00	7,875.00	S
Commercial scheme 10,000m2	Per request	10,000.00	10,500.00	S
Commercial COU	Per request	2,000.00	2,100.00	S
Other non-residential advice on major applications not covered by the above	Per request	4,166.67	4,375.00	S
Other non-residential advice on major applications not covered by the above (no floor area)	Per request	500.00	525.00	S

#### MISCELLAENEOUS

<b>High Hedges (Part 8 of the Anti-social Behaviour Act 2003)</b>	<b>Per request</b>	515	700	
<b>Withdrawal of notice from Enforcement Register</b>	<b>Per request</b>		450	
<b>Discretionary Meeting</b>	<b>Additional to o</b>		200	
<b>Handling Fee for long-term invalid applications</b>	<b>Per application</b>		62	

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

**SELF-BUILD AND CUSTOM HOUSEBUILDING REGISTER**

Entry onto Part 1 of the Register (Individuals)		per request	0.00	150.00	S
Entry onto Part 2 of the Register (Individuals)		per request	133.00	150.00	S
Entry onto Part 1 of the Register (Groups and Associations)		per request	265.00 + 62.00 per individual	150 + 75 per individual	S
Entry onto Part 2 of the Register (Groups and Associations)		per request	105.00 + 62.00 per individual	150 + 75 per individual	S

## Parking

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

### PARKING

Off Street Resident Season Ticket - Port Vale			325.44	341.71	S
Off Street Resident Season Ticket - Crown Terrace			1,462.86	1,536.00	S
Off Street Resident Season Ticket - Baldock Street - Ware			1,143.82	1,201.01	S
On Street Resident Season Ticket - 1st Permit			75.00	75.00	OS
On Street Resident Season Ticket - 2nd Permit			150.00	150.00	OS
On Street Resident Season Ticket - 3rd Permit (only available where possible in B1 (Stansted Rd, BS), B2 (Dunmow Rd, BS), B3 (Windhill BS), B7 Chantry BS), W2 (Coronation Rd Ware))			150.00	150.00	OS
On Street Resident Season Ticket - Motorcycle permit			26.00	27.00	OS
On Street Resident Season Ticket - Contractor permit		per week	25.00	26.00	OS
On Street Resident Season Ticket - Business permit		per annum	424.00	424.00	OS
On Street Resident Season Ticket - Carers/ Special permits (discretionary)			43.00	45.00	OS
On Street Resident Season Ticket - Vistors Vouchers		per hour	0.16	0.17	OS
On Street Resident Season Ticket - Vistors Vouchers		per hour pensioners	0.08	0.08	OS
On Street Resident Season Ticket - Vistors Vouchers		Per Day	1.50	1.60	OS
On Street Resident Season Ticket - Vistors Vouchers		Per day pensioners	0.75	0.80	OS
On Street Resident Season Ticket - Vistors Vouchers		Per Week	3.20	3.40	OS
On Street Resident Season Ticket - Vistors Vouchers		Per week pensioners	1.60	1.70	OS
On Street Resident Season Ticket - Charge for Temporary Dispensation from Parking Restrictions			25.00	26.00	OS
On Street Residents Parking Permits - Folly Island - 2nd Permit			75.00	75.00	OS
Parking Northgate House		Per space per annum	1,000.00	1,050.00	OS
Bishop's Stortford market traders' tariff - Link Road		per Thursday or Saturday	4.60	4.80	S
Bishop's Stortford market traders' tariff - Apton Road		per Thursday or Saturday	4.60	4.80	S
Old London Road - Hertford - Coach / Lorry tariff		per visit	15.00	16.00	S

### ELECTRIC VEHICLE CHARGING

Fast chargers (up to 22 kWh)	Cost Recovery	per kWh	0.44	0.44	S
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## Markets

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

## MARKETS

Street Trading Enhanced (Commercial Markets)	Annual		437.00	437.00	OS
Street Trading Enhanced (Commercial Markets)	Quarterly			150.00	OS
Street Trading: Enhanced (Farmers Market)	Annual		437.00	437.00	OS
Additional stall: Enhanced (Farmers Market)			120.00	120.00	OS
Electricity - Cooking per trading day	per trading day		7.50	9.00	OS
Electricity - Lighting/tills only	per trading day		4.50	5.40	S
Electricity - Lighting/tills only	monthly trader		46.00	0.00	S
Electricity - Lighting/tills only	weekly trader		185.00	0.00	S

### VAT Key:

S - Standard (20%)

Z - Zero (0%)

E - Exempt

OS - Outside Scope of VAT





## Housing and Health

Basis of Charge	Unit of Charge	2024/25	Ex.	2025/26	Ex.	VAT
		Charge VAT		Charge VAT		
		£		£		

### ENVIRONMENTAL HEALTH LICENCES

Animal licences - Grant or renewal cost of one licensable activity	Cost Recovery	Every 1 to 3 years	507.00	532	OS
Animal licences - Grant or renewal cost per additional licensable activity	Cost Recovery	Every 1 to 3 years	267.00	280	OS
Animal licences - Hiring of horses annual inspection fee (plus hiring of horses additional charge below) (invoiced after each annual inspection)	Cost Recovery	Every 1 to 3 years	243.00	255	OS
Animal Licences - Hiring of horses additional charge per horse	Cost Recovery	Every 1 to 3 years	14.00	15	OS
Animal licences - Minor variation of a current licence (no site visit)	Cost Recovery	per variation	121.00	127	OS
Animal licences - Variation of a current licence (involving site visit) (plus vet fees)	Cost Recovery	per variation	274.00	288	OS
Animal licences - Re-evaluation of a licenced premises star rating (plus vet fees)	Cost Recovery	per inspection	375.00	394	OS
Animal Licences - 'arrangers fee' for one licensable activity	Cost Recovery	Every 1 to 3 years	507.00	558	OS
Zoos - New Licence (plus vet fees)	Cost Recovery	per 4 year registration	2,773.00	2912	OS
Zoos - Year 3 periodical inspection (plus vet fees)	Cost Recovery	per inspection	2,520.00	2646	OS
Zoos - Year 6 renewal licence inspection (plus vet fees)	Cost Recovery	per 6 years	2,554.00	2682	OS
Zoos - Transfer of Licence (plus vet fees)	Cost Recovery	per transfer	1,005.00	1055	OS
Dangerous Wild Animals (plus vet fees)	Cost Recovery	per 2 years	421.00	442	OS
Registration for Skin Piercing (Premises)	Cost Recovery	per business	252.00	265	OS
Registration for Skin Piercing (Person) - when registered at the time of premises registration	Cost Recovery	per person	14.00	15	OS
Registration for Skin Piercing (Person) - when registered after/independently of premises registration	Cost Recovery	per person or premises	181.50	191	OS
Registration for Peripatetic Skin Piercing	Cost Recovery	per business	264.00	277	OS
Update to an existing Skin Piercing registration (minor update not needing site visit). If visit needed see registration of premises and/or person cost	Cost Recovery	per update	88.00	92	OS
Replacement of any environmental health licence, FHRS sticker or registration certificate	Cost Recovery	per licence	28.50	30	OS
Mobile homes sites - fit and proper person checks (excluding DBS costs)	Cost Recovery	Per check	180.00	198	OS

### FOOD HYGIENE & SAFETY

Issue of certificate following surrender of food - first hour (plus disposal costs)	Cost Recovery	per hour or part	84.50	89	OS
Issue of certificate following surrender of food - additional hours (plus disposal costs)	Cost Recovery	per hour or part	56.00	59	OS
Food export health certificate (first hour)	Cost Recovery	per hour or part	87.00	91	OS
Food export health certificate (additional hours)	Cost Recovery	per hour or part	56.00	59	OS
Letter confirming food premises registration	Cost Recovery	per certificate	33.00	35	OS
Food Hygiene Rating Scheme Rescoring Visit	Cost Recovery	per visit	203.50	214	OS



## Housing and Health

Basis of Charge	Unit of Charge	2024/25	Ex.	2025/26	Ex.	VAT
		Charge		Charge		
		VAT		VAT		
		£		£		

### MISCELLANEOUS FEES & CHARGES

Contaminated Land/ additional land charge enquiry (simple land search)	Cost Recovery	per enquiry	82.50	87	OS
Contaminated Land/ additional land charge enquiry (detailed land search)	Cost Recovery	per enquiry	219.00	230	OS
Statement of fact for civil cases (first hour)	Cost Recovery	First hour or part	89.00	93	S
Statement of fact for civil cases (additional hour)	Cost Recovery	per hour or part	56.00	59	S
Processing Section 61 notice application	Cost Recovery	per enquiry	82.50	91	OS
Attendance at Exhumations (first hour)	Cost Recovery	First hour or part	89.00	93	OS
Attendance at Exhumations (additional hours)	Cost Recovery	per hour or part	56.00	59	OS
Public health burials (first hour)	Cost Recovery	First hour or part	87.00	91	OS
Public health burials (additional hour)	Cost Recovery	per hour or part	56.00	59	OS

### PRIVATE WATER SUPPLIES

Risk Assessment (first hour) (plus costs incurred by specialist inspector)	Cost Recovery	First hour or part	84.50	89	S
Risk Assessment (additional hour) (plus costs incurred by specialist inspector)	Cost Recovery	per hour or part	49.50	52	S
Risk Assessment (Desktop) - first hour	Cost Recovery	First hour or part	84.50	89	S
Risk Assessment (Desktop) - additional hours	Cost Recovery	per hour or part	49.50	52	S
Sampling Visit - first hour (plus analysis costs)	Cost Recovery	First hour or part	78.00	82	S
Sampling Visit - additional hours (plus analysis costs)	Cost Recovery	per hour or part	49.50	52	S
Sampling - Desktop review of results (first hour)	Cost Recovery	First hour or part	78.00	82	OS
Sampling - Desktop review of results (additional hours)	Cost Recovery	per hour or part	49.50	52	OS
Investigation - first hour (plus analysis costs)	Cost Recovery	First hour or part	78.00	82	OS
Investigation - additional hours (plus analysis costs)	Cost Recovery	per hour or part	49.50	52	OS
Granting of Authorisation -first hour	Cost Recovery	First hour or part	115.50	121	OS
Granting of Authorisation - additional hours	Cost Recovery	per hour or part	64.00	67	OS

### PRIVATE SECTOR HOUSING

Standards inspection for immigration	Cost Recovery	per inspection	191.00	201	S
Housing Notices (excluding any costs incurred for additional reports required to support notice service eg EICR, Structural Engineering Report, Damp Survey which will be charged separately)	Cost Recovery	fixed charge	429.00	450	OS
Housing Notices Recovery of cost to arrange for professional reports (plus professional costs)	Cost Recovery	per professional report	81.00	85	OS
Fixed penalty for failure to belong to an approved redress scheme		fixed charge	5,000.00	5000	OS



## Housing and Health

	Basis of Charge	Unit of Charge	2024/25 Charge VAT Ex.	2025/26 Charge VAT Ex.	VAT
			£	£	
Licence for a HMO with no more than 5 bedrooms - full fee upon application	Cost Recovery	per licence	1,311.00	1377	OS
Licence for a HMO with no more than 5 bedrooms - Part 1 Fee	Cost Recovery	per licence	1,059.00	1112	OS
Licence for an HMO - Part 2 Fee	Cost Recovery	per licence - final before issuing licence	279.50	293	OS
Additional bedrooms	Cost Recovery	each	27.50	29	OS
Renewal of HMO Licence - Full fee upfront.	Cost Recovery	per licence	1,090.00	1145	OS
Renewal of HMO Licence - Two-part fee - Part 1	Cost Recovery	per licence - initial at application	838.00	880	OS
Renewal of HMO Licence - Two-part fee - Part 2	Cost Recovery	per licence - final before issuing licence	279.50	293	OS
HMO Confirmation Letters for licensable HMOs after application has been received	Cost Recovery	per letter	33.00	35	OS
Housing Advice Visit	Cost Recovery	per visit	369.50	388	S

### OTHER LICENCES

Sex Establishments		per annum	3,760.00	3760	OS
Sex Establishments		per renewal	3,330.00	3330	OS
Sex Establishments		transfer	108.00	108	OS
Hypnotism Act 1952 - Occasional licensed premises			207.00	217	OS
Hypnotism Act 1952 - Occasional unlicensed premises			795.00	835	OS
Scrap Metal Site Licence		per licence granted	353.00	353	OS
Scrap Metal Site Licence		per licence renewed	263.00	263	OS
Scrap Metal Site Licence - Variation, Name Change, Change of Site		per change	63.00	63	OS
Scrap Metal Collectors Licence		per licence granted	320.00	320	OS
Scrap Metal Collectors Licence		per licence renewed	229.00	229	OS
Scrap Metal Collectors Licence - Variation, Name Change		per change	62.50	63	OS

### TAXI LICENSING

Private Hire vehicle (new) - 1 year		per new licence	307.50	308	OS
Private Hire vehicle (renewal) - 1 year		per renewal	287.00	287	OS
Vehicle - either Hackney Carriage or Private Hire (new) HC only - 1 year		per new licence	400.00	400	OS
Vehicle - either Hackney Carriage or Private Hire (renewal) HC only - 1 year		per renewal	318.00	318	OS
Dual Driver or Private Hire Driver (new) - 3 year			393.50	394	OS



## Housing and Health

	Basis of Charge	Unit of Charge	2024/25 Charge VAT Ex.	2025/26 Charge VAT Ex.	VAT
			£	£	
Dual Driver or Private Hire Driver (renewal) - 3 year			284.00	284	OS
Dual Driver or Private Hire Driver (new) - 1 year			343.00	343	OS
Dual Driver or Private Hire Driver (renewal) - 1 year			233.70	234	OS
Private Hire Operator - 5 year (new)			302.00	302	OS
Private Hire Operator - 5 year (renewal)			296.00	296	OS
Private Hire Operator - 1 year (new)			266.50	267	OS
Private Hire Operator - 1 year (renewal)			266.50	267	OS
Each additional vehicle above 6			-	0	OS
Change of vehicle (new vehicle on old plate number)			59.00	62	OS
Change of vehicle (courtesy car)			91.00	96	OS
Vehicle Inspection (5 year check)			36.00	38	OS
Private Hire Driver converted to Dual Driver	Cost Recovery	Per driver	30.00	32	OS
Private Hire Driver converted to Hackney Carriage vehicle			108.00	113	OS
Change of vehicle proprietor			41.00	43	OS
Change of DVLA details (registration number etc.)			61.00	64	OS
Change of Drivers address			12.00	13	OS
Knowledge test and training day (all new applicants)			98.00	103	OS
Resit of both routes and rules & regulations tests			52.00	55	OS
Resit of routes test only			34.00	36	OS
Update training for existing drivers			62.00	65	OS
Enhanced DBS Online	Cost Recovery	Per person	94.00	99	OS
English Competency testing (in our offices)	Cost Recovery		97.00	102	OS
English Competency testing (remote)	Cost Recovery		78.00	82	OS
Roof light (complete)	Cost Recovery	per light	65.00	68	S
Roof light (top cover only)	Cost Recovery	per light	45.00	47	S
Roof Light (base)			30.00	32	S
Replacement drivers badges	Cost Recovery	Each	19.00	20	S
Hackney Carriage Replacement plate (or additional for a trailer)	Cost Recovery	Each	20.00	21	S
Private Hire Vehicle replacement plate	Cost Recovery	Each	22.00	23	S



	Basis of Charge	Unit of Charge	2024/25 Charge VAT Ex.	2025/26 Charge VAT Ex.	VAT
			£	£	
Roof light bulbs			3.23	3	S
Magnets (sold as a pair)	Cost Recovery	Per pair	18.00	19	S
Executive Disc (private hire vehicles only)	Cost Recovery	Each	13.00	14	S
Refund per full calendar month of unexpired drivers licence PH (new)			2.10	2	OS
Refund per full calendar month of unexpired drivers licence PH (renewal)			1.00	1	OS
Refund per full calendar month of unexpired drivers licence HC (new)			2.10	2	OS
Refund per full calendar month of unexpired drivers licence HC (renewal)			1.00	1	OS
Refund per full calendar month of unexpired vehicle licence PH (new)			4.20	4	OS
Refund per full calendar month of unexpired vehicle licence PH (renewal)			4.20	4	OS
Refund per full calendar month of unexpired vehicle licence HC (new)			4.20	4	OS
Refund per full calendar month of unexpired vehicle licence HC (renewal)			4.20	4	OS
Refund per full calendar year of unexpired operators licence (new)			11.50	12	OS
Refund per full calendar year of unexpired operators licence (renewal)			11.50	12	OS

#### PREMISES LICENCES

Application for premises, club premises certificate, variations (excluding change of name and address or designated premises supervisor) conversion/variation - Band A - rateable value £0-£4,300	Statutory Fee	per band A premises	100.00	100	OS
Application for premises, club premises certificate, variations (excluding change of name and address or designated premises supervisor) conversion/variation - Band B - rateable value £4,301-33,000	Statutory Fee	per band B premises	190.00	190	OS
Application for premises, club premises certificate, variations (excluding change of name and address or designated premises supervisor) conversion/variation - Band C - rateable value £33,001-£87,000	Statutory Fee	per band C premises	315.00	315	OS
Application for premises, club premises certificate, variations (excluding change of name and address or designated premises supervisor) conversion/variation - Band D - rateable value £87,001-£125,000	Statutory Fee	per band D premises	450.00	450	OS
Application for premises, club premises certificate, variations (excluding change of name and address or designated premises supervisor) conversion/variation - Band E - rateable value £125,000 and over	Statutory Fee	per band E premises	635.00	635	OS
PREMISES LICENCES (Holders of premises licences and club premises certificate) - Band A - rateable value £0-£4,300	Statutory Fee	per band A premises per annum	70.00	70	OS
PREMISES LICENCES (Holders of premises licences and club premises certificate) - Band B - rateable value £4,301-33,000	Statutory Fee	per band B premises per annum	180.00	180	OS
PREMISES LICENCES (Holders of premises licences and club premises certificate) - Band C - rateable value £33,001-£87,000	Statutory Fee	per band C premises per annum	295.00	295	OS
PREMISES LICENCES (Holders of premises licences and club premises certificate) - Band D - rateable value £87,001-£125,000	Statutory Fee	per band D premises per annum	320.00	320	OS
PREMISES LICENCES (Holders of premises licences and club premises certificate) - Band E - rateable value £125,000 and over	Statutory Fee	per band E premises per annum	350.00	350	OS



## Housing and Health

	Basis of Charge	Unit of Charge	2024/25 Charge VAT Ex.	2025/26 Charge VAT Ex.	VAT
			£	£	
PERSONAL LICENCE	Statutory Fee	per licence	37.00	37	OS

### OTHER FEES AND CHARGES

Supply of copies of information contained in register		per black & white A4 sheet	0.15	0.16	S
Supply of copies of information contained in register		per black & white A3 sheet	0.30	0.32	S
Supply of copies of information contained in register		per black & white A0 sheet	2.00	2.10	S
Supply of copies of information contained in register		per colour A4 sheet	0.30	0.32	S
Supply of copies of information contained in register		per colour A3 sheet	0.60	0.63	S
Supply of copies of information contained in register		per colour A0 sheet	2.30	2.42	S
Application for copy of licence or summary on theft, loss etc. of premises licence or summary	Statutory Fee	per application	10.50	10.5	OS
Notification of change of name or address (holder of premises licence)	Statutory Fee	per change	10.50	10.5	OS
Application to vary or to specify individual as premises supervisor	Statutory Fee	per application	23.00	23	OS
Application to transfer premises licence	Statutory Fee	per application	23.00	23	OS
Interim authority notice	Statutory Fee	per notice	23.00	23	OS
Application for making of a provisional statement	Statutory Fee	per statement	315.00	315	OS
Application for copy of certificate or summary on theft, loss etc. of certificate or summary	Statutory Fee	per copy	10.50	10.5	OS
Notification of change of name or alteration of club rules	Statutory Fee	per change	10.50	10.5	OS
Change of relevant registration address of club	Statutory Fee	per change	10.50	10.5	OS
Temporary event notice	Statutory Fee	per notice	21.00	21	OS
Application of copy of notice on theft, loss etc. of temporary event notice	Statutory Fee	per copy	10.50	10.5	OS
Application of copy of licence on theft, loss etc. of personal licence	Statutory Fee	per copy	10.50	10.5	OS
Notification of change of name or address (personal licence)	Statutory Fee	per change	10.50	10.5	OS
Notice of interest in any premises	Statutory Fee	per notice	21.00	21	OS

### GAMBLING ACT 2005

Bingo Premises		per licence	3,258.00	3421	OS
Bingo Premises		per variation	1,629.50	1711	OS
Bingo Premises		per transfer	1,117.00	1173	OS
Bingo Premises		Annual Fee	931.00	978	OS
Adult Gaming Centre Premises		per licence	1,883.00	1977	OS
Adult Gaming Centre Premises		per variation	931.00	978	OS



## Housing and Health

	Basis of Charge	Unit of Charge	2024/25 Charge VAT Ex.	2025/26 Charge VAT Ex.	VAT
			£	£	
Adult Gaming Centre Premises		per transfer	1,095.00	1150	OS
Adult Gaming Centre Premises		Annual Fee	931.00	978	OS
Betting Premises (Track)		per licence	2,328.00	2444	OS
Betting Premises (Track)		per variation	1,165.00	1223	OS
Betting Premises (Track)		per transfer	885.00	929	OS
Betting Premises (Track)		Annual Fee	931.00	978	OS
Betting Premises (Other)		per licence	2,799.00	2939	OS
Betting Premises (Other)		per variation	1,397.00	1467	OS
Betting Premises (Other)		per transfer	1,117.00	1173	OS
Betting Premises (Other)		Annual Fee	365.00	383	OS
Family Entertainment Centre Premises		per licence	1,862.00	1955	OS
Family Entertainment Centre Premises		per variation	931.00	978	OS
Family Entertainment Centre Premises		per transfer	885.00	929	OS
Family Entertainment Centre Premises		Annual Fee	698.00	733	OS
Temporary Use Notices		per notice	500.00	525	OS
Temporary Use Notices		per copy	25.00	26	OS
Gaming Machine Permit 10 years (Up to 2 machines)	Statutory Fee	per permit	150.00	150	OS
Gaming Machine Permit 10 years (Up to 2 machines)	Statutory Fee	per variation	100.00	100	OS
Gaming Machine Permit 10 years (Up to 2 machines)	Statutory Fee	per transfer	25.00	25	OS
Notification 2 gaming machines	Statutory Fee	per notice	50.00	50	OS
Club Gaming Machine Permit 5 years (Up to 3 machines)	Statutory Fee	per permit	100.00	100	OS
Club Gaming Machine Permit	Statutory Fee	Annual Fee	50.00	50	OS
Small Lotteries	Statutory Fee	per setup	40.00	40	OS
Small Lotteries	Statutory Fee	per renewal	20.00	20	OS

## STREET TRADING

Street Trading: Occasional Registered Charity (up to one month)	Cost Recovery	per month	83.50	88	OS
Street Trading: Occasional (up to one month)	Cost Recovery	per month	164.00	172	OS
Street Trading: Peripatatic (e.g. ice cream van)	Cost Recovery	per annum	473.00	497	OS
Street Trading: Static (e.g. burger van)	Cost Recovery	per annum	481.00	505	OS





## Housing and Health

	Basis of Charge	Unit of Charge	2024/25 Charge VAT Ex.	2025/26 Charge VAT Ex.	VAT
			£	£	
Transfer of street trading consent	Cost Recovery	per transfer	66.00	69	OS
Variation of street trading consent	Cost Recovery	Per variation	66.00	69	OS
Street trading consent refund - greater than 6 months left on consent	Cost Recovery	per consent	25% of fee paid	25% of fee paid	OS
Street trading consent refund - between 3 and 6 months left on consent	Cost Recovery	per consent	10% of fee paid	10% of fee paid	OS

## HOSTELS

Rectory & Hillcrest Hostels Single room (exc. Service charges)		per week	250.00	250.00	Z
Rectory & Hillcrest Hostels Double room (exc. Service charges)		per week	330.00	330.00	Z
Rectory & Hillcrest Hostels Family room (exc. Service charges)		per week	375.00	375.00	Z
Cedar Cottage Support Hostel Self Contained Unit		per week	377.00	377.00	Z
Bed & Breakfast - Single person		per week	129.33	129.33	Z
Bed & Breakfast - Single person		per day	15.80	15.80	Z
Bed & Breakfast - Single person and one child		per week	146.40	146.40	Z
Bed & Breakfast - Single person and one child		per day	20.90	20.90	Z
Bed & Breakfast - Single person and two children		per week	159.00	159.00	Z
Bed & Breakfast - Single person and two children		per day	22.80	22.80	Z
Bed & Breakfast - Couple		per week	146.40	146.40	Z
Bed & Breakfast - Couple		per day	20.90	20.90	Z
Bed & Breakfast - Couple and one child		per week	171.80	171.80	Z
Bed & Breakfast - Couple and one child		per day	24.50	24.50	Z
Bed & Breakfast - Couple and two children		per week	181.10	181.10	Z
Bed & Breakfast - Couple and two children		per day	26.60	26.60	Z
Bed & Breakfast - Additional children up to 16		per week	15.10	15.10	Z
Bed & Breakfast - Additional children up to 16		per day	2.10	2.10	Z





## Legal and Democratic Services

Basis of Charge	Unit of Charge	2024/25	Ex.	2025/26	Ex.	VAT
		Charge		Charge		
		VAT		VAT		
		£		£		

### ELECTORAL REGISTRATION FEES

Fee for sale of the full register and notices of alteration	Statutory	per sale provided electronically	£20.00	£20.00	Z
and an additional	Statutory	per thousand or part thousand entries	£1.50	£1.50	Z
Fee for sale of the full register and notices of alteration	Statutory	per sale printed	£10.00	£10.00	Z
and an additional	Statutory	per thousand or part thousand entries	£5.00	£5.00	Z
Fee for sale of the open Register	Statutory	per sale provided electronically	£20.00	£20.00	Z
and an additional	Statutory	per thousand or part thousand entries	£1.50	£1.50	Z
Fee for sale of the open Register	Statutory	per sale printed	£10.00	£10.00	Z
and an additional	Statutory	per thousand or part thousand entries	£5.00	£5.00	Z
Fee for sale of the list of overseas electors	Statutory	per sale provided electronically	£20.00	£20.00	Z
and an additional	Statutory	per hundred or part hundred entries	£1.50	£1.50	Z
Fee for sale of the list of overseas electors	Statutory	per sale printed	£10.00	£10.00	Z
and an additional	Statutory	per hundred or part hundred entries	£5.00	£5.00	Z
Fee for sale of the marked document (register or absent voters list)	Statutory	per sale provided electronically	£10.00	£10.00	Z
and an additional	Statutory	per thousand or part thousand entries	£1.00	£1.00	Z
Fee for sale of the marked document (register or absent voters list)	Statutory	per sale printed	£10.00	£10.00	Z
and an additional	Statutory	per thousand or part thousand entries	£2.00	£2.00	Z
Photocopies of Election expense returns	Statutory	Per side copied	£0.20	£0.20	Z
Certificate of Registration	Discretionary	per elector per year	£22.00	£22.00	Z
Voter Authority Certificate	Statutory	per elector per year	Free	Free	Z



## Legal and Democratic Services

Basis of Charge	Unit of Charge	2024/25	Ex.	2025/26	Ex.	VAT
		Charge	VAT	Charge	VAT	
		£		£		

### LAND CHARGES

Registration of a charge in Part II of the register	Statutory	per charge	67.00	67.00	OS
Filing a definite certificate of the Lands Tribunal under rule 10 (3)	Statutory	per certificate	2.50	2.50	OS
Filing a judgement or order, or written request for the variation or cancellation of any entry in Part 11 of the register	Statutory	per item	7.00	7.00	OS
Inspection of documents filed in the register under rule 10, in respect of each parcel of land	Statutory	per parcel of land	2.50	2.50	OS
Office copy of any plan or other document filed pursuant to the rules	Statutory	per copy	Individual Charge	Individual Charge	OS
Standard search fee (LLC1 + CON29) VAT inclusive price	Cost Recovery	Per search	£141.60	161.00	S
Extra parcel fee with standard search	Cost Recovery	Per search	£164.70	183.55	S
Standard search including all CON290 questions	Cost Recovery	Per search	£338.64	359.30	S
LLC1	Cost Recovery	Per search	£30.00	35.00	Z
CON29	Cost Recovery	Per search	£111.60	126.00	S
Con290 Qu.4 -21	Cost Recovery	Per search	£8.40	8.40	S
Con29o Qu.22	Cost Recovery	Per search	£45.84	47.10	S
Extra parcel fee (LLC1)	Cost Recovery	Per search	£10.50	10.25	Z
Extra parcel fee (Con29)	Cost Recovery	Per search	£12.60	12.30	S
Expedited search fee (subject to availability)	Cost Recovery	Per search	-	48.00	S

### LEGAL CHARGES

External legal advice (Non Public Law Partnership member)	Discretionary	Per hour	255.00	255.00	S
Authorised Guarantee Agreement	Discretionary	Fixed	628.00	628.00	S
Commercial lease assignment	Discretionary	Fixed	850.00	850.00	S
Leases	Discretionary	Fixed	981.00	981.00	S
Licences	Discretionary	Fixed	459.00	459.00	S
Deed of covenants	Discretionary	Fixed	£511.66 PLUS 3%	£511.66 PLUS 3%	S
Landlord licence	Discretionary	Fixed	717.00	717.00	S
Deed of variation (complex)	Discretionary	Fixed	1,307.00	1,307.00	S
Easements	Discretionary	Fixed	1,307.00	1,307.00	S
Drafting Rent Reviews	Discretionary	Fixed	327.00	327.00	S
s.106 TCPA 1990 – simple	Discretionary	Fixed	255.00	255.00	S
s.106 TCPA – complex	Discretionary	Per Hour	255.00	255.00	S
Deed of Surrender	Discretionary	Fixed	784.00	784.00	S



## Legal and Democratic Services

	Basis of Charge	Unit of Charge	2024/25 Charge VAT	Ex. VAT	2025/26 Charge VAT	Ex. VAT	VAT
			£		£		
Transfer of Open Space	Discretionary	Fixed	1,046.00		1,046.00		S
Licence of alterations	Discretionary	Fixed	915.00		915.00		S
Licence to assign leasehold premises	Discretionary	Fixed	915.00		915.00		S
Notice of Assignment	Discretionary	Fixed	107.00		107.00		S
Nomination Agreement	Discretionary	Fixed	826.00		826.00		S
Leasehold Enquiry Forms	Discretionary	Fixed	193.00		193.00		S
Letter and Consent	Discretionary	Fixed	39.00		39.00		S
Residential Lease Extension	Discretionary	Fixed	551.00		551.00		S
Notice of charge	Discretionary	Fixed	118.00		130		S
Postponement of Charge	Discretionary	Fixed	118.00		130		S
Sale of land	Discretionary	Fixed	1,080.00		1,190.20		S
Footpath/Bridleway Creation or Diversion Agreement	Discretionary	Fixed	2,155.00		2,368		S

## STREET NAMING & NUMBERING

Change of house name or adding alias name	Cost Recovery	Per address	100.00	100	Z
Registering 1 plot	Cost Recovery	Per address	104.50	100	Z
Registering 2-24 plots	Cost Recovery	Per address	70.00	75	Z
Registering 25-49 plots	Cost Recovery	Per address	60.00	65	Z
Registering 50-74 plots	Cost Recovery	Per address	50.00	55	Z
Registering 75-149 plots	Cost Recovery	Per address	40.00	45	Z
Registering 150+ Plots	Cost Recovery	Per address	30.00	35	Z
Naming a new street/block where the Council Chooses a Name	Cost Recovery	Per road name	275.00	300	Z
Naming a new street/block where the developer chooses a name (Three names to be submitted with local connection and must conform to policy)	Discretionary	Per road name	375.00	400	Z
Renaming of street where requested by residents and/or the Town/Parish Council	Discretionary	Per address	100.00	100	Z
Change to new addresses due to development changing after the schedule has been issued (applies to all amended plots)	Discretionary	Per address	64.00	100	Z



## Operations

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

### ANIMAL CONTROL

Collection and release of stray dog to owner - that are micro chipped with the correct chip details	Service charge	per dog	33.00	35.00	n/a
Service Charge for collection and release of stray dog to owner - that are not micro chipped with the correct chip details		per dog	-	57.50	n/a
Stray dog without ID chip	Service charge		57.50	60.00	n/a
Stray dog collected	Statutory		25.00	25.00	n/a
Kennel Charges		per night	20.00	27.50	n/a
Assistance to third party organisations		per hour	Price on application	Price on application	S
Provision of dog waste bag		per box of 5000	65.00	68.50	S
Dog Fouling Sign		per sign	Price on application	Price on application	S

### ALLOTMENTS

Allotments (25.3m <sup>2</sup> )		per annum	5.00	5.25	n/a
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### PEST CONTROL

Concessionary fee for residents in receipt of income related benefit - waived in cases of hardship at the discretion of the Head of Environmental Services		per job	24.00	25.00	S
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### Outdoor Exercise Group Activities \*

Charges for personal trainers and organisations are levied to commercial organisations and individuals using EHC owned land for organised group activities where a charge is levied to participants either directly or through a membership scheme. These are ceiling prices and may be reduced at the discretion of the Head of Operations for shorter time periods or where activities are undertaken in partnership with the Council in pursuit of corporate objectives relating to health and well being. These charges do not apply to the Council's own Leisure Services contractor.

Organisations - per site			1,810.00	1,995.00	n/a
Personal Trainers - per trainer			680.00	745.00	n/a



## Waste & Recycling

Basis of Charge	Unit of Charge	2024/25 Charge Ex. VAT	2025/26 Charge Ex. VAT	VAT
		£	£	

### TRADE REFUSE - COMMERCIAL CUSTOMERS

120 litre bin	Commercial charge	Per bin per year	6.93	7.35	OS
240 litre bin	Commercial charge	Per bin per year	11.24	11.91	OS
360 litre bin	Commercial charge	Per bin per year	12.50	13.24	OS
660 litre bin	Commercial charge	Per bin per year	21.16	22.43	OS
1100 litre bin	Commercial charge	Per bin per year	26.57	28.16	OS
EH Sacks - per 50 sacks	Commercial charge	Per 50 sacks	149.10	158.05	OS

### TRADE REFUSE - CHARITIES

240 litre bin	Commercial charge	Per bin per year	9.92	10.47	OS
360 litre bin	Commercial charge	Per bin per year	10.97	11.58	OS
660 litre bin	Commercial charge	Per bin per year	17.69	18.67	OS
1100 litre bin	Commercial charge	Per bin per year	21.74	22.93	OS
EH Sacks - per 50 sacks	Commercial charge	Per 50 sacks	138.81	146.44	OS

### TRADE REFUSE - SCHOOLS

140 litre bin	Commercial charge	Per bin per year	6.93	7.31	OS
240 litre bin	Commercial charge	Per bin per year	8.19	8.64	OS
360 litre bin	Commercial charge	Per bin per year	10.29	10.86	OS
660 litre bin	Commercial charge	Per bin per year	15.02	15.84	OS
1100 litre bin	Commercial charge	Per bin per year	18.59	19.61	OS
EH Sacks - per 50 sacks	Commercial charge	Per 50 sacks	138.81	146.44	OS

### TRADE RECYCLING - CO-MINGLED RECYCLING

Box	Commercial charge	Per box per year	2.80	3.15	OS
140 litre bin	Commercial charge	Per bin per year	2.80	3.15	OS
240 litre bin	Commercial charge	Per bin per year	4.00	4.50	OS
360 litre bin	Commercial charge	Per bin per year	5.50	6.19	OS
660 litre bin	Commercial charge	Per bin per year	8.80	9.91	OS
1100 litre bin	Commercial charge	Per bin per year	11.00	12.38	OS

### TRADE RECYCLING - PAPER RECYCLING

Box	Commercial charge	Per box per year	2.99	3.15	OS
140 litre bin	Commercial charge	Per bin per year	2.99	3.15	OS
240 litre bin	Commercial charge	Per bin per year	4.27	4.50	OS
360 litre bin	Commercial charge	Per bin per year	5.87	6.19	OS

**TRADE CLINICAL WASTE**

Site visit	Commercial charge	Per box per year	20.21	21.32	OS
Sharps container	Commercial charge	Per bin per year	12.92	13.63	OS
Clinical Waste Sacks - infectious	Commercial charge	Per bin per year	7.98	8.42	OS
Clinical Waste Sacks - offensive	Commercial charge	Per bin per year	4.83	5.10	OS
Extra sacks delivery	Commercial charge	Per bin per year	35.49	37.44	OS

**BULKY WASTE COLLECTION**

Basic collection of 1 - 6 items	Cost Recovery	Per collection of 1 - 6 items	55.86	58.90	OS
Additional items - non electrical	Cost Recovery	Per item	15.49	16.30	OS
Additional items - electrical	Cost Recovery	Per item	51.56	54.30	OS
Additional items - Persistent Organic Pollutants	Cost Recovery	Per item	55.86	58.90	OS
Cancellation fee	Cost Recovery	Per cancellation	13.65	14.40	OS

## Appendix A: Comments from the Joint meeting of Scrutiny Committees 29/01/2025

Comment from Committee	Reasons from the Committee	Executive Member/Officer Comment	Recommended Action
Difference in Garden Waste increase from partner North Herts – ie £10 as opposed to £6, and if EH are profiting from this	Are East Herts 'profiting' from garden waste charges given difference to North Herts charges	East Herts charges in line with contract inflation, can't comment on how North Herts charges are set.	Take no action
Using cpi as an index to increase garden waste charging in future years	Using cpi index to increase fees not in line with accepted practice	Change to the recommendation to charge in line with contract inflation	Updated recommendation for future years increases
Possibility of raising income via Enforcement.	Income generation to bridge future budget gaps	Interim Chief Executive indicated that enforcement was introduced a number of years ago using an external company and incurred a lot of bad publicity and negativity for both officers and members	Agreed to review the options available with regards to enforcement and bring forward for Executive consideration
Business rates income and the Charringtons House liability	Pressure on East Herts budgets	East Herts is still liable for business rates until certain conditions of the development agreement have been met.	Take no action
Progress on sale of assets, a lot slower than included in the 2024/25 budget papers	Query regarding progress of asset sales	Sale of assets being reviewed by officer led group.	Take no action

Concerns around BEAM reduced surplus forecast for 2025/26	Reduction from £1.8m surplus to £200k in MTFP for 2025/26.	Review of business plan has been undertaken by Barker Langham. Cinema attendance much reduced from previous business plan.	Take no action
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## **East Herts Council Report Executive**

**Date:** 11th February 2025

**Report by:** Councillor Carl Brittain, Executive Member for Financial Sustainability

**Report title:** Capital Strategy, Minimum Revenue Provision Statement and Treasury Management Strategy 2025/26

**Ward(s) affected:** All

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### **Summary**

The report contains the Capital Strategy, Minimum Revenue Provision (MRP) statement and Treasury Management Strategy for 2025/26.

### **RECOMMENDATIONS FOR EXECUTIVE:**

**(a) Recommend to Council to approve the Capital Strategy, Minimum Revenue Provision Statement and the Treasury Management Strategy 2025/26 including the Prudential Indicators contained within the reports.**

#### **1.0 Proposal(s)**

1.1 This report presents the Executive's recommended Capital Strategy, the Minimum Revenue Provision statement, and Treasury Management Strategy 2025/26 for Full Council to approve.

#### **2.0 Background**

2.1 The East Herts Council Capital Strategy provides a valuable opportunity for engagement with Full Council to ensure that overall strategy, investment ambition, risk appetite and governance procedures are fully understood by all elected Members and other Council stakeholders.

2.2 The East Herts Council Capital Strategy is intended to be a strategic corporate document which will both be influenced by and in turn influence policy and decision making in respect of capital investment.

- 2.3 The Strategy will continue to develop and evolve as external influences do and will be updated as required in order that this Strategy is responsive to the challenges, opportunities, priorities, and objectives that the Council must consider.
- 2.5 As the council continues to deliver, review, and update the capital programme, it will do so within the context of the council's Climate Change commitments, most notably the commitment to the council itself becoming carbon neutral by 2030. To that end, the council has devised a carbon assessment tool which it is now beginning to use to assess its existing major projects. As new proposals for capital funding come forward, a carbon assessment will be included as an integral part of the business case to inform decision-making.
- 2.6 The 2025-2035 Capital programme reflects the Councils Capital strategy and the statutory guidance that debt should remain below the Capital Financing Requirement. The Council is compliant with this guidance, however there is no scope for further borrowing above the levels proposed in the current capital programme.
- 2.7 The Council is required to operate a balanced budget, which broadly means that cash raised during the year will meet cash expenditure. Part of the treasury management operation is to ensure that this cash flow is adequately planned, with cash being available when it is needed. Surplus monies are invested with low-risk counterparties or instruments commensurate with the Council's low risk appetite, providing security and adequate liquidity always before considering investment return.
- 2.8 The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer-term cash flow planning, to ensure that the Council can meet its capital spending obligations. This management of longer-term cash may involve arranging long or

short-term loans or using longer-term cash flow surpluses. On occasion, when it is prudent and economic, any debt previously drawn may be restructured to meet Council risk or cost objectives.

2.9 The contribution the treasury management function makes to the authority is critical, as the balance of debt and investment operations ensure liquidity or the ability to meet spending commitments as they fall due, either on day-to-day revenue or for larger capital projects. The treasury operations will see a balance of the interest costs of debt and the investment income arising from cash deposits affecting the available budget. Since cash balances generally result from reserves and balances, it is paramount to ensure adequate security of the sums invested, as a loss of principal will in effect result in a loss to the General Fund Balance.

2.10 Whilst any commercial initiatives or loans to third parties will impact on the treasury function, these activities are generally classed as non-treasury activities, (arising usually from capital expenditure), and are separate from the day-to-day treasury management activities.

2.11 This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

2.12 This activity is currently supported by the council's appointed independent advisors – Arlingclose Limited.

### 3.0 Reason(s)

3.1 Revised reporting was required from the 2019/20 reporting cycle due to revisions of the MHCLG Investment Guidance, the MHCLG Minimum Revenue Provision (MRP) Guidance, the CIPFA Prudential Code and the CIPFA Treasury Management Code. The primary reporting changes included the introduction

of a capital strategy, to provide a longer-term focus to the capital plans, and greater reporting requirements surrounding any commercial activity undertaken under the Localism Act 2011.

- 3.2 Following consultation with the sector and other stakeholders new MRP regulations were published in April 2024 most of which take effect from 1 April 2025. The amendments to the regulations seek to ensure that local authorities are not applying practices which result in an underpayment of MRP. The councils' advisors Arlingclose have reviewed the new MRP regulations and do not expect these to have a significant impact on the Council.

#### 4.0 Options

- 4.1 Endorse the updated strategy or suggest amendments because of the scrutiny process.

#### 5.0 Risks

- 5.1 Risks are discussed in detail, within the Capital Strategy, including the uncertainty around future funding.
- 5.2 The tighter regulations for MRP mean that the Council needs to calculate the capital financing requirement to ensure that there is no underpayment of MRP, and that borrowing is affordable. Noncompliance with the Local Authorities (Capital Finance and Accounting) (England) Regulations as amended 2024 will be treated as unlawful.
- 5.3 A review of the councils MRP position and Capital Financing Requirement has been undertaken in December 2024 by Arlingclose. The implications from this review are currently being reviewed by officers. Updates to the MRP position will be presented to members as part of updates to the 2024/25 financial reporting and 2025/26 budget setting.

- 5.4 Treasury risk management at the council is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's Treasury Management in the Public Services: Code of Practice 2021 Edition (the CIPFA Code) which requires the council to approve a treasury management strategy before the start of each financial year. This report fulfils the council's legal obligation under the Local Government Act 2003 to have regard to the CIPFA Code.

## 6.0 Implications/Consultations

### 6.1

#### Community Safety

Building and refurbishment schemes design out crime and safety issues and public realm works are required to ensure that the community feel safe.

#### Data Protection

All investment in IT systems is required to check where data is held and that systems comply with data protection legislation.

#### Equalities

All capital schemes meet the necessary legislation and are subject to access audits. Design also considers dementia friendly design elements particularly around colour.

#### Environmental Sustainability

The council has established a carbon assessment tool that it is beginning to apply to existing capital projects. In the future, a carbon assessment of proposed capital projects will be included within the overall business case so as to inform decision-making. To date, individual schemes have sustainability features designed into them and may include, for example: meeting BREEAM ratings for buildings and refurbishments; flood resilience and sustainable underground drainage systems; opportunities for renewable energy generation; and carbon reduction such as replacement of the council's internal combustion engine vehicles with battery electric vehicles.

## Financial

The strategy guides the capital programme and detailed financial implications are included with that in the budget report

## Health and Safety

All contractors are required to have compliant health and safety policies. Where a health and safety issue require capital expenditure it will be fast tracked to deal with the issue

## Human Resources

None

## Human Rights

None

## Legal

A Capital Strategy is a requirement of the Prudential Code which the council is required to follow under the Local Government Act 2003.

## Specific Wards

None

## 7.0 Background papers, appendices, and other relevant material

7.1 Appendix A - East Herts District Council Draft Capital Strategy and Minimum Revenue Statement 2025/26 Onwards

7.2 Appendix B - Minimum Revenue Statement 2025/26 Onwards

7.3 Appendix C – Treasury Management Strategy 2025/26

### *Contact Member*

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# Capital Strategy

**2025/26**



# 1. Introduction

## 1.1. Purpose of this strategy

- 1.1.1. This capital strategy report gives a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services along with an overview of how associated risk is managed and the implications for future financial sustainability. It has been written in an accessible style to enhance members' understanding of these sometimes technical areas.
- 1.1.2. Decisions made this year on capital and treasury management will have financial consequences for the Authority for many years into the future. They are therefore subject to both a national regulatory framework and to local policy framework, summarised in this report.

# 2. Capital Expenditure and Financing

## 2.1. Capital Expenditure

- 2.1.1. Capital expenditure is where the Authority spends money on assets, such as property, plant, equipment or vehicles, that will be used for more than one year.
- 2.1.1.1. In local government this includes spending on assets owned by other bodies, and loans and grants to other bodies enabling them to buy assets.
- 2.1.2. In 2025/26, the Authority is planning capital expenditure of £10.545m as summarised below:

**Table 1: Prudential Indicator: Estimates of Capital Expenditure**

	<b>2023/24 actual £(000)</b>	<b>2024/25 forecast £(000)</b>	<b>2025/26 budget £(000)</b>	<b>2026/27 budget £(000)</b>	<b>2027/28 budget £(000)</b>
General Fund services	25,563	7,518	10,545	3,245	-*
Capital investments	-	-	-	-	-
<b>TOTAL</b>	<b>25,563</b>	<b>7,518</b>	<b>10,545</b>	<b>3,245</b>	<b>-*</b>

\*2027/28 Capital programme is yet to be confirmed.

- 2.1.3. The main General Fund capital budgets include capital expenditure on refuse vehicles and bins for the new waste contract, existing operational asset spend, rolling replacements and upgrades to our IT infrastructure and the remaining spend on the Old River Lane site in Bishops Stortford including a new public square.

### 3. Governance

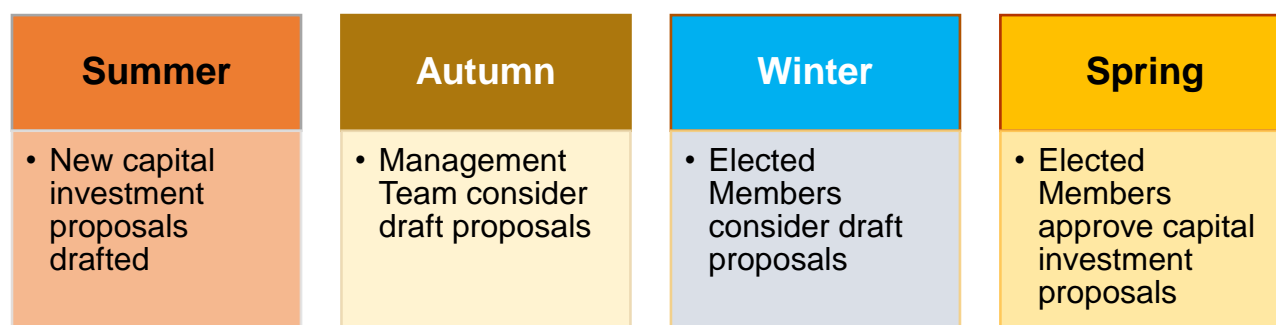
#### 3.1. Governance

3.1.1. Decisions on treasury management investment and borrowing are made daily and are therefore delegated to the Head of Strategic Finance and staff, who must act in line with the treasury management strategy approved by Council. An annual and mid-year report on treasury management activity is presented to committee. The Audit & Governance Committee is responsible for scrutinising treasury management decisions.

#### 3.2. Business planning process

3.2.1. The current business planning process for developing investment proposals to be included within the Council's future financial plans is summarised in the diagram below.

**Figure 1 Business Planning Process**



3.2.2. New proposals are developed by individual Project Managers, approved for consideration at service level by the Head of Service following which, the proposals will be considered by the Corporate Assets Group, then Leadership Team and successful proposals will progress for consideration and approval as part of the annual budget cycle.

#### 3.3. Developing capital investment proposals

3.3.1. Project and Service Managers are encouraged to consider a range of options in developing individual proposals to determine an appropriate way forward, and to capture project details as a business case.

3.3.2. A standardised capital project bid form has been introduced and is required, to support Officers in recording and maintaining project information and inform decision making. The bid forms must include

estimates of capital costs, revenue implications, funding and how the individual proposal aligns with Council plans and strategies and any partnership or external plans and strategies as relevant. Risks should also be documented as part of developing the proposal, along with mitigating actions and relevant timescales.

- 3.3.3. Capital project bid forms should then be maintained throughout the lifecycle of a project to maintain accurate information relating to delivery and lessons learned should be captured as part of project closure reports.

### 3.4. Prioritising capital investment

- 3.4.1. The intention for the standardised capital project bid forms referenced above is that they are subject to a standardised evaluation process, the outcome of which will be the prioritised capital investment programme. Local authorities continue to face financial challenges and as a result, the need to prioritise and target investment is ever present and the future capital programme will be greatly reduced compared with previous years.

- 3.4.2. The Council has identified that to effectively assess investment proposals against one another, a standardised evaluation process and scoring mechanism would be beneficial to help aid decision making and prioritise investment.

### 3.5. Financing

- 3.5.1. All capital expenditure must be financed, either by using the Authority's own resources (revenue, reserves and capital receipts), external sources (government grants and other contributions), or from debt (borrowing, leasing or via Private Finance Initiative). The planned financing of the above expenditure is as follows:

Table 2: Capital financing

	<b>2023/24 actual £(000)</b>	<b>2024/25 forecast £(000)</b>	<b>2025/26 budget £(000)</b>	<b>2026/27 budget £(000)</b>	<b>2027/28 budget £(000)</b>
External sources	3,458	1,021	1,247	-	-
Capital receipts	1,615	236	1,400	3,245	-
Revenue resources	33	3,000	-	-	-
Debt	20,457	3,261	7,898	-	-
<b>TOTAL</b>	<b>25,563</b>	<b>7,518</b>	<b>10,545</b>	<b>3,245</b>	<b>*</b>

\*2027/28 Capital programme is yet to be confirmed.

3.5.2. Debt is only a temporary source of finance since loans and leases must be repaid. Charges to revenue over the life of the asset which is known as minimum revenue provision (MRP), are required to be made were borrowings have supported the creation or purchase of an asset.

3.5.2.1. Alternatively, proceeds from selling capital assets (known as capital receipts) may be used to repay debt finance. Planned MRP and use of capital receipts are as follows:

*Table 3: Replacement of prior years' debt finance*

	<b>2023/24 actual £(000)</b>	<b>2024/25 forecast £(000)</b>	<b>2025/26 budget £(000)</b>	<b>2026/27 budget £(000)</b>	<b>2027/28 budget £(000)</b>
Minimum revenue provision (MRP)	636	1,032	1,634	1,702	1,786
Capital receipts	-	-	-	4,230	2,000
<b>TOTAL</b>	<b>636</b>	<b>1,032</b>	<b>1,634</b>	<b>5,932</b>	<b>3,768</b>

3.5.3. The figures in table 3 and 4 are provisional and are subject to approval as part of the 2025/26 budget setting.

3.5.3.1. A review of the councils MRP Policy is currently under way, these figures may be updated following this review (in early 2025).

3.5.4. The Authority's cumulative outstanding amount of debt finance is measured by the capital financing requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP and capital receipts used to replace debt. The CFR is expected to increase during 2025/26. Based on the above figures for expenditure and financing, the Authority's estimated CFR is as follows:

*Table 4: Capital Financing Requirement (CFR)*

	<b>2023/24 actual £(000)</b>	<b>2024/25 forecast £(000)</b>	<b>2025/26 budget £(000)</b>	<b>2026/27 budget £(000)</b>	<b>2027/28 budget £(000)</b>
Capital Financing Requirement (CFR)	60,522*	62,899*	69,163*	63,231*	59,445*

\*CFR is currently under review.

## 3.6.Asset Management

3.6.1. To ensure that capital assets continue to be of long-term use, the Authority has an asset management strategy in place. The council's assets are being reviewed to identify assets for disposal to repay borrowing.

### 3.7.Asset Disposals

3.7.1. Asset disposals: When a capital asset is no longer needed, it may be sold so that the proceeds, known as capital receipts, can be spent on new assets or to repay debt. Repayments of capital grants, loans and investments also generate capital receipts. The Authority expects to receive £2.4m of capital receipts from Asset sales in the coming financial year as shown in table 5.

3.7.2. The officer asset management group are reviewing the councils' assets to produce a list of potential asset disposals, options will be presented to members for approval. The figures shown in table 5 are provisional and subject to change.

Table 5: Capital receipts receivable

	<b>2023/24 actual £(000)</b>	<b>2024/25 forecast £(000)</b>	<b>2025/26 budget £(000)</b>	<b>2026/27 budget £(000)</b>	<b>2027/28 budget £(000)</b>
Asset sales	790	30	1,400	7,475	2,000
Preserved Right to Buy Receipts	825	206	200	200	200
Loans etc repaid	-	-	800*	1,700*	2,400*
<b>TOTAL</b>	<b>1,615</b>	<b>236</b>	<b>2,400</b>	<b>9,375</b>	<b>4,600</b>

\*Millstream Disposals as per Exec recommended savings

3.7.3. A proportion of the Asset Sales (£200k) a year from 2025/26 to 2027/28 along with the receipts from the capital loans and Equity Investments have been set aside for utilisation as Flexible use of Capital resources.

Table 6: Flexible use of Capital Resources

	<b>2023/24 actual £(000)</b>	<b>2024/25 forecast £(000)</b>	<b>2025/26 budget £(000)</b>	<b>2026/27 budget £(000)</b>	<b>2027/28 budget £(000)</b>
Asset sales			200	200	200
Loans etc repaid	-	-	800*	1,700*	2,400*
<b>TOTAL</b>			<b>1,000</b>	<b>1,900</b>	<b>2,600</b>

\*Millstream Disposals as per Exec recommended savings

## 4. Treasury Management

### 4.1. Introduction

- 4.1.1. Treasury management is concerned with keeping sufficient but not excessive cash available to meet the Authority's liquidity requirements, while managing the risks involved.
- 4.1.2. Surplus cash is invested until required, while a shortage of cash will be met by borrowing, to avoid excessive credit balances or overdrafts in the bank current account. The Authority is typically cash rich in the short-term as revenue income is received before it is spent, but cash poor in the long-term as capital expenditure is incurred before being financed. The revenue cash surpluses are offset against capital cash shortfalls to reduce overall borrowing.
- 4.1.3. Due to decisions taken in the past, as at 30<sup>th</sup> November 2024 the Authority had £45m in short term borrowing at an average interest rate of 5.06% , £14.8m invested in property funds (excluding an anticipated loss, not yet realised from one of the funds winding down) and £13.3m short term treasury investments (excluding Property Funds) at an average rate of 4.93%.

### 4.2. Borrowing Strategy

- 4.2.1. The Authority's main objectives when borrowing is to achieve as low a rate as possible for the set duration that it is needed for, whilst ensuring flexibility should plans change in future. These objectives are often conflicting, and the Authority therefore seeks to strike a balance between cheaper short-term loans and long-term fixed rate loans where the future cost is known but higher.
- 4.2.2. The Authority does not borrow to invest for the primary purpose of financial return and therefore retains full access to the Public Works Loans Board.
- 4.2.3. Projected levels of the Authority's total outstanding debt (which comprises borrowing, PFI liabilities, leases and transferred debt) are shown in table 7, compared with the capital financing requirement (see in table 4):

Table 7: Prudential Indicator: Gross Debt and the Capital Financing Requirement

	<b>31.3.2024 actual £(000)</b>	<b>31.3.2025 forecast £(000)</b>	<b>31.3.2026 budget £(000)</b>	<b>31.3.2027 budget £(000)</b>	<b>31.3.2028 budget £(000)</b>
Debt (incl. PFI & leases)	46,500	60,500	66,000	60,000	53,500
Capital Financing Requirement	60,522	62,751	68,015	60,183	53,797

4.2.4. Statutory guidance is that debt should remain below the capital financing requirement, except in the short-term. As can be seen from table 7, the Authority expects to comply with this in the medium term.

### 4.3. Liability benchmark

4.3.1. To compare the Authority's actual borrowing against an alternative strategy, a liability benchmark has been calculated showing the lowest risk level of borrowing. This assumes that cash and investment balances are kept to a minimum level. While there was major project spend the minimum level was set at £10m. This has now reduced to £5m. This benchmark is currently under review.

*Table 8: Borrowing and the Liability Benchmark*

	<b>31.3.2024 actual £(000)</b>	<b>31.3.2025 forecast £(000)</b>	<b>31.3.2026 budget £(000)</b>	<b>31.3.2027 budget £(000)</b>	<b>31.3.2028 budget £(000)</b>
Forecast borrowing (External)	46,500	60,500	66,000	60,000	53,500
<b>Liability benchmark</b>	<b>49,378</b>	<b>49,695</b>	<b>55,195</b>	<b>59,000</b>	<b>52,500</b>

4.3.2. The table shows that the Authority expects to borrow above its liability benchmark. This is because of the long-term investment in property funds which we cannot exit until property is sold to cover the redemptions and therefore the long-term investments are skewing our figures against the liability benchmark. The council moves closer to the benchmark once the property funds have been redeemed.

### 4.4. Affordable Borrowing Limit

4.4.1. The Authority is legally obliged to set an affordable borrowing limit (also termed the authorised limit for external debt) each year and to keep it under review. In line with statutory guidance, a lower "operational boundary" is also set as a warning level should debt approach the limit.

Table 9: Prudential Indicators: Authorised limit and operational boundary for external debt

	<b>2024/25 limit £(000)</b>	<b>2025/26 limit £(000)</b>	<b>2026/27 limit £(000)</b>	<b>2027/28 limit £(000)</b>
Authorised limit – total external debt	100,000	100,000	100,000	100,000
Operational boundary – total external debt	75,000	75,000	75,000	75,000

## 4.5. Investment Strategy

4.5.1. Treasury investments arise from receiving cash before it is paid out again. Investments made for service reasons or for pure financial gain are not generally considered to be part of treasury management.

4.5.2. The Authority's policy on treasury investments is to prioritise security and liquidity over yield, that is to focus on minimising risk rather than maximising returns.

4.5.2.1. Cash that is likely to be spent in the near term is invested securely, for example with the government, other local authorities or selected high-quality banks, to minimise the risk of loss. Money that will be held for longer terms is invested more widely, including in bonds, shares and property, to balance the risk of loss against the risk of receiving returns below inflation.

4.5.2.2. Both near-term and longer-term investments may be held in pooled funds, where an external fund manager makes decisions on which investments to buy, and the Authority may request its money back at short notice.

Table 10: Treasury management investments

	<b>31.3.2024 actual £(000)</b>	<b>31.3.2024 forecast £(000)</b>	<b>31.3.2025 budget £(000)</b>	<b>31.3.2026 budget £(000)</b>	<b>31.3.2027 budget £(000)</b>
Near-term investments	12,575	6,000	6,000	6,000	6,000
Longer-term investments	17,840	9,805	9,805*	-	-
<b>TOTAL</b>	<b>30,415</b>	<b>15,805</b>	<b>15,805</b>	<b>6,000</b>	<b>6,000</b>

\*Being the Property Fund NAV value as at 31<sup>st</sup> December 2024. NAV is reset monthly.

## 4.6. Risk Management

4.6.1. The effective management and control of risk are prime objectives of the Authority's treasury management activities. The treasury management strategy therefore sets out various indicators and limits to constrain the risk of unexpected losses and details the extent to which financial derivatives may be used to manage treasury risks.



## 5. Revenue Budget Implications

### 5.1. Implications

5.1.1. Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP are charged to revenue. Note investment income has been removed from the definition of financing costs. The net annual charge is known as financing costs; this is compared to the net revenue stream i.e., the amount funded from Council Tax, business rates and general government grants.

Table 11: Prudential Indicator: Proportion of financing costs to net revenue stream

	<b>2023/24 actual</b>	<b>2024/25 forecast</b>	<b>2025/26 budget</b>	<b>2026/27 budget</b>	<b>2027/28 budget</b>
Financing costs (£m)	£1.6	£2.9	£3.3	£2.6	£2.5
Proportion of net revenue stream	8.3%	13.3%	16.2%	15.2%	14.2%

### 5.2. Sustainability

5.2.1. Due to the very long-term nature of capital expenditure and financing, the revenue budget implications of expenditure incurred in the next few years will extend for up to 50 years into the future. The Head of Strategic Finance is satisfied that the proposed capital programme is prudent, affordable, and sustainable because it has been reduced to a level where the borrowing remains affordable.

### 5.3. Knowledge and Skills

5.3.1. The Authority employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. The Authority pays for junior staff to study towards relevant professional qualifications including CIPFA, CIMA, AAT.

5.3.2. Where Authority staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. The Authority currently engages Arlingclose Limited as treasury management advisers. This approach is more cost effective than employing such staff directly and ensures that the Authority has access to knowledge and skills commensurate with its risk appetite.

### Annual Minimum Revenue Provision Statement 2025/26

1. When the council finances capital expenditure by debt, it must set aside resources to repay that debt in later years. The amount charged to the revenue budget for the repayment of debt is known as Minimum Revenue Provision (MRP), although there has been no statutory minimum since 2008.
  - a. The Local Government Act 2003 requires the council to have regard to the former Ministry of Housing, Communities and Local Government's Guidance on Minimum Revenue Provision (the MHCLG Guidance) most recently issued in April 2024.
2. The broad aim of the MHCLG Guidance is to ensure that capital expenditure is financed over a period that is reasonably commensurate with that over which the capital expenditure provides benefits.
3. The MHCLG Guidance requires the council to approve an Annual MRP Statement each year and recommends several options for calculating a prudent amount of MRP. The following statement only incorporates options recommended in the Guidance.
4. MRP is calculated by reference to the capital financing requirement (CFR) which is the total amount of past capital expenditure that has yet to be permanently financed, noting that debt must be repaid and therefore can only be a temporary form of funding.
  - a. The CFR is calculated from the Authority's balance sheet in accordance with the Chartered Institute of Public Finance and Accountancy's Prudential Code for Capital Expenditure in Local Authorities, 2021 edition.
5. For capital expenditure, MRP will be determined by charging the expenditure over the expected useful life of the relevant asset, in equal instalments (on the straight-line method), starting in the year after the asset becomes operational. In line with the useful economic life (UEL) of the asset, up to a maximum of 50 years.
6. The useful life of assets for individual assets will be set by the Head of Strategic Finance with advice from the Council's surveyor for property and

from guidance from manufacturers or other specialists in relation to vehicles, plant, and equipment. The UEL for individual assets will not exceed the outlines below: -

- a. MRP on purchases of freehold land will be charged over 50 years.
- b. MRP on Buildings will be charged over the anticipated UEL up to a maximum of 50 years
- c. Computer equipment and Intangibles are anticipated to be charged between 3 and 10 years.
- d. MRP on Vehicles including refuse, recycling and street cleansing vehicles will be payable over the UEL of the individual vehicle (ranging from 3 – 12 years).
- e. MRP on Infrastructure will be charged over the estimated UEL up to a max of 50 years.
- f. For assets acquired by leases MRP will be determined as being equal to the element of the rent or charge that goes to write down the balance sheet liability.
  - i. Where former operating leases have been brought onto the balance sheet due to the adoption of the IFRS 16 Leases accounting standard, and the asset values have been adjusted for accruals, prepayments, premiums and/or incentives, then the annual MRP charges will be adjusted so that the overall charge for MRP over the life of the lease reflects the value of the right-of-use asset recognised on transition rather than the liability.
- g. MRP on expenditure not related to fixed assets, which have been capitalised by regulation or direction will be charged over a period up to 25 years.

### Capital Loans

- 7. Capital expenditure loans to Millstream Property Investments Limited (which is wholly owned by the council), No MRP will be set aside, unless an expected credit loss is identified or increased in-year. Instead, capital

receipts arising from principal repayments will reduce the capital financing requirement. Sufficient MRP will be charged to ensure that the outstanding capital financing requirement (CFR) on the loan is no higher than the principal amount outstanding less the expected credit loss.

- a. This option was proposed by the government in its recent MRP consultation and in the council's view is consistent with the current regulations.
  - b. The council further believes this is prudent as the loans were financed by a reduction in the negative CFR, which arose from the large-scale voluntary transfer of council housing in 2001, and therefore was financed in full at the time the money was lent to the company.
  - c. The loans are secured by a charge over domestic property assets of the company and the loans were on average 60% of the property purchase price.
    - i. Given that there is a 40%+ share of equity in excess of the loans and domestic property, the council believes there is sufficient equity in each domestic property to fully repay the loans to the company in most foreseeable downside risk events.
8. The council may make additional payments over and above MRP to reduce the CFR and these payments are known as Voluntary Payments.
  - a. The council intends to utilise receipts from planned disposal as voluntary Payments. These additional voluntary payments will enable the council to reduce MRP charges to the Comprehensive Income & Expenditure Statement (CIES) in future years.
9. Capital expenditure incurred during 2025/26 will not be subject to a MRP charge until 2026/27 for completed projects or later for any Assets Under Construction.

## Appendix B

10. Based on the council's latest estimate of its Capital Financing Requirement on 31st March 2025, the budget for MRP has been set as follows:

TABLE 1 MINIMUM REVENUE PROVISION BUDGET 2025/26

Estimated MRP	2025/26 £m	2026/27 £m	2027/28 £
<b>Opening CFR</b>	<b>62.899</b>	<b>69.163</b>	<b>63.231</b>
Capital expenditure	10.545	3.245	-
Receipts to reduce CFR	-1.247	-	-
MRP charged in Year	-1.634	-1.702	-1.786
Forecast Capital receipts - to reduce MRP charge	-1.400	-7.475	-2.000
<b>Capital Expenditure to which MRP applies</b>	<b>69.163</b>	<b>63.231</b>	<b>59.445</b>
MRP Charges in year	1.634	1.702	1.786
VRP (Voluntary MRP - asset disposals)	1.400	7.475	2.000
<b>Total Reduction in CFR - due to MRP and VRP</b>	<b>3.034</b>	<b>9.177</b>	<b>3.786</b>

11. The council intends to dispose of assets and to apply the capital receipts to reduce the CFR. As the use of the capital receipts constitutes a Voluntary Payment the following table summarises planned VRP that will reduce the CFR.

TABLE 2 VOLUNTARY PAYMENTS 2025/26 – 2027/28

Planned Voluntary Payments	£m
Actual balance 31.03.2025	0
Planned payment 2025/26	1.400
Planned payment 2026/27	7.475
Planned payment 2027/28	2.000
<b>Total Planned VRP to 31.03.2028</b>	<b>10.875</b>

12. Proceeds from the sale of capital assets are classed as capital receipts and are typically used to finance new capital expenditure.
13. Where the Authority decides instead to use capital receipts to repay debt and hence reduce the CFR, the calculation of MRP will be adjusted as follows:

## **Appendix B**

- a. Capital receipts arising on the repayment of principal on capital loans to third parties will be used to lower the MRP charge in respect of the same loans in the year of receipt, if any.
- b. Capital receipts arising on the repayment of principal on finance lease receivables will be used to lower the MRP charge in respect of the acquisition of the asset subject to the lease in the year of receipt, if any.
- c. Capital receipts arising from other assets which form an identified part of the Authority's MRP calculations will be used to reduce the MRP charge in respect of the same assets over their remaining useful lives, starting in the year after the receipt is applied.
- d. Any other capital receipts applied to repay debt will be used to reduce MRP in 10 equal instalments starting in the year after receipt is applied.

# Treasury Management Strategy

**2025/26**

[www.eastherts.gov.uk](http://www.eastherts.gov.uk)



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## Introduction

1. Treasury management is the management of the Authority's cash flows, borrowing and investments, and the associated risks. The Authority has borrowed and invested substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of financial risk are therefore central to the Authority's prudent financial management.
2. Treasury risk management at the Authority is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's Treasury Management in the Public Services: Code of Practice 2021 Edition (the CIPFA Code) which requires the Authority to approve a treasury management strategy before the start of each financial year. This report fulfils the Authority's legal obligation under the Local Government Act 2003 to have regard to the CIPFA Code.

## Economic Background

3. The impact on the UK from the government's Autumn Budget, slower interest rate cuts, modestly weaker economic growth over the medium term, together with the impact from President-elect Trump's second term in office and uncertainties around US domestic and foreign policy, will be major influences on the Authority's treasury management strategy for 2025/26.
4. The Bank of England's (BoE) Monetary Policy Committee (MPC) reduced Bank Rate to 4.75% at its meeting in November 2024, having previously cut by 25bp from the 5.25% peak at the August MPC meeting. At the November meeting, eight Committee members voted for the cut while one member preferred to keep Bank Rate on hold at 5%.
5. The November quarterly Monetary Policy Report (MPR) is forecasting Gross Domestic Product (GDP) growth to pick up to around 1.75% (four-quarter GDP) in the early period of the BoE's forecast horizon before falling back. The impact from the Budget pushes GDP higher in 2025 than was expected in the previous MPR, before becoming weaker. Current GDP growth was shown to be 0.5% between April and June 2024, a downward revision from the 0.6% rate previously reported by the Office for National Statistics (ONS).

6. Office for National Statistics (ONS) figures reported the annual Consumer Price Index (CPI) inflation rate at 1.7% in September 2024, down from 2.2% in the previous month and lower than the 1.9% expected. Core CPI also declined further than expected to 3.2% against a forecast of 3.4% and the previous month's 3.6%. The outlook for CPI inflation in the November MPR showed it rising above the MPC's 2% target from 2024 into 2025 and reaching around 2.75% by the middle of calendar 2025. This represents a modest near-term increase due to the ongoing impacts from higher interest rates, the Autumn Budget, and a projected margin of economic slack. Over the medium-term, once these pressures ease, inflation is expected to stabilise around the 2% target.
7. The labour market appears to be easing slowly however, but the data still requires treating with some caution. The latest figures reported the unemployment rate fell to 4.0% in the three months to August 2024, while economic inactivity also declined. Pay growth for the same period was reported at 4.9% for regular earnings (excluding bonuses) and 3.8% for total earnings. Looking ahead, the BoE MPR showed the unemployment rate is expected to increase modestly, rising to around 4.5%, the assumed medium-term equilibrium unemployment rate, by the end of the forecast horizon.
8. The US Federal Reserve has also been cutting interest rates, bringing down the Fed Funds Rate by 0.25% at its November 2024 monetary policy meeting to a range of 4.5%-4.75%. Further interest rate cuts are expected, but uncertainties around the potential inflationary impact of incoming President Trump's policies may muddy the waters in terms of the pace and magnitude of further rate reductions. Moreover, the US economy continues to expand at a decent pace, rising at an annual rate of 2.8% in the third quarter of 2024, and inflation remains elevated suggesting that monetary policy may need to remain more restrictive in the coming months than had previously been anticipated.
9. Euro zone inflation fell below the European Central Bank (ECB) 2% target in September 2024, the first time in over three years. This allowed the ECB to continue its rate cutting cycle and reduce its three key policy rates by 0.25% in October. Inflation is expected to rise again in the short term, but then fall back towards the 2% target during 2025, with the ECB remaining committed to maintaining rates at levels consistent with bringing inflation to target, but without suggesting a specific path.

## Credit Outlook

10. Credit Default Swap (CDS) prices have typically followed a general trend downwards during 2024, reflecting a relatively more stable financial period compared to the previous year. Improved credit conditions in 2024 have also led to greater convergence in CDS prices between ringfenced (retail) and non-ringfenced (investment) banking entities again. On an annual basis, CDS price volatility has so far been lower in 2023 compared to 2022, but this year has seen more of a divergence in prices between ringfenced (retail) and non-ringfenced (investment) banking entities once again.
11. Higher interest rates can lead to a deterioration in banks' asset quality through increased loan defaults and volatility in the value of capital investments. Fortunately, the rapid interest rate hikes during this monetary tightening cycle, while putting some strain on households and corporate borrowers, has not caused a rise in defaults, and banks have fared better than expected to date, buoyed by strong capital positions. Low unemployment and robust wage growth have also limited the number of problem loans, all of which are positive in terms of creditworthiness.
12. Moreover, while a potential easing of US financial regulations under a Donald Trump Presidency may aid their banks' competitiveness compared to institutions in the UK and other regions, it is unlikely there will be any material impact on the underlying creditworthiness of the institutions on the counterparty list maintained by Arlingclose, the authority's treasury adviser.
13. Overall, the institutions on our adviser Arlingclose counterparty list remain well-capitalised and their counterparty advice on both recommended institutions and maximum duration remain under constant review and will continue to reflect economic conditions and the credit outlook.

## Interest rate forecast (November 2024)

14. The Authority's treasury management adviser Arlingclose forecasts that The Bank of England's Monetary Policy Committee will continue reducing rates during 2024 and through 2025, taking Bank Rate to around 3.75% by the end of the 2025/26 financial year. The effect from the Autumn Budget on economic growth and inflation has reduced previous expectations in terms of the pace of rate cuts as well as pushing up the rate at the end of the loosening cycle.

15. Arlingclose expects long-term gilt yields to remain broadly at current levels on average (amid continued volatility), but to end the forecast period modestly lower compared to now. Yields will continue remain relatively higher than in the past, due to quantitative tightening and significant bond supply. As ever, there will be short-term volatility due to economic and (geo)political uncertainty and events.
16. A more detailed economic and interest rate forecast provided by Arlingclose is in **Appendix A**.
17. Like the BoE, the Federal Reserve and other central banks see persistently high policy rates through 2023 and 2024 as key to dampening domestic inflationary pressure. Bond markets will need to absorb significant new supply, particularly from the US government.
18. A more detailed economic and interest rate forecast provided by Arlingclose is in Appendix A.
19. For the purpose of setting the budget, it has been assumed that new treasury investments will be made at an average rate/yield of 4.25% and that new long-term loans will be borrowed at an average rate of 5.0%.

## Local context

20. On 30th November 2024, the Authority held £46.5m of borrowing and £28.3m of treasury investments. This is set out in further detail at **Appendix B**. Forecast changes in these sums are shown in the balance sheet analysis in table 1 below.

*Table 1: Balance sheet summary and forecast.*

*CFR and Balance Sheet resources figures are under review and this table will change once the figures have been received.*

	<b>31.3.24 Actual £(000)</b>	<b>31.3.25 Estimate £(000)</b>	<b>31.3.26 Forecast £(000)</b>	<b>31.3.27 Forecast £(000)</b>	<b>31.3.28 Forecast £(000)</b>
Capital financing requirement	<b>60,522</b>	<b>62,899</b>	<b>69,163</b>	<b>63,231</b>	<b>59,445</b>
Less: Other debt liabilities *	-	-	-	-	-
<b>Loans CFR</b>	<b>60,522</b>	<b>62,899</b>	<b>69,163</b>	<b>63,231</b>	<b>59,445</b>
Less: External borrowing **	(46,500)	(60,500)	(66,000)	(60,000)	(53,500)
<b>Internal borrowing</b>	<b>14,022</b>	<b>2,399</b>	<b>3,163</b>	<b>3,231</b>	<b>5,945</b>
Less: Balance sheet resources	(21,144)	(18,204)	(18,968)	(9,231)	(11,345)
<b>Treasury investments</b>	<b>7,122</b>	<b>15,805</b>	<b>15,805</b>	<b>6,000</b>	<b>5,400</b>

\* Leases and PFI liabilities that form part of the Authority's total debt

\*\* shows only loans to which the Authority is committed and excludes optional refinancing

21. The underlying need to borrow for capital purposes is measured by the Capital Financing Requirement (CFR), while balance sheet resources are the underlying sums available for investment. The Authority's current strategy is to maintain borrowing and investments below their underlying levels, sometimes known as internal borrowing.
22. The Authority has an increasing CFR due to the capital programme, but with minimal investments and will therefore be required to borrow up to £66.0m over the forecast period.
23. CIPFA's Prudential Code for Capital Finance in Local Authorities recommends that the Authority's total debt should be lower than its highest forecast CFR over the next three years. Table 1 shows that the Authority expects to comply with this recommendation during 2024/25.

## Liability Benchmark

24. To compare the Council's actual borrowing against an alternative strategy, a liability benchmark has been calculated showing the lowest risk level of borrowing. This assumes the same forecasts as table 1 above, but that cash and investment balances are kept to a minimum level of £5m at each year-end to maintain sufficient liquidity but minimise credit risk.
25. The liability benchmark is an important tool to help establish whether the Council is likely to be a long-term borrower or long-term investor in the future, and so shape its strategic focus and decision making. The liability benchmark itself represents an estimate of the cumulative amount of external borrowing the Council must hold to fund its current capital and revenue plans while keeping treasury investments at the minimum level required to manage day-to-day cash flow.

*Table 2: Prudential Indicator: Liability benchmark*

	<b>31.3.24 Actual £(000)</b>	<b>31.3.25 Estimate £(000)</b>	<b>31.3.26 Forecast £(000)</b>	<b>31.3.27 Forecast £(000)</b>	<b>31.3.28 Forecast £(000)</b>
Loans CFR	<b>60,522</b>	<b>62,899</b>	<b>69,163</b>	<b>63,231</b>	<b>58,857</b>
Less: Balance sheet resources	(21,144)	(18,204)	(18,968)	(9,231)	(11,345)
<b>Net loans requirement</b>	39,378	44,695	50,195	54,000	47,512
Plus: Liquidity allowance	10,000	5,000	5,000	5,000	5,000
<b>Liability benchmark</b>	<b>49,378</b>	<b>49,695</b>	<b>55,195</b>	<b>59,000</b>	<b>52,512</b>

*CFR and Balance Sheet resources figures are under review and this table will change once the figures have been received.*

Following on from the medium-term forecasts in table 2 above, the long-term liability benchmark assumes capital expenditure funded by borrowing of a maximum £51.9m, minimum revenue provision on new capital expenditure based on the Useful Economic Lives of the individual assets ranging from 3 years to 50 years with income, expenditure reserves all increasing by inflation of 2.5% a year.

## Borrowing Strategy

26. The Authority currently holds £46.5 million of loans, an increase of £15 million on the previous year, as part of its strategy for funding previous years' capital programmes. The balance sheet forecast in table 1 shows that the Authority expects to borrow up to £60.5m in 2024/25. The Authority may also borrow additional sums to pre-fund future years' requirements, providing this does not exceed the authorised limit for borrowing of £100 million.
27. **Objectives:** The Authority's chief objective when borrowing money is to strike an appropriately low risk balance between securing low interest costs and achieving certainty of those costs over the period for which funds are required. The flexibility to renegotiate loans should the Authority's long-term plans change is a secondary objective.
28. **Strategy:** Given the significant cuts to public expenditure and to local government funding, the Authority's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio. With short-term interest rates currently much lower than long-term rates, it is likely to be more cost effective in the short-term to either use internal resources, or to borrow short-term loans instead.
29. By doing so, the Authority is able to reduce net borrowing costs (despite foregone investment income) and reduce overall treasury risk. The benefits of short-term borrowing will be monitored regularly against the potential for incurring additional costs by deferring borrowing into future years when long-term borrowing rates are forecast to rise modestly. Arlingclose will assist the Authority with this 'cost of carry' and breakeven analysis. Its output may determine whether the Authority borrows additional sums at long-term fixed rates in 2024/25 with a view to keeping future interest costs low, even if this causes additional cost in the short-term.
30. The Authority has previously raised all of its long-term borrowing from the HM Treasury PWLB Lending Facility (PWLB) (formerly the Public

Works Loans Board) but will consider long-term loans from other sources including banks, pension funds and local authorities, and will investigate the possibility of issuing bonds and similar instruments, in order to lower interest costs and reduce over-reliance on one source of funding in line with the CIPFA Code. PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield; the Authority intends to avoid this activity in order to retain its access to PWLB loans.

31. Alternatively, the Authority may arrange forward starting loans, where the interest rate is fixed in advance, but the cash is received in later years. This would enable certainty of cost to be achieved without suffering a cost of carry in the intervening period.
32. In addition, the Authority may borrow further short-term loans to cover unplanned cash flow shortages.
33. **Sources of borrowing:** The approved sources of long-term and short-term borrowing are:
  - a. HM Treasury's PWLB Lending Facility (formerly the Public Works Loan Board)
  - b. National Wealth Fund Ltd (formerly UK Infrastructure Bank Ltd)
  - c. any institution approved for investments (see below).
  - d. any other bank or building society authorised to operate in the UK.
  - e. any other UK public sector body.
  - f. UK public and private sector pension funds (except the Hertfordshire Local Government Pension Scheme).
  - g. capital market bond investors.
  - h. UK Municipal Bonds Agency plc and other special purpose companies created to enable local authority bond issues.
34. **Other sources of debt finance:** In addition, capital finance may be raised by the following methods that are not borrowing, but may be classed as other debt liabilities:
  - a. Leasing.
  - b. Hire purchase.
  - c. Private Finance Initiative.
  - d. Sale and leaseback.
  - e. Similar asset based finance.
35. **Municipal Bonds Agency:** UK Municipal Bonds Agency plc was established in 2014 by the Local Government Association as an alternative to the PWLB. It issues bonds on the capital markets and lends

the proceeds to local authorities. This is a more complicated source of finance than the PWLB for two reasons: borrowing authorities will be required to provide bond investors with a guarantee to refund their investment in the event that the agency is unable to for any reason; and there will be a lead time of several months between committing to borrow and knowing the interest rate payable. Any decision to borrow from the Agency will therefore be the subject of a separate report to Full Council.

36. **LOBOs:** The Authority holds no LOBO (Lender's Option Borrower's Option) loans where the lender has the option to propose an increase in the interest rate at set dates, following which the Authority has the option to either accept the new rate or to repay the loan at no additional cost. Borrowing via LOBO loans will not be undertaken unless a separate report requesting authority is approved by Full Council.
37. **Short-term and variable rate loans:** These loans leave the Authority exposed to the risk of short-term interest rate rises and are therefore subject to the interest rate exposure limits in the treasury management indicators below. Financial derivatives may be used to manage this interest rate risk (see section below).
38. **Debt rescheduling:** The PWLB allows authorities to repay loans before maturity and either pay a premium or receive a discount according to a set formula based on current interest rates. Other lenders may also be prepared to negotiate premature redemption terms. The Authority may take advantage of this and replace some loans with new loans, or repay loans without replacement, where this is expected to lead to an overall cost saving or a reduction in risk. The recent rise in interest rates means that more favourable debt rescheduling opportunities should arise than in previous years.

## Treasury Investment Strategy

39. The Authority holds significant invested funds, representing income received in advance of expenditure plus balances and reserves held. In the past 12 months, the Authority's treasury investment balance has ranged between £28 and £38 million (including long term property investments), these levels are expected to reduce by year end and the forthcoming year, due to the redemptions of the property funds.
40. **Objectives:** The CIPFA Code requires the Authority to invest its treasury funds prudently, and to have regard to the security and liquidity of its investments before seeking the highest rate of return, or yield. The



Authority's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income. Where balances are expected to be invested for more than one year, the Authority will aim to achieve a total return that is equal or higher than the prevailing rate of inflation, in order to maintain the spending power of the sum invested. The Authority aims to be a responsible investor and will consider environmental, social and governance (ESG) issues when investing.

41. **Strategy:** As demonstrated by the liability benchmark above, the Authority expects to be a long-term borrower and new treasury investments will therefore be made primarily to manage day-to-day cash flows using short-term low risk instruments. The existing portfolio of strategic pooled funds will be maintained to diversify risk into different sectors and boost investment income.
42. The CIPFA Code does not permit local authorities to both borrow and invest long-term for cash flow management. But the Authority may make long-term investments for treasury risk management purposes, including to manage interest rate risk by investing sums borrowed in advance for the capital programme for up to three years; to manage inflation risk by investing usable reserves in instruments whose value rises with inflation; and to manage price risk by adding diversification to the strategic pooled fund portfolio. As a result we are in the process of ending a long term investment of £10 million in the Lothbury Property Fund. The £10 million in the Hermes Property Fund will be held until the redemption restrictions on the fund are lifted in the next few years.
43. **ESG policy:** Environmental, social and governance (ESG) considerations are increasingly a factor in global investors' decision making, but the framework for evaluating investment opportunities is still developing and therefore the Authority's ESG policy does not currently include ESG scoring or other real-time ESG criteria at an individual investment level. When investing in banks and funds, the Authority will prioritise banks that are signatories to the UN Principles for Responsible Banking and funds operated by managers that are signatories to the UN Principles for Responsible Investment, the Net Zero Asset Managers Alliance and/or the UK Stewardship Code.
44. **Business models:** Under the IFRS 9 standard, the accounting for certain investments depends on the Authority's "business model" for managing them. The Authority aims to achieve value from its treasury investments by a business model of collecting the contractual cash flows and

therefore, where other criteria are also met, these investments will continue to be accounted for at amortised cost.

45. **Approved counterparties:** The Authority may invest its surplus funds with any of the counterparty types in table 3 below, subject to the limits shown.

*Table 3: Treasury investment counterparties and limits*

Sector	Time limit	Counterparty limit	Sector limit
The UK Government	50 years	Unlimited	n/a
Local authorities & other government entities	3 years	£20m	Unlimited
Secured investments *	3 years	£20m	Unlimited
Banks (unsecured) *	13 months	£20m	Unlimited
Building societies (unsecured) *	13 months	£20m	£60m
Registered providers (unsecured) *	3 years	£5m	£30m
Money market funds *	n/a	£20m	Unlimited
Strategic pooled funds	n/a	£20m	£20m
Real estate investment trusts	n/a	£20m	£20m
Other investments *	3 years	£1m	£5m

This table must be read in conjunction with the notes below.

46. **\* Minimum credit rating:** Treasury investments in the sectors marked with an asterisk will only be made with entities whose lowest published long-term credit rating is no lower than A-. Where available, the credit rating relevant to the specific investment or class of investment is used, otherwise the counterparty credit rating is used. However, investment decisions are never made solely based on credit ratings, and all other relevant factors including external advice will be taken into account.
47. For entities without published credit ratings, investments may be made either (a) where external advice indicates the entity to be of similar credit quality; or (b) to a maximum of £500,000 per counterparty as part of a diversified pool e.g. via a peer-to-peer platform.
48. **UK Government:** Sterling-denominated investments with or explicitly guaranteed by the UK Government, including the Debt Management Account Deposit Facility, treasury bills and gilts. These are deemed to be zero credit risk due to the government's ability to create additional

currency and therefore may be made in unlimited amounts for up to 50 years.

49. **Local Authorities and other Government entities:** Loans to, and bonds and bills issued or guaranteed by, national governments, regional and local authorities and multilateral development banks. These investments are not subject to bail-in, and there is generally a lower risk of insolvency, although they are not zero risk.
50. **Secured investments:** Investments secured on the borrower's assets, which limits the potential losses in the event of insolvency. The amount and quality of the security will be a key factor in the investment decision. Covered bonds secured deposits and reverse repurchase agreements with banks and building societies are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used. The combined secured and unsecured investments with any one counterparty will not exceed the cash limit for secured investments.
51. **Banks and building societies (unsecured):** Accounts, deposits, certificates of deposit and senior unsecured bonds with banks and building societies, other than multilateral development banks. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail. See below for arrangements relating to operational bank accounts.
52. **Registered providers (unsecured):** Loans to, and bonds issued or guaranteed by, registered providers of social housing or registered social landlords, formerly known as housing associations. These bodies are regulated by the Regulator of Social Housing (in England), the Scottish Housing Regulator, the Welsh Government and the Department for Communities (in Northern Ireland). As providers of public services, they retain the likelihood of receiving government support if needed.
53. **Money market funds:** Pooled funds that offer same-day or short notice liquidity and very low or no price volatility by investing in short-term money markets. They have the advantage over bank accounts of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a small fee. Although no sector limit applies to money market funds, the Authority will take care to diversify its liquid investments over a variety of providers to ensure access to cash at all times.

54. **Strategic pooled funds:** Bond, equity and property funds including exchange traded funds, that offer enhanced returns over the longer term but are more volatile in the short term. These allow the Authority to diversify into asset classes other than cash without the need to own and manage the underlying investments. Because these funds have no defined maturity date, but can be either withdrawn after a notice period or sold on an exchange, their performance and continued suitability in meeting the Authority's investment objectives will be monitored regularly.
55. **Real estate investment trusts:** Shares in companies that invest mainly in real estate and pay the majority of their rental income to investors in a similar manner to pooled property funds. As with property funds, REITs offer enhanced returns over the longer term, but are more volatile especially as the share price reflects changing demand for the shares as well as changes in the value of the underlying properties.
56. **Other investments:** This category covers treasury investments not listed above, for example unsecured corporate bonds and unsecured loans to companies and universities. Non-bank companies cannot be bailed-in but can become insolvent placing the Authority's investment at risk.
57. **Operational bank accounts:** The Authority may incur operational exposures, for example through current accounts, collection accounts and merchant acquiring services, to any UK bank with credit ratings no lower than BBB- and with assets greater than £25 billion. These are not classed as investments but are still subject to the risk of a bank bail-in, and balances will therefore be kept below £1 million per bank except the council's banker, Nat West, where the balance will be kept below £20 million. The Bank of England has stated that in the event of failure, banks with assets greater than £25 billion are more likely to be bailed-in than made insolvent, increasing the chance of the Authority maintaining operational continuity.
58. **Risk assessment and credit ratings:** Credit ratings are obtained and monitored by the Authority's treasury advisers, who will notify changes in ratings as they occur. The credit rating agencies in current use are listed in the Treasury Management Practices document. Where an entity has its credit rating downgraded so that it fails to meet the approved investment criteria then:
- a. no new investments will be made,

- b. any existing investments that can be recalled or sold at no cost will be, and
  - c. full consideration will be given to the recall or sale of all other existing investments with the affected counterparty.
- 59. Where a credit rating agency announces that a credit rating is on review for possible downgrade (also known as “negative watch”) so that it may fall below the approved rating criteria, then only investments that can be withdrawn on the next working day will be made with that organisation until the outcome of the review is announced. This policy will not apply to negative outlooks, which indicate a long-term direction of travel rather than an imminent change of rating.
- 60. **Other information on the security of investments:** The Authority understands that credit ratings are good, but not perfect, predictors of investment default. Full regard will therefore be given to other available information on the credit quality of the organisations in which it invests, including credit default swap prices, financial statements, information on potential government support, reports in the quality financial press and analysis and advice from the Authority’s treasury management adviser. No investments will be made with an organisation if there are substantive doubts about its credit quality, even though it may otherwise meet the above criteria.
- 61. **Reputational aspects:** The Authority is aware that investment with certain counterparties, while considered secure from a purely financial perspective, may leave it open to criticism, valid or otherwise, that may affect its public reputation, and this risk will therefore be considered when making investment decisions.
- 62. When deteriorating financial market conditions affect the creditworthiness of all organisations, as happened in 2008, 2020 and 2022, this is not generally reflected in credit ratings, but can be seen in other market measures. In these circumstances, the Authority will restrict its investments to those organisations of higher credit quality and reduce the maximum duration of its investments to maintain the required level of security. The extent of these restrictions will be in line with prevailing financial market conditions. If these restrictions mean that insufficient commercial organisations of high credit quality are available to invest the Authority’s cash balances, then the surplus will be deposited with the UK Government, or with other local authorities. This will cause investment returns to fall but will protect the principal sum invested.

63. **Investment limits:** The Authority's revenue reserves available to cover investment losses are forecast to be £18 million on 31st March 2025 and £18 million on 31st March 2026. In order that no more than 60% of available reserves will be put at risk in the case of a single default, the maximum that will be lent to any one organisation (other than the UK Government) will be £10 million. A group of entities under the same ownership will be treated as a single organisation for limit purposes.
64. Credit risk exposures arising from non-treasury investments, financial derivatives and balances greater than £10k in operational bank accounts count against the relevant investment limits.
65. Limits are also placed on fund managers, investments in brokers' nominee accounts and foreign countries as below. Investments in pooled funds and multilateral development banks do not count against the limit for any single foreign country, since the risk is diversified over many countries.

*Table 4: Additional investment limits*

	Cash limit
Any group of pooled funds under the same management	£10m per manager
Negotiable instruments held in a broker's nominee account	£10m per broker
Foreign countries	£10m per country

66. **Liquidity management:** The Authority uses a spreadsheet-based cash flow forecasting model to determine the maximum period for which funds may prudently be committed. The forecast is compiled on a prudent basis to minimise the risk of the Authority being forced to borrow on unfavourable terms to meet its financial commitments. Limits on long-term investments are set by reference to the Authority's medium-term financial plan and cash flow forecast.
67. The Authority will spread its liquid cash over at least three providers (e.g. UK Government, bank accounts and money market funds) to ensure that access to cash is maintained in the event of operational difficulties at any one provider.

## Treasury Management Prudential Indicators

68. The Authority measures and manages its exposures to treasury management risks using the following indicators.

69. **Security:** The Authority has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted average credit score of its investment portfolio. This is calculated by applying a score to each investment (AAA=1, AA+=2, etc.) and taking the arithmetic average, weighted by the size of each investment. Unrated investments are assigned a score based on their perceived risk.

Credit risk indicator	Target
Portfolio average credit score	6.0

70. **Liquidity:** The Authority has adopted a voluntary measure of its exposure to liquidity risk by monitoring the amount of cash available to meet unexpected payments within a rolling three month period, without additional borrowing.

Liquidity risk indicator	Target
Total cash available within 3 months	£5m

71. **Interest rate exposures:** This indicator is set to control the Authority's exposure to interest rate risk. The upper limits on the one-year revenue impact of a 1% rise or fall in interest rates will be:

Interest rate risk indicator	Limit
Upper limit on one-year revenue impact of a 1% <u>rise</u> in interest rates	£640,000
Upper limit on one-year revenue impact of a 1% <u>fall</u> in interest rates	£640,000

72. The impact of a change in interest rates is calculated on the assumption that maturing loans and investments will be replaced at new market rates.

73. **Maturity structure of borrowing:** This indicator is set to control the Authority's exposure to refinancing risk. The upper and lower limits on the maturity structure of borrowing will be:

Refinancing rate risk indicator	Upper limit	Lower limit
Under 12 months	100%	0%
12 months and within 24 months	100%	0%
24 months and within 5 years	50%	0%
5 years and within 10 years	50%	0%

10 years and within 20 years	75%	0%
20 years and within 30 years	75%	0%

74. **Long-term treasury management investments:** The purpose of this indicator is to control the Authority's exposure to the risk of incurring losses by seeking early repayment of its investments. The prudential limits on the long-term treasury management investments will be:

Price risk indicator	2024/25	2025/26	2026/27	No fixed date
Limit on principal invested beyond year end	£0m	£0m	£0m	£10m

75. Long-term investments with no fixed maturity date include strategic pooled funds and real estate investment trusts but exclude money market funds and bank accounts with no fixed maturity date as these are considered short-term.

## Related Matters

76. The CIPFA Code requires the Authority to include the following in its treasury management strategy.
77. **Financial derivatives:** Local authorities have previously made use of financial derivatives embedded into loans and investments both to reduce interest rate risk (e.g. interest rate collars and forward deals) and to reduce costs or increase income at the expense of greater risk (e.g. LOBO loans and callable deposits). The general power of competence in section 1 of the Localism Act 2011 removes much of the uncertainty over local authorities' use of standalone financial derivatives (i.e. those that are not embedded into a loan or investment).
78. The Authority will only use standalone financial derivatives (such as swaps, forwards, futures and options) where they can be clearly demonstrated to reduce the overall level of the financial risks that the Authority is exposed to. Additional risks presented, such as credit exposure to derivative counterparties, will be taken into account when determining the overall level of risk. Embedded derivatives, including those present in pooled funds and forward starting transactions, will not be subject to this policy, although the risks they present will be managed in line with the overall treasury risk management strategy.



79. Financial derivative transactions may be arranged with any organisation that meets the approved investment criteria, assessed using the appropriate credit rating for derivative exposures. An allowance for credit risk calculated using the methodology in the Treasury Management Practices document will count against the counterparty credit limit and the relevant foreign country limit.
80. In line with the CIPFA Code, the Authority will seek external advice and will consider that advice before entering into financial derivatives to ensure that it fully understands the implications.
81. **Markets in Financial Instruments Directive (MFID):** The Authority has opted up to professional client status with its providers of financial services, including advisers, banks, brokers and fund managers, allowing it access to a greater range of services but without the greater regulatory protections afforded to individuals and small companies. Given the size and range of the Authority's treasury management activities, the Head of Strategic Finance and Property believes this to be the most appropriate status.

## Financial Implications

82. The budget for investment income in 2025/26 is £1.0 million, based on an average investment portfolio of £24.0 million at an interest rate of 4.25%. The budget for debt interest paid in 2025/26 is £3.3 million, based on an average debt portfolio of £65.0 million at an average interest rate of 5.0%. If actual levels of investments and borrowing, or actual interest rates, differ from those forecasts, performance against budget will be correspondingly different.
83. Where investment income exceeds budget, e.g. from higher risk investments including pooled funds, or debt interest paid falls below budget, e.g. from cheap short-term borrowing, then [50%] of the revenue savings will be transferred to a treasury management reserve to cover the risk of capital losses or higher interest rates payable in future years.

# Appendix A - Arlingclose Economic & Interest Rate Forecast

## Underlying assumptions:

- As expected, the Bank of England Monetary Policy Committee (MPC) cut Bank Rate to 4.75% in November in an 8-1 vote. However, the outlook for monetary policy has changed following the new government's fiscal plans, as delivered in the recent Budget.
- The Budget contained measures that will boost demand, in a constrained supply environment, while pushing up direct costs for employers. The short to medium-term inflationary effects of the Budget require a change to our Interest Rate Forecast.
- UK GDP recovered well in H1 2024 from technical recession, but underlying growth appears relatively subdued. However, the Budget will significantly boost government spending over the short-term, with few offsetting measures to subdue household demand, so GDP growth is likely to rise relatively steeply.
- Private sector wage growth has eased to 4.8% yet remains high, while services inflation continues to hold above pre-pandemic levels. The increase in employers' NICs, minimum and public sector wage levels could have wide ranging impacts on private sector employment demand and costs, but the near-term impact will likely be inflationary as these additional costs get passed to consumers.
- CPI inflation was below the 2% target in September but will rise a little by year-end as energy price declines from the previous year fall out of the annual comparison. The Bank of England (BoE) estimates the Budget impact will see the CPI rate at 2.7% by year end 2025 and remain over target in 2026, as opposed to the prior projection of inflation easing back to and then below target by this point.
- The MPC re-emphasised the gradual move to easing monetary policy, and we now believe the Budget measures have both reduced the pace of Bank Rate cuts and increased the low for this loosening cycle (although downside risks remain in the medium term).
- The increase in borrowing, rise in inflation and shallower path for Bank Rate projected by the Office for Budget Responsibility (OBR) raised gilt yields. The material change in rate expectations means that yields will be generally higher in the post-Budget world.

- US government yields have risen following Donald Trump's and Republican victories in the US elections. Trump has run on a platform of policies that appear inflationary, calling into question the extent of policy loosening required from the Federal Reserve (which was already uncertain given continued solid US growth data). Higher US yields could also support higher UK yields.

### **Forecast:**

- In line with our forecast, Bank Rate was cut to 4.75% in November 2024.
- The MPC will continue to lower Bank Rate to reduce the restrictiveness of monetary policy, but more slowly and to a higher level. We see another rate cut in February 2025, followed by one cut per quarter, in line with Monetary Policy Report publication, to a low of 3.75%.
- Long-term gilt yields have risen to reflect both UK and US economic, monetary and fiscal policy expectations, and increases in bond supply. Volatility is likely to remain elevated as the market digests incoming data for clues around the impact of policy changes.
- This uncertainty may also necessitate more frequent changes to our forecast than has been the case recently.
- Upside risks to inflation over the next 12 months could limit the extent of monetary easing, but we see the risks as broadly balanced over the medium term.

	Current	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27
<b>Official Bank Rate</b>													
Upside risk	0.00	0.00	0.25	0.50	0.50	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Central Case	4.75	4.75	4.50	4.25	4.00	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
Downside risk	0.00	0.00	-0.25	-0.25	-0.50	-0.50	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75
<b>3-month money market rate</b>													
Upside risk	0.00	0.00	0.25	0.50	0.50	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Central Case	4.95	4.80	4.60	4.35	4.10	3.90	3.85	3.85	3.85	3.85	3.85	3.85	3.85
Downside risk	0.00	0.00	-0.25	-0.25	-0.50	-0.50	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75
<b>5yr gilt yield</b>													
Upside risk	0.00	0.60	0.70	0.80	0.90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Central Case	4.30	4.20	4.10	4.05	3.95	3.90	3.90	3.90	3.95	4.00	4.05	4.05	4.05
Downside risk	0.00	-0.40	-0.50	-0.60	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65
<b>10yr gilt yield</b>													
Upside risk	0.00	0.60	0.70	0.80	0.90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Central Case	4.41	4.40	4.35	4.35	4.35	4.30	4.30	4.30	4.35	4.35	4.35	4.35	4.35
Downside risk	0.00	-0.40	-0.50	-0.60	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65
<b>20yr gilt yield</b>													
Upside risk	0.00	0.60	0.70	0.80	0.90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Central Case	4.84	4.80	4.75	4.70	4.65	4.65	4.65	4.65	4.65	4.65	4.65	4.65	4.65
Downside risk	0.00	-0.40	-0.50	-0.60	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65
<b>50yr gilt yield</b>													
Upside risk	0.00	0.60	0.70	0.80	0.90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Central Case	4.35	4.50	4.45	4.40	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35	4.35
Downside risk	0.00	-0.40	-0.50	-0.60	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65

PWLB Standard Rate = Gilt yield + 1.00%

PWLB Certainty Rate = Gilt yield + 0.80%

PWLB HRA Rate = Gilt yield + 0.40%

UK Infrastructure Bank Rate = Gilt yield + 0.40%

## Appendix B – Existing Investment & Debt Portfolio Position

	30/12/2024 Actual portfolio £m	30/12/2024 Average rate %
<b>External borrowing:</b>		
Public Works Loan Board	1.5	8.875%
Local authorities	45.0	4.020%
LOBO loans from banks	-	-
Other loans	-	-
<b>Total external borrowing</b>	<b>46.5</b>	
<b>Other long-term liabilities:</b>		
Private Finance Initiative	-	-
Leases	-	-
Transferred Debt	-	-
<b>Total other long-term liabilities</b>	<b>-</b>	
<b>Total gross external debt</b>	<b>46.5</b>	
<b>Treasury investments:</b>		
The UK Government		
Local authorities		
Other government entities		
Secured investments		
Banks (unsecured)	7.0	5.140%
Building societies (unsecured)		
Registered providers (unsecured)		
Money market funds	5.6	5.240%
Strategic pooled funds		
Real estate investment trusts		
Other investments	17.8	3.405%
<b>Total treasury investments</b>		
<b>Net debt</b>	<b>16.1</b>	

# **Appendix C – Treasury Management Scheme of Delegation**

## **Full Council**

1. Receiving and reviewing reports on treasury management policies, practices and activities.
2. Approval of annual strategy.

## **Executive**

1. Approval of/amendments to the organisation's adopted clauses, treasury management policy statement and treasury management practices.
2. Budget consideration and approval.
3. Approval of the division of responsibilities.
4. Receiving and reviewing regular monitoring reports and acting on recommendations.
5. Approving the selection of external service providers and agreeing terms of appointment.

## **Audit & Governance Committee**

1. Reviewing the treasury management policy and procedures and making recommendations to the responsible body.
2. Receiving and reviewing reports on treasury management policies, practices and activities

## **Appendix D – The Treasury Management Role of the Section 151 Officer**

1. Recommending clauses, treasury management policy/practices for approval, reviewing the same regularly, and monitoring compliance.
2. Submitting regular treasury management policy reports.
3. Submitting budgets and budget variations.
4. Receiving and reviewing management information reports.
5. Reviewing the performance of the treasury management function.
6. Ensuring the adequacy of treasury management resources and skills, and the effective division of responsibilities within the treasury management function.
7. Ensuring the adequacy of internal audit, and liaising with external audit.
8. Recommending the appointment of external service providers.
9. Preparation of a Capital Strategy to include capital expenditure, capital financing, non-financial investments and treasury management, with a long-term timeframe.
10. Ensuring that the Capital Strategy is prudent, sustainable, affordable and prudent in the long term and provides value for money.
11. Ensuring that due diligence has been carried out on all treasury and non-financial investments and is in accordance with the risk appetite of the authority.
12. Ensure that the Authority has appropriate legal powers to undertake expenditure on non-financial assets and their financing.
13. Ensuring the proportionality of all investments so that the Authority does not undertake a level of investing which exposes the Authority to an excessive level of risk compared to its financial resources.
14. Ensuring that an adequate governance process is in place for the approval, monitoring and ongoing risk management of all non-financial investments and long-term liabilities.

15. Provision to members of a schedule of all non-treasury investments including material investments in subsidiaries, joint ventures, loans and financial guarantees.
16. Ensuring that members are adequately informed and understand the risk exposures taken on by the Authority.
17. Ensuring that the Authority has adequate expertise, either in house or externally provided, to carry out the above
18. Creation of Treasury Management Practices which specifically deal with how non treasury investments will be carried out and managed, to include the following (TM Code p54): -
  - a. Risk management (TMP1 and schedules), including investment and risk management criteria for any material non-treasury investment portfolios.
  - b. Performance measurement and management (TMP2 and schedules), including methodology and criteria for assessing the performance and success of non-treasury investments.
  - c. Decision making, governance and organisation (TMP5 and schedules), including a statement of the governance requirements for decision making in relation to non-treasury investments; and arrangements to ensure that appropriate professional due diligence is carried out to support decision making.
  - d. Reporting and management information (TMP6 and schedules), including where and how often monitoring reports are taken.
  - e. Training and qualifications (TMP10 and schedules), including how the relevant knowledge and skills in relation to non-treasury investments will be arranged.



## **East Herts Council Executive Report**

**Date: 11<sup>th</sup> February 2025**

**Report by: Cllr Carl Brittain, Executive Member for Financial Sustainability**

**Report title: Capital Receipts Programme – Authority to Dispose of Assets by Sale**

**Ward(s) affected: Bishop's Stortford North (recommendation A), Buntingford (recommendation B) and Hertford Castle (recommendation C)**

### **Summary**

This report identifies assets for disposal and seeks approval for disposal by the most appropriate means.

### **RECOMMENDATIONS FOR DECISION: That:**

- (A)** in order to expedite the disposal of the Northgate End residential and commercial block, the entire freehold be sold to a sole purchaser with authority to complete the disposal for best consideration delegated to the Head of Housing, Health and Property;
- (B)** the freehold of Layston Court Gardens, Buntingford be disposed of for best consideration, having regard to the council's chartered surveyor's valuation, removal of revenue liabilities the safeguarding the council's interests in decisions over future use, to Buntingford Town Council with authority to complete the disposal delegated to the Head of Housing, Health and Property;
- (C)** the freehold of land at West Street (known as Hertford Football Club) be disposed of to the existing long leaseholder, subject to an acceptable disposal price and terms being negotiated, having regard to an independent valuation to which both parties would consent, the removal of revenue liabilities for the council and the

safeguarding the council's interests in decisions over future use, with authority to proceed to disposal with the negotiated price and terms delegated to the Executive Member for Financial Sustainability, acting in consultation with to the Head of Housing, Health and Property.

## **1.0 Proposal(s)**

- 1.1 The report recommends expediting the disposal of the residential and commercial properties at Northgate End (known as flats 1-15 Limekiln Lane and 1 Link Road respectively) by means of sale of the entire freehold to a single purchaser. This would remove the considerable risk of the council continuing to be unable to sell the units on an individual basis and thus not being able to realise a receipt which could be used to avoid borrowing for waste vehicle acquisition. The disposal on this basis, as discussed in this report, is predicated on the council gaining planning consent to replace the requirement for onsite affordable housing provision with a commuted sum that could be used at another site to provide social rent housing and/or temporary accommodation to minimise the use of bed and breakfast accommodation for homeless people.
- 1.2 The report also recommends freehold disposal of Layston Court Gardens to Buntingford Town Council for the best consideration following negotiation between the two parties based on the council's red book valuation of the land and consideration the council's current ongoing revenue liabilities that would be removed by the disposal.
- 1.3 The report recommends freehold disposal of land at West Street, Hertford to the existing leaseholder on the basis that it would only proceed if (a) the council were able to negotiate an acceptable price, having regard to an independent valuation to which both parties would consent, (b) the council's current revenue liabilities were removed and (c) the council's interests in decisions over

future use were adequately safeguarded. This negotiation is yet to commence and so it is recommended that approval to proceed to disposal be delegated to the Executive Member for Financial Sustainability, acting in consultation with the Head of Housing, Health and Property, once the Executive Member is content with the proposed disposal price.

- 1.4 The sites plans showing the above three proposal asset disposals are attached at Appendix A.

## **2.0 Background**

- 2.1 In support of the Medium Term Financial Plan, the council has embarked on an expedited programme of the disposal of assets which (a) are of no or very limited value to the council by virtue of them not generating any income, (b) are representing a financial liability in terms of maintenance or other costs and/or (c) could yield a receipt which would provide a better revenue outcome for the council than continued ownership.
- 2.2 The Executive commenced this expedited programme at their meeting on 1<sup>st</sup> October 2024, with further sites for disposal approved by the Executive at its meeting of 7<sup>th</sup> January 2025. These disposals are progressing well. This report now presents a third tranche of assets that have been identified for disposal.
- 2.3 Generation of capital receipts enables the council to pay down debt and/or avoid new debt and thus relieve it of interest payments and the need to make a minimum revenue provision (MRP). Given the council's upcoming liabilities for waste vehicle purchase, combined interest and MRP could be as much as £177,000 per year for every £1m receipt generated, thus the expediency of disposing of assets is paramount.

## **3.0 Reasons**

### **Northgate End Residential/Commercial Block**

- 3.1 The member-led Old River Lane Board agreed disposal of the individual units at Northgate End, these being flats 1-15 Limekiln Lane and 1 Link Road commercial space, via an external agent in May 2022. Disposal to date has not been successful so officers have now identified an approach that it is believed would expedite disposal while at the same time giving the council a receipt in excess of the previously assumed amount – see EXEMPT Appendix B for the financial details.
- 3.2 The council's Medium Term Financial Plan assumes disposal of the Northgate End residential and commercial development, although not now until 2026/27 at the earliest. As to be discussed below in detail, the recommendation is now to dispose of the freehold of the entire block to a sole purchaser and so for purposes of transparency, this proposed change of approach is being brought to the Executive for consideration.
- 3.3 By way of background, on completion of the block, the council sought to sell the nine private flats individually, the six affordable flats together to a housing association and the commercial property on the ground floor separately.
- 3.4 Unfortunately, the sales agent appointed by the council had no success in selling the individual private flats or the commercial space and despite considerable efforts by officers, only one offer from a housing association for the affordable flats was received. This offer had conditions which were not achievable or acceptable and so was declined. Of note, the council's contract with the marketing agent has now expired.
- 3.5 Three options for disposal of the properties have been considered, these being:
- scenario A, the disposal strategy to date – continue to market the private flats and the commercial space while seeking a purchaser for the affordable units

- scenario B, slightly amended disposal strategy – seek planning approval to remove the requirement for onsite affordable housing through the provision of a commuted sum for affordable housing and then market all 15 flats as market housing and market the commercial space
- scenario C, dispose of the entire freehold – seek planning approval to remove the requirement for onsite affordable housing through the provision of a commuted sum for affordable housing and then dispose of the freehold of the entire building (residential and commercial units) as a single entity.

### ***Appraisal of the three scenarios***

- 3.6 Given the lack of success with the existing disposal strategy, it is felt that even reducing the asking price for the various constituent components of the block, would not lead to a timely and cost-effective disposal of all the properties – see the financial modelling in the EXEMPT Appendix B. Therefore, officers do not recommend following scenario A.
- 3.7 Scenario B would see the removal of the onsite provision of the affordable housing, with a commuted sum for affordable housing provided instead – note: this would be subject to planning approval. While this would obviate the need to find a housing association purchaser, something that has proven impossible to date and perhaps could only be achieved in the future with a very significantly lower receipt being accepted, there has been no indication to date that the presence of affordable units has put off potential buyers of the market flats. Thus, it seems unlikely that having an exclusively private block of flats would of itself expedite sales. Therefore, officers would not recommend pursuing scenario B. See the EXEMPT Appendix B for financial modelling of this option.
- 3.8 As the marketing contract with the previous agent has now lapsed, officers have discussed marketing with several other agents. During the course of this discussion, a local agent has come

forward with a credible offer in writing for the acquisition of the freehold of the whole block – residential and commercial units. This is scenario C above. Members will note that this approach is predicated on removal of the onsite affordable provision, most likely in return for a commuted sum for affordable housing being paid. The financial modelling of this scenario is presented in the EXEMPT Appendix B. It is officers' opinion that scenario C represents the best opportunity for the council to dispose of this asset in a timely way. This approach has the added benefit of foreshortening the period and extent to which council officers need to spend time managing the block.

- 3.9 While it is, of course, impossible to forecast with the certainty the actual receipts ultimately achievable under the three scenarios or the timescale for each one's completion, it *is* clear that scenario C affords the council the quickest way to relieve itself of the liability of managing 15 empty residential units and making temporary use itself of the commercial unit. The modelling assumes completion of the sale of the whole block with six months. This liability currently amounts to £100,000 per year. Following scenario C increases the speed of removing this ongoing revenue liability while at the same time reducing the risk of disposal of individual units taking far longer than even the prudent estimates in the Appendix B – these being, 18 months for all disposal under scenario A and 30 months under scenario B. The de-risking of disposal by following scenario C further strengthens the merits of this approach over the others.

### ***Summary of capital and revenue implications of each scenario***

- 3.10 EXEMPT Appendix B gives the full financial details of the three scenarios compared side-by-side. Each scenario is modelled to yield a net receipt in excess of the amount assumed in the council's Medium Term Financial Plan, even when a downside sensitivity analysis is applied with assumed achievable sales value being lower than modelled.

- 3.11 The EXEMPT appendix also shows that the recommended scenario C – freehold sale of the entire block – yields a slightly lower modelled receipt but this difference, in effect, disappears when prudent assumptions are applied within the downside sensitivity testing.
- 3.12 In addition, when looking over a 2½ year horizon, that being the longest period of time modelled for full disposal (scenario B), the recommended scenario C gives by far the highest positive revenue impact. This is because scenario C would see the receipt received far sooner than under the other scenarios thus allowing the council to more quickly benefit from its use to avoid newly arising borrowing, and thus interest payments and MRP, relating to the waste vehicle acquisition under the new waste management contract.
- 3.13 So, although scenario B could potentially yield the council a £310,000 higher capital receipt than the recommended scenario C, this figure is dwarfed by the £1m+ higher net revenue savings over the period up to the completion of disposals under scenario B. This demonstrates that scenario C can be considered the 'best consideration' disposal option under s123 of the Local Government Act 1972 and associated legal opinion and guidance.

### ***Preserving affordable housing provision***

- 3.14 Although the recommended means of disposal of the Northgate End flats and commercial space is predicated on seeking planning consent to remove the onsite provision of affordable housing, it is envisaged that this consent would only be given in return for a commuted sum for affordable housing. The current modelled commuted sum, included in the EXEMPT Appendix B, is of a magnitude that it council could, for example, be used to substantially reduce the rent of more than 20 properties (of all sizes up to four bedroom houses) to social rent levels of well under 60% of a market rent, if utilised in line with the council's recent rent reduction scheme negotiated with a locally-operating housing

association. This approach, among others, could arguably have a more far-reaching benefit than the three affordable rent and three shared ownership flats currently required onsite.

### **Land at Layston Court Gardens, Buntingford**

3.9 The land consists of 6,583.14 sqm/0.658314 hectares park gardens in Buntingford, currently managed under a licence from the council to Buntingford Town Council. The licence was let at a peppercorn.

3.10 There is an arrangement under the licence whereby East Herts Council pays a contribution each year to Buntingford Town Council for their maintenance of the land. The current contribution paid is £11.5k a year.

3.11 There are parkland trees on this site which the licence requires East Herts Council to survey each year, at a total cost of £2,800, and undertake any recommended safety actions, at whatever cost necessary.

3.12 The combined financial liability falling to East Herts Council of *at least* £14.3k a year would be removed by disposal.

3.13 As laid out in the EXEMPT Appendix B, the chartered surveyor's valuation has been calculated by qualified inhouse staff. It is to be expected that this formulaic valuation forms the basis of the negotiated price which may take account of the liabilities that would fall away for the council on disposal. The resultant price given in the EXEMPT appendix can thus be considered 'best consideration' for the site under s123 of the Local Government Act 1972. The disposal price in the appendix clearly shows the benefit to the council of disposal.

3.13 The community's and, indeed the council's, interest in the continued use of the land as park gardens is protected under the Open Spaces Act 1906. Furthermore, should alternative use be allowable under law at a future point, the inclusion of a covenant



attached to the land on disposal would safeguard the council's position to intercede at this point and, if advantageous, benefit from any uplifted value or other benefit.

- 3.14 In summary, the proposed sale would be at best consideration and would save East Herts Council the ongoing maintenance and tree survey and remedial works costs each year. Officers recommend the sale and Buntingford Town Council members have signalled their agreement in principle to proceed at the price given in the EXEMPT appendix should the council agree to disposal.

***Land at West Street, Hertford***

- 3.16 The land at West Street, Hertford is under a 40 year lease from 2014 to Hertford Football Club, that is, their legal entity known as Hertford Town Community Ltd (herein 'the company').
- 3.16 The company has approached the council to purchase the freehold to assist with their ongoing redevelopment and improvement of the club facilities.
- 3.17 The company has been successful to date with investment and grants from the Football Association and other bodies, including facilitating improvements to their 3G pitch, parking, fencing, floodlighting and infrastructure. The company is now at a stage that further investment would require borrowing or evidence of ownership or longer tenure.
- 3.18 Under the current lease arrangements with the company, East Herts Council has continued maintenance and survey liabilities for the trees and infrastructure on site. While on the face of it relatively modest in revenue terms (at least £1,000 a year), since 2020, the council as the landowner has been subject to repeated complaints and litigation relating to boundaries, ongoing activities and maintenance obligations. These ongoing disputes have costs East Herts Council tens of thousands of pounds in mediation, litigation and officer time. Although recently these complaints and

litigation have receded, the freehold sale of this land, would remove East Herts Council as a party to these ongoing disputes should they recommence. Disposal by freehold would remove these ongoing costs and obligations.

- 3.19 Under the current lease arrangements the council receives a small rent fixed for the remainder of the term (until 2054). The freehold sale would lead to this loss of income, so, any negotiated freehold sale will need to be at best consideration for the land to compensate for this loss of this nominal income.
- 3.20 Members may feel that retention of the current lease, although yielding a very small annual sum, affords the council some control as landlord over the club's day-to-day activity, including actions that could cause nuisance to the club's neighbours. In reality, however, investigation of and legal advice and action relating to the complaints referenced above have demonstrated that any nuisance in the locality stems from visitors' inconsiderate access to and parking near the club. These are things over which the council cannot seek redress from the club through the lease. In fact, as noted above, the football club has informed officers that the primary reason it wishes to acquire a longer-lasting interest in the land is that this will open up greater access to external funding which the club wishes to use to improve onsite parking, access routes and facilities. Therefore, it is likely that the lease provides little benefit over freehold disposal in terms of wider relations between the club and neighbours and, in fact, may allow the club to fund works to reduce any nuisance in the future.
- 3.21 The title for this land already contains a restrictive covenant to protect the land as a sport club and this would pass to the football club as successors in title. The proposed freehold sale would contain a further new covenant that the land shall only be used as a sports club with East Herts Council being the beneficiary of the covenant.

- 3.22 A purchase price is yet to be negotiated. This will need to be evidenced as best consideration by a chartered surveyor's valuation. The valuation is more complex than is typical within East Herts because it relates to sports club with various revenue benefits and capital aspirations, there is potential for associated development on site and there is an existing lease with various conditions. Therefore, it is anticipated that negotiations will be based on an independent valuation that both parties will have due regard to.
- 3.23 It is recommended that the Executive gives approval to disposal *subject to* the successful negotiation of an acceptable price and terms, with authority to proceed to disposal on the negotiated basis delegated to the Executive Member for Financial Sustainability, acting in consultation with the Head of Housing, Health and Property.

## **4.0 Options**

- 4.1 The detailed analysis of various scenarios for the Northgate End block is shown in EXEMPT Appendix B. It is RECOMMENDED that scenario C be approved, that is, the sale of the freehold as a single entity. Furthermore, it is RECOMMENDED to dispose of Layston Gardens, Buntingford for reasons laid out in this report and dispose of land at West Street to Hertford Football Club subject to an acceptable price and terms.
- 4.2 Retain some or all of the assets discussed in this report. NOT RECOMMENDED as it is in the council's interest to dispose of underused assets and those which are in fact a financial liability given the need for investment.

## **5.0 Risks**

- 5.1 As with any property disposal, there is a risk that an acceptable sales price cannot be achieved. This risk will be mitigated by disposing of each site in line with officers' and their agents'

professional advice and expertise as, indeed, the council is obliged to achieve best consideration.

- 5.2 Also, as with any sale there is the risk that the neighbours or close community may not welcome a change in ownership and/or use of the land or buildings. Any alternative use would be subject to planning approval which affords interested parties the opportunity to raise their objections or concerns.

## **6.0 Implications/Consultations**

- 6.1 Should members approve for disposal any/all of the assets presented in this report, prior to actual disposal ward members of the wards affected would be notified and briefed. As noted above, any change of use would be subject to the appropriate planning permission.

### **Community Safety**

None arising directly from this report.

### **Data Protection**

None arising directly from this report.

### **Equalities**

None arising directly from this report.

### **Environmental Sustainability**

Any future works, redevelopment or change of use of any of the assets covered in this report would be subject to planning permission and building control. This is likely to maximise environmental sustainability improvements.

### **Financial**

Finance colleagues have been consulted about these disposals. As noted in the report, every £1m of receipts would enable the paying down of a commensurate level of debt and/or the avoidance of new borrowing that would otherwise be needed to meet obligations. Of note, the necessity

to purchase new waste vehicles in 2025/26 could see combined interest and MRP of up to £177k per £1m spent. The receipts from the disposals in this report, especially the expedited disposal of the Northgate End block into 2025/26 would therefore lead to significant revenue savings for the council.

### **Health and Safety**

Disposing of surplus assets or aging assets relieves the council of any future health and safety responsibilities, which are only set to increase as the condition of those assets deteriorates.

### **Human Resources**

None arising directly from this report.

### **Human Rights**

None arising directly from this report.

### **Legal**

For any site approved by the Executive for disposal, the Head of Housing, Health and Property shall work with colleagues to ensure an appropriate means of disposal such that s123(2) is adhered to, that is, the council will **not** dispose of any site '*for consideration less than the best that can be reasonably obtained*'.

**Ward(s) affected: Bishop's Stortford North (recommendation A), Buntingford (recommendation B) and Hertford Castle (recommendation C)**

## **7.0 Background papers, appendices and other relevant material**

7.2 Appendix A Location plans of each asset

7.1 Appendix B Modelled asset values – EXEMPT

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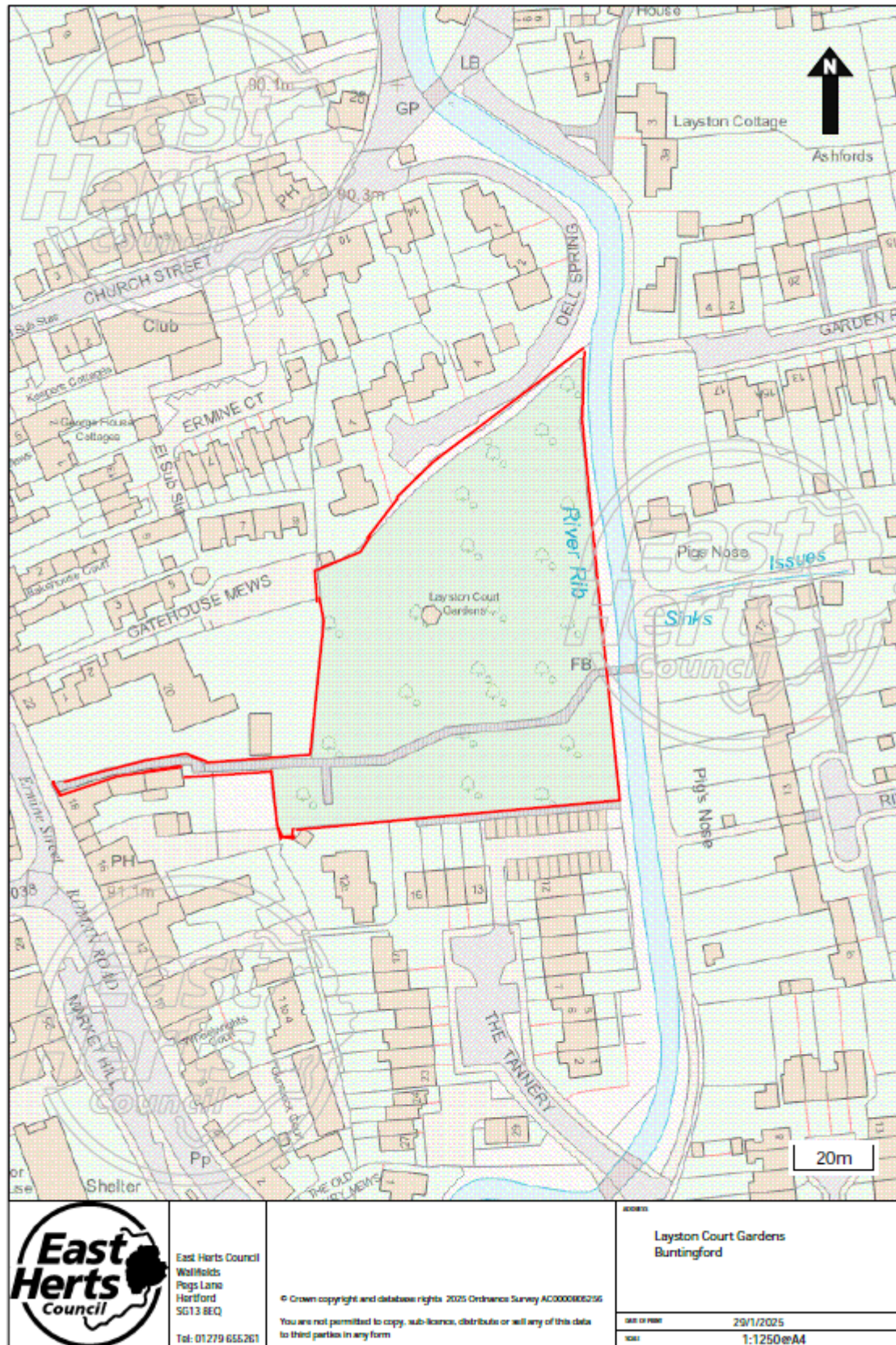
## Appendix A: Site plans

### Northgate End residential and commercial units, Bishop's Stortford



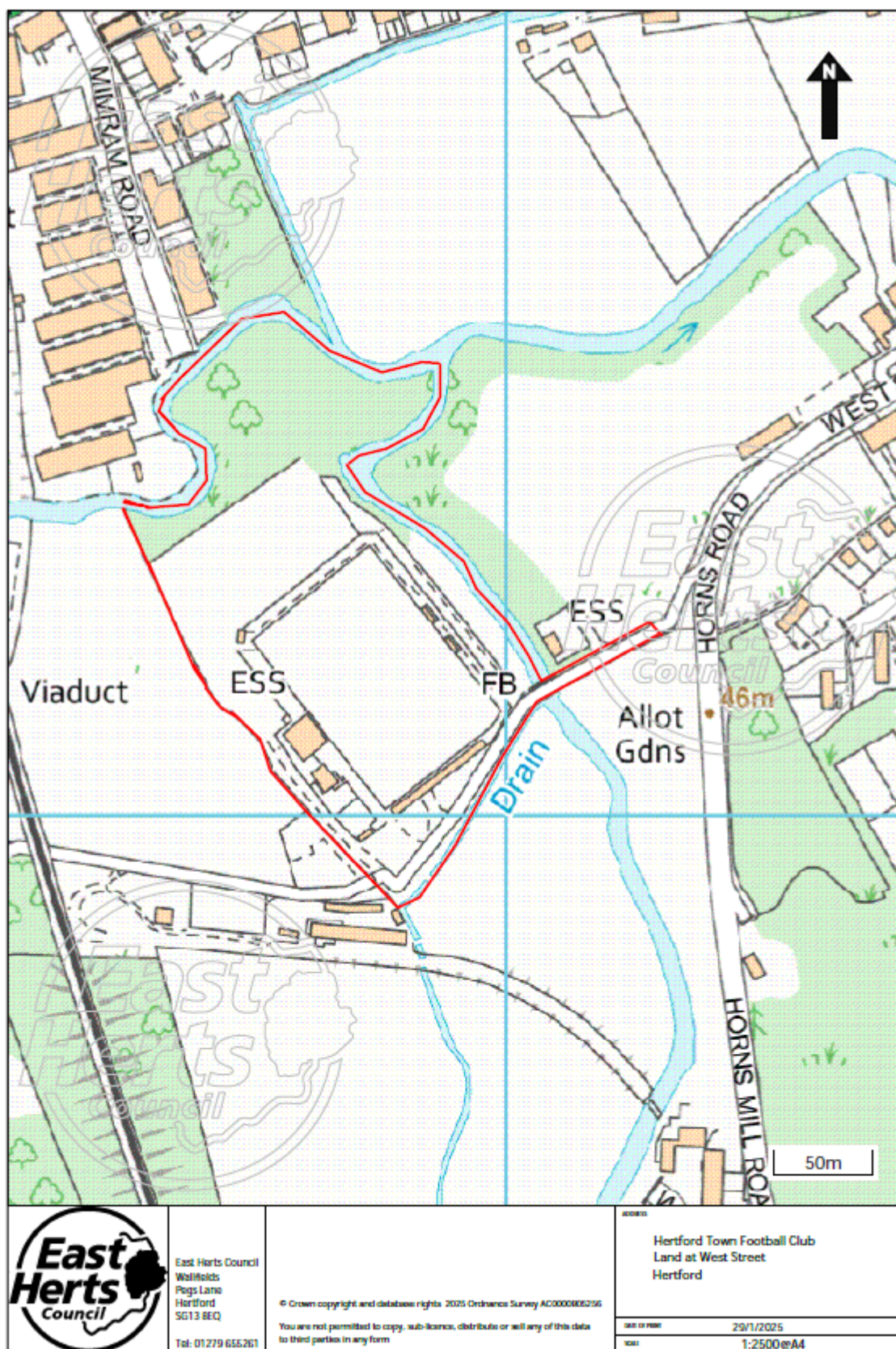


## Layston Court Gardens, Buntingford





## Land at West Street, Hertford



Document is Restricted

## **East Herts Council Report**

### **Executive**

**Date of meeting:** 11 February 2025

**Report by:** Councillor Tim Hoskin, Executive  
Member for Environmental Sustainability

**Report title:** DRAFT Parking Strategy 2025

**Ward(s) affected:** All

### **Summary**

This report presents to Executive members the draft version of the Parking Strategy for East Hertfordshire following public consultation and engagement.

### **RECOMMENDATIONS FOR EXECUTIVE:**

- a) Consider the comments put forward by the Overview and Scrutiny Committee, listed in Appendix F, and endorse the resulting actions proposed by the Executive Member for Environmental Sustainability as also detailed in Appendix F.**
- b) Endorse the draft Parking Strategy 2025 and recommend it to Council for approval.**
- c) Support the proposed changes to car parking tariffs as described in Appendix D from April 2025 and recommend them to the Executive Member for Environmental Sustainability for approval and implementation.**

### **1.0 Background**

- 1.1 In Feb 2024, Council approved a £1.75m income target for parking for financial years 25/26 – 27/28. This strategy sets the strategic context and principles by which changes may be approved to support the achievement of income and wider ambitions of the Council. In response to the climate emergency and in alignment with East Herts' new Corporate Plan, this Parking Strategy has been designed to ensure the Council effectively manages parking demand while addressing the challenges of population growth and high rates of car ownership. The Council aims to discourage inessential car journeys and promote more sustainable alternatives, particularly for short trips. This will be critical in reducing congestion, optimising parking space usage, and tackles issues related to air pollution, climate change, and road safety.
- 1.2 In August 2024, officers commissioned Citisense to support the development of the strategy. Following the adoption of the Listening Council principles, there was a strong focus on resident/business engagement early on in the process prior developing the strategy. Just over 1700 responses were received following our public engagement survey online and in person sessions in Autumn 2024, the consultation report can be found in Appendix A.
- 1.3 General themes coming out of the engagement sessions and online feedback were as follows:
  - 1.3.1 Respondents were concerned that emission-based charges/discounts for electric vehicles (EV) might negatively impact people that cannot afford an EV.
  - 1.3.2 Linked to this, respondents were concerned about the impact of a diesel surcharge for people who cannot afford to replace their diesel vehicles. There was appreciation for

lower emission vehicles being better for the environment.

1.3.3 There were mixed views on off-peak and on-peak charging. Concerns were raised about how this might impact businesses and local workers.

1.3.4 There was no significant opinion regarding a review of charging levels for different groups however respondents felt there needed to be more support for businesses.

1.3.5 Respondents were concerned that a review of the all-day charge could impact town centre employees but could support it if there was a concession for workers.

1.3.6 There was recognition that parking charges in the different types of towns should be different and that charges should be less complicated.

1.3.7 Regarding a workplace levy, respondents were concerned about the negative impact on employees.

1.3.8 Some respondents felt car sharing initiatives should be explored further.

1.4 A summary of the parking strategy is described in the following sections. A copy of the strategy can be found in Appendix B.

### Strategic Aims

1.5 The three key strategic aims of the Parking Strategy are centred around sustainability, community wellbeing and economic prosperity which link back to the corporate plan and other associated strategies as listed in the strategy (page 6). In a number of areas pricing is used as a tool to motivate behaviour change.

### ***Sustainability***

Care for the environment by managing parking in a way that reduces transport-related air pollution and carbon emissions.

### ***Community Wellbeing***

Ensure parking management supports diverse transportation needs and facilitates access to services for all community members.

### ***Economic Prosperity***

Enhance town centre vitality by ensuring efficient use of parking spaces and reducing congestion, making East Herts attractive to businesses and visitors.

- 1.6 The strategic aims have guided the three key objectives which determine the actions for delivery: **Alternative, Balanced and Considerate**

#### **Alternative**

1. Support motorists to consider alternatives, whether that be the take-up of more environmentally friendly vehicles and sustainable alternatives to driving.

#### **Balanced**

2. Take a more balanced approach to parking by making changes to make it fairer, easier and more consistent across East Herts.

#### **Considerate**

3. Adopting a more environmentally considerate approach to managing parking services throughout East Herts.

- 1.7 To achieve these objectives, a set of 22 actions have been developed which will be explored in the short, medium, and long-term. These actions range from altering pricing structures to encourage behaviour change to abolishing the use of paper-based permits and procedures. This Strategy will function as an evolving

framework, allowing the Council to review and refine actions as needed and in response to ongoing monitoring.

- 1.8 The Strategy and consultation report can be found in Appendix A and B along with an Equalities Impact Assessment in Appendix C.
- 1.9 To be successful in delivering these actions the Council recognises that it cannot be a direct deliverer of change alone, we must work with partners to maximise our impact. To this end we will adopt a number of roles as follows:
- Be a direct **deliverer** for change
  - Act as a **facilitator** for change
  - Play a **lobbying** role for change

Below is a summary of actions extracted from the parking strategy.

## Key actions – Parking Strategy

REF	Objective	Action	Strategic Aim	Role	Timescale	Lead
AA1	Alternative	Promote the use of cycling by improving cycling infrastructure and storage throughout East Herts.	Sustainability Community Well-being	Lobbying	Short term	Comms Planning Parking
AA2	Alternative	Work with the Hertfordshire County Council/Schools to engage and educate families on alternative modes of transport and enforcing where required.	Sustainability Community Well-being	Facilitator	Medium	Comms Parking
AA3	Alternative	Collaborate with partners to expand the provision of off-street and on-street EV charge point infrastructure	Sustainability	Deliverer (off street) Lobbying	Medium	Housing and Health
AA4	Alternative	Introduce time-based pricing for parking whereby there are higher tariffs during peak times and lower tariffs during off-peak times.	Economic prosperity	Deliverer	Medium	Parking
AA5	Alternative	Explore opportunities to implement an emissions-based charging structure to permit parking or car park charges.	Sustainability	Deliverer	Long	Parking
AA6	Alternative	Lobby Hertfordshire County Council and public transport providers to enhance public transportation infrastructure.	Sustainability	Lobbying	Long	Planning
BA1	Balanced	Review the all-day parking tariff option for some town centre car parks to better utilise car parking spaces for shoppers/users.	Sustainability Economic Prosperity	Deliverer	Short	Parking
BA2	Balanced	Review parking tariffs to maximise the use of under-utilised car parks and rationalise car parking where appropriate.	Sustainability	Deliverer	Short	Parking



BA3	Balanced	Benchmark parking charges against neighbouring or similar authorities.	Economic Prosperity	Deliverer	Short	Parking
BA4	Balanced	Review parking tariffs to increase dwell time and spending in high footfall areas.	Economic Prosperity	Deliverer	Medium	Parking
BA5	Balanced	Review all off street concession or free parking	Sustainability	Deliverer	Medium	Parking
BA6	Balanced	Review existing charges, including locations and hours. Work to make charges easier, fairer and more consistent while acknowledging the different characteristics of each town and village	Economic Prosperity	Deliverer	Short	Parking
BA7	Balanced	Review the current Resident Permit Zones (RPZs) and changes for new RPZs.	Community Well being	Deliverer	Short	Parking
BA8	Balanced	Exploring the introduction of business and resident permits for car parks.	Economic Prosperity	Deliverer	Medium	Parking
BA9	Balanced	Conduct a district-wide review of the functionality and operability of all pay and display machines.	Community Wellbeing	Deliverer	Medium	Parking
CA1	Considerate	Promote existing support for Carers to park throughout the district.	Community Wellbeing	Deliverer	Short	Comms
CA2	Considerate	Encourage the use of virtual permits over paper permits to facilitate a more environmentally conscious approach.	Sustainability	Deliverer	Medium	Parking
CA3	Considerate	Regularly review car park capacity	Sustainability	Deliverer	Medium	Parking
CA4	Considerate	Review charge levels for vehicles based on size, including motorcycles.	Sustainability Community Wellbeing	Deliverer	Medium	Parking
CA5	Considerate	Improve parking enforcement operations to ensure they actively contribute to environmental objectives.	Sustainability	Deliverer	Medium	Parking

CA6	Considerate	Explore opportunities to provide incentives for car-sharing/car-pooling	Sustainability	Facilitator	Long term	Housing and Health
CA7	Considerate	Explore the cessation of paper pay and display (P&D) tickets as part of wider considerations for asset replacement of P&D machines.	Sustainability	Deliverer	Long term	Parking

## **2. Proposals**

2.1 The strategy provides a set of guiding actions and principles which will inform work packages for delivery. Significant changes in parking often require an Off Street Parking Places Order or a Traffic Regulation Order (TRO) which could take up to 2yrs to deliver.

2.2 In order to progress elements of the strategy, there are a number of actions which can be progressed for April 2025 delivery. The first action being:

- *BA2 - Review existing charges, including locations and hours. Work to make charges easier, fairer and more consistent while acknowledging the different characteristics of each town and village.*

2.3 Previously the Council has agreed an annual uplift of parking charges at either 2.5% or in line with CPI. Following the feedback through the consultation and engagement sessions it was evident that access to services and facilities in different areas of the District varied. This is recognised within the strategy and a re-categorisation of car parks is proposed as follows for the purpose of pricing, making it fairer, easier and consistent dependant on the category. Please note this does not relate to the designation of the car parks.

### **2.4 Destination Car Parks**

- a. These are car parks in areas with greater access to services and facilities including leisure, theatre, parks, shops, café/restaurants and public transport. Generally, there is a higher footfall in these areas by local people, businesses and visitors, as well as a greater number of commercial units. It is proposed that these car parks have standardised parking tariffs for consistency making it easier to understand. In these areas the 1hr rate increases to £1.20 and continues to increase in a linear manner by £1.20 per hour up to 5hrs. Car parks which are proposed to be categorised as destination car parks are listed below with a full listed of changes to April 2025 charges in Appendix D:

- b. In Bishop's Stortford
  - i. Crown Terrace A
  - ii. Jackson Square
  - iii. Link Road
- c. In Hertford
  - i. Gascoyne Way
  - ii. St Andrew Street
  - iii. Hartham Common
  - iv. Wallfields
  - v. Hartham Lane
  - vi. Port Vale
- d. In Ware
  - i. Kibes Lane North
  - ii. Library
  - iii. Baldock Street CP
  - iv. Priory Street CP

## **2.5 Long Stay Car Parks**

These are usually long stay car parks which are set further away from services where long stay is preferred to free up short stay car parking spaces for shoppers/users of the town centres. The aim here is to encourage customer turnover, supporting local businesses and reducing idling. Standard long stay parking tariffs are applied in these car parks. These car parks include:

- Crown Terrace B (Bishop's Stortford)
- Kibes Lane South (Ware)
- Old London Road (Hertford)

## **2.6 Local Car Parks**

These car parks are situated in areas with lower footfall than a destination car park. They are more likely to be used by local people than visitors. These include Bowling Green lane (Buntingford), Bell Street (Sawbridgeworth) and High Street (Stanstead Abbots). Given the recent introduction of charging at High Street car park in Stanstead Abbots and its use by local residents for overnight parking, the charging rates have been reviewed and will be reduced for April 25-March 26 to support residents and businesses through the changes. There will be an

uplift in the more established chargeable local car parks at Bowling green lane and Bell street car parks. A further review of all charges and hours of operations for local car parks is proposed through consultation via the Traffic Regulation Order process. The proposal will seek to streamline the tariffs in all 3 local car parks.

## **2.7 Explore Car Parks**

These are car parks where we know changes need to be made to either increase usage or displace usage in line with objectives:

- *BA1 - Review parking tariffs to maximise the use of under-utilised car parks and rationalise car parking where appropriate and*
- *BA2 -Review the all-day parking tariff option for some town centre car parks to better utilise car parking spaces for shoppers/users.*

Car parks included in this category include:

- Northgate End (NGE)
- Grange Paddocks A
- Elm Road
- Basbow Lane
- Apton Road
- Amwell East CP
- Amwell West CP

- 2.8 Northgate End car park was a £24m investment to support the development of the town through the Old River Lane Project. The car park is heavily underutilised with almost 3 floors vacant. To encourage usage it is proposed that there is a freeze on pricing for 25/26. We know from Remembrance Sunday where the car park was free to use, that motorists did in fact use the car park which could suggest that the perception of the car park could be changing if pricing is pitched correctly. The underutilisation of NGE car park could suggest that there is an oversupply of car parking in the town. It may be difficult to fully understand to what extent until the development at ORL is complete and further information gathered to determine rationalisation. Additionally, to encourage displacement to Northgate End car park the all-day tariff for Apton Road and Basbow Lane are proposed to increase to £7.80 in line

with the differential charging principle that was agreed at Council in December 2023. Elm Road all day tariff will increase to £5.00, this is a reduction from £7.80 presented at Overview and Scrutiny. It has also been identified that there is pressure on the car parks at Grange Paddocks leisure centre B&C, a price freeze at NGE should support use of the car park as well as a price freeze on Car Park A (Mon-Sat) at Grange Paddocks for 25/26 whilst explorative work takes place to review the car parking at Grange Paddocks.

- 2.9 Additionally, areas that can progressed include the development of the parking enforcement contract specification ensuring there is a greater level of environmentally sustainable approaches to delivery. This would be in addition to the use of electric vehicles by staff, reducing paper and air quality monitors for civil enforcement officers. It is proposed that the contract is developed in this way.

### **Medium Term**

- 2.10 There are a number of tariffs that could be explored further which would require public consultation to support decision making, it is therefore proposed that based on the objectives highlighted below the following proposals are put forward for consultation prior to a decision being taken:

- Objective CA4 - Review charge levels for vehicles based on size, including motorcycles.
  - ***Proposal – introduce a charging system based on vehicle size including motorcycles***
  - ***Proposal - Trial a vehicle size based Resident Parking Zone permit scheme for all new RPZ schemes.***
- Objective BA4 - Review parking tariffs to improve dwell time in high footfall areas
  - ***Proposal – Removal of the free 30mins parking (off-street)***
- Objective AA5 - Explore opportunities to implement an emissions-based charging structure to permit parking or car park charges.
  - ***Proposal - Trial an emissions based Resident Parking Zone permit scheme for all new RPZ schemes.***

- Objective BA5 - Review all off street concession and free parking
  - ***Proposal – Introduce a charge for blue badge bays***
  - ***Proposal – Introduce a charge to limited waiting bays (On–street) via pay phone only***
- Objective BA7 - Exploring the introduction of business and resident permits for car parks.
  - ***Proposal – Introduce a season ticket or permit for businesses and residents who use car parks on a regular basis, making payments easier.***

2.11 A summary of proposals requiring public consultation via TRO are summarised in the table below:

No.	Proposal
1	Streamline parking charges/tariffs and hours of operation at local car parks
2	Changes to parking charges/tariffs and hours of operation in Grange Paddocks.
3	Introduce a charging system based on vehicle size including motorcycles
4	Trial a vehicle size based Resident Parking Zone permit scheme for all new RPZ schemes.
5	Removal of the free 30mins parking (off-street)
6	Trial an emissions based Resident Parking Zone permit scheme for all new RPZ schemes.
7	Introduce a charge for blue badge bays
8	Introduce a charge to limited waiting bays (On–street) via pay phone only
9	Introduce a season ticket or permit for businesses and residents who use car parks on a regular basis and overnight, making payment transaction easier.

### 3.0 Reason(s)

- 3.1 The development of a new parking strategy is part of the Council’s corporate plan. Monitoring and evaluation of the strategy and its objectives and policies will occur annually via Overview and Scrutiny.

- 3.2 To remain relevant and responsive, this Strategy will function as an evolving framework, capable of adapting to emerging issues and challenges. A flexible approach will allow the Council to review and refine actions as needed and in response to ongoing monitoring, ensuring the actions continue to align with the Council's overarching aims of environmental sustainability, economic growth, and community well-being.
- 3.3 In order to measure the success of the strategy and its actions, officers (cross services) will develop measures to demonstrate the contribution of the parking strategy to (this is not an exhaustive list):
  - 1.3.1 Air quality and congestion
  - 1.3.2 Feedback from businesses /spend
  - 1.3.3 Car parking transaction data

## **4.0 Options**

- 4.1 In the context of changing driving/parking behaviour to support environmental sustainability priorities a strategy that provides guiding principle for future developments will aid decision making. Additionally, the Council has already approved an income target of £1.75m for parking services, a strategy that carefully considers the wider strategic context ensuring tariff changes are justified and not simply increased will allow the Council to balance parking demand/needs whilst support the financial forecast and sustainability ambitions. Not having a strategy in place will make it difficult to rationalise changes to parking, this is not recommended.

## **5.0 Risks**

- 5.1 There are risks associated with price increases and changes in terms of parking behaviour and potential displacement to parking on-street.

## **6.0 Implications/Consultations**

- 6.1 Consultation and engagement took place prior to the development of the strategy as highlighted in the consultation report. Views of respondents have been taking into consideration. Further public consultation via



the TRO process would be required prior to a decision for implementation for proposal highlighted in section 2.11.

- 6.2 The strategy was presented at the Overview and Scrutiny (14 January 2025). There were a range of comments provided which are recorded in Appendix F. There are some concerns around affordability regarding an emissions-based parking scheme, officers will investigate what other authorities have already implemented in this area. Valid points were raised around the opening hours of Northgate End which could prevent some local businesses and workers to use it prior to 7am, this will be explored further as it may not support displacement to Northgate End. Feedback on the sale or commercialisation of car parks were also raised as well as detailed comments on parking tariffs. Overall, there was support for the concepts described in the parking strategy and an understanding that there are a number of initiatives that would require further consideration and public consultation before making any decisions for implementation. The review of the RPZ scheme was raised, the initial draft of this review can be found in Appendix G. Officers will work towards developing this further into a revised policy following feedback at Council.

### **Community Safety**

No

### **Data Protection**

No

### **Equalities**

An Equalities Impact Assessment has been carried out for the items changes linked to Appendix D and proposals described in para 2.11.

### **Environmental Sustainability**

A key strategic aim of this strategy is sustainability, over 60% of the actions relate to sustainability.

### **Financial**

Assumptions have been made on parking behaviour based on changes to pricing. Northgate End projections are based on a 10% increase in

usage compared to 24/25 projections. Overall, it is anticipated that for 25/26 approximately 70% of the targeted income will be achieved with the remainder being achieved in future years.

Benchmarking data on tariffs can be found in Appendix E.

### **Health and Safety**

No

### **Human Resources**

No

### **Human Rights**

No

### **Legal**

Parking polices form part of the council's Policy Framework at Section 3.2.1 of the Constitution, as such the decision to adopt the Parking Strategy is reserved to Council.

Changes to the tariffs described in paragraphs 2.2 – 2.8 of this report may be implemented by the advertising of a Notice of Variation at least 21 days prior to the date of implementation pursuant to section 35C of the Road Traffic Regulation Act 1984 (as amended) and regulation 25 of the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996. All proposals listed in paragraph 2.11 of this report will require a Traffic Regulation Order and be subject to public consultation.

Implementation of the actions in the Parking Strategy may be subject to further decision making in accordance with the Constitution, the legal implications of which will be considered further at that time.

### **Specific Wards**

All

## **7.0 Background papers, appendices and other relevant material**

- Appendix A – Consultation and Engagement Report
- Appendix B – East Herts Parking Strategy

- Appendix C – Equalities Impact Assessment
- Appendix D – Proposed pricing changes to April 2025
- Appendix E – Benchmarking data on tariffs
- Appendix F – Feedback from Overview and Scrutiny
- Appendix G – Review of RPZ policy (draft)

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# East Herts Parking Strategy Development

## RESIDENT ENGAGEMENT REPORT

DECEMBER 2024



# Executive Summary

The engagement to gather feedback on resident views on parking in East Herts ran from 3 September until 11 October 2024.



There were 1,702 total responses:

- 1641 online survey responses
- 61 attendees at the in-person events

93% of survey respondents were residents.

99% of respondents were car owners



Emission-based charges/Discounts for EVs

Respondents were concerned this would impact people who can't afford an EV. Respondents in favour of the proposal suggested including hybrids in the discount.

Off-peak/on-peak parking charges

Respondents were concerned that the charges would reduce visits to businesses. The second most common sentiment was support for the proposal.

Diesel surcharge

Respondents felt this might impact low-income people who can't replace their car. Respondents in favour of the proposal felt it would have a positive environmental impact.



Review charge levels for different groups

Respondents did not have a strong opinion on this proposal. Several were in favour of a reduced charge for carers and subsidies or support for businesses.

Review all-day tariff option

Respondents were concerned for town employees. Many were supportive of the proposal as long as these employees received concessions.



Easier, fairer, and more consistent charges

Many respondents felt charging should not be the same as each town was different. However, many respondents also felt that charges should be less complicated.

Workplace parking levy

Respondents felt this would be beneficial where public transit was in place or for larger businesses. Respondents were concerned about negative impacts on employees.

Car-sharing incentives

Respondents felt car-sharing wasn't practical for everyone and were unsure of how it would be monitored. Others felt the proposal was worth trialling.

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# Introduction

## Background

In response to pressing environmental, social, and financial challenges, East Herts District Council (EHDC) commissioned Citisense to lead a public engagement period to gather feedback on parking in the district. The public engagement period was conducted from **3 September to 11 October 2024**, providing residents, businesses, and stakeholders with an opportunity to share their views through an online survey or during seven in-person engagement sessions. Respondents were able to comment on 8 proposal initiatives put forward by EHDC as well as provide other comments about parking generally. This Resident Engagement Report presents a breakdown of the feedback, highlighting key themes, concerns, and suggestions raised by the community.

## Objectives

Public demand for a more efficient, fair, and convenient parking system underscores the need for continual evaluation and enhancement of services. The purpose of this public engagement is to understand how EHDC can align parking practices with the council's broader goals of promoting sustainable travel, improving air quality, and fostering a healthier, more accessible environment. Engaging stakeholders—including residents, businesses, and visitors—is central to ensuring parking practices continue to meet diverse community needs. The feedback received during the public engagement will be used to shape East Herts' updated Parking Strategy, which is set to be developed later in the year.



## The proposals

Engagement respondents were asked to provide feedback on the following 8 proposals, which fall under three overarching aims. The 8 proposals consulted upon seek to create a fairer and more effective parking system, reflecting East Herts District Council's commitment to sustainability and community well-being. This feedback has been carefully analysed and summarised in the Proposal Feedback section of this report.

### **Aim: Using parking charges to support the take-up of more sustainable and environmentally friendly vehicles:**

Proposal 1: Different permit charges based on vehicle emissions including a lower charge for electric vehicles or EV discounts in car parks.

Proposal 2: Time-based pricing for parking, e.g. a higher tariff at peak times, and lower charges at off-peak times.

Proposal 3: Introduction of a diesel surcharge.

Proposal 4: Review of charge levels for Motorcycles, Carers, Off-street parking, Businesses, and Car Clubs.

### **Aim: Making changes to charging in car parks to make them fairer and more consistent across East Herts:**

Proposal 5: Review the all-day parking tariff option for some town centre car parks.

Proposal 6: Making parking charges easier, fairer and more consistent across East Herts by reviewing existing charges, including locations and hours.

### **Aim: Making changes to workplace parking charges in town centres to encourage more sustainable travel to work:**

Proposal 7: Introducing a workplace parking levy.

Proposal 8: Offering incentives for car-sharing/car-pooling.

# Engagement

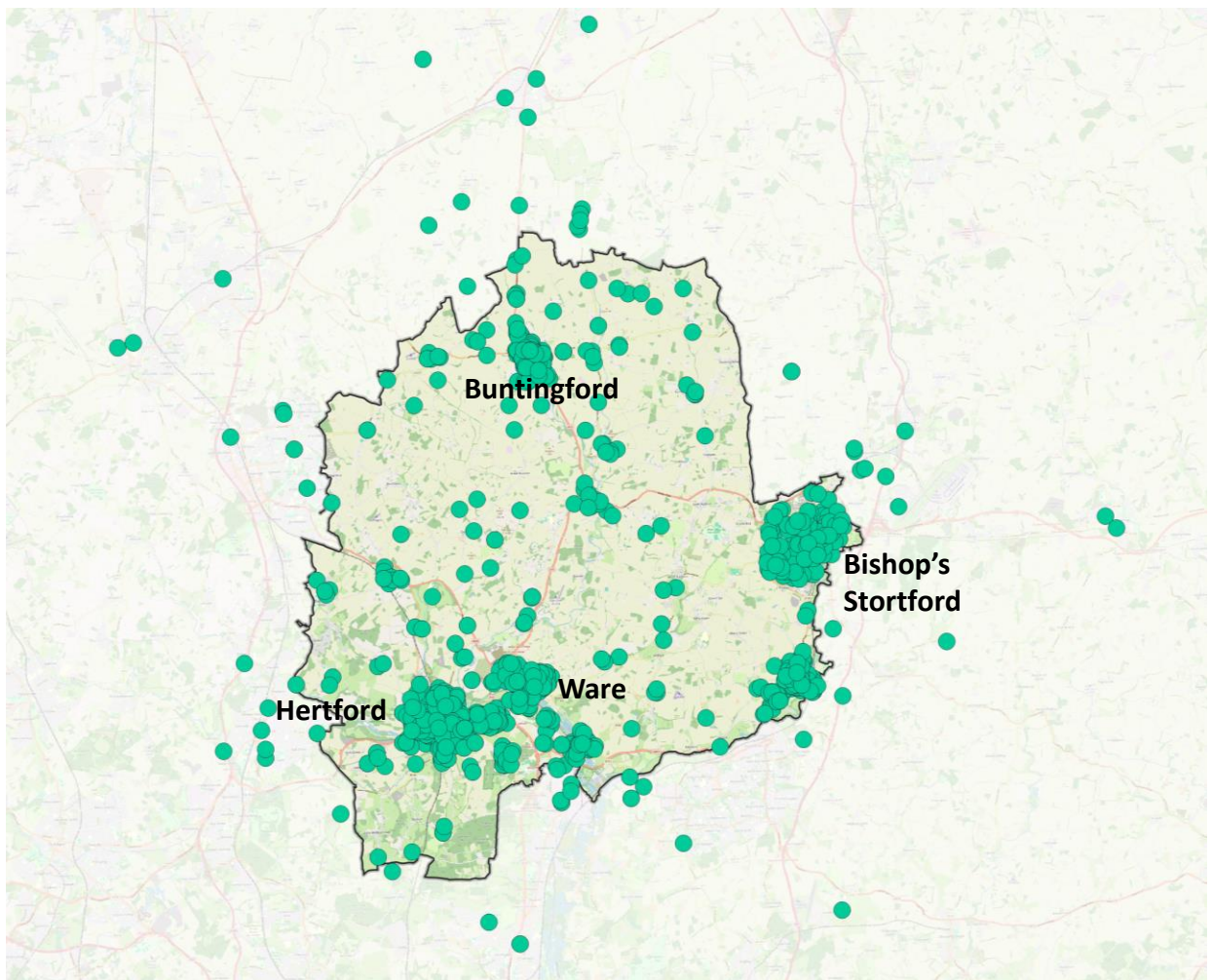
## Engagement overview

Respondents could provide feedback by filling in an online survey on the [engagement webpage](#), sending comments by post or email, or attending one of multiple events held throughout East Herts.

The engagement survey included a combination of free-text and multiple-choice questions designed to understand the respondent's current concerns with parking in the area and gather their feedback on the proposals. The survey also included demographic questions.

In total, there were **1,641** responses to the engagement survey and **61** attendees at events.

Responses came from across East Herts, with the largest share of respondents from Hertford and then Bishop's Stortford. Buntingford and the surrounding are also saw a high response rate.



Data is based on voluntary responses from the online survey and may not represent all respondents.

## Demographics of survey respondents

The engagement survey received **1,641** responses, with most participants being East Herts residents (93%), aligning with the district's population focus. Businesses (3%) and visitors (3%) provided additional perspectives on parking challenges.

**Age Representation:** Respondents were largely aged 31 and above, with 73% falling into the 46–60 and 61+ categories. Younger groups under 30 were underrepresented, comprising just 4.3% of responses, compared to 14% of the district's population aged 20–34<sup>1</sup>.

**Gender Representation:** Women accounted for 61% of respondents, compared to 37% men, suggesting higher engagement from women. This imbalance may influence the nature of the feedback.

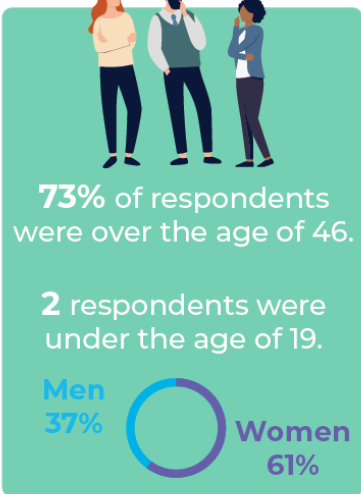
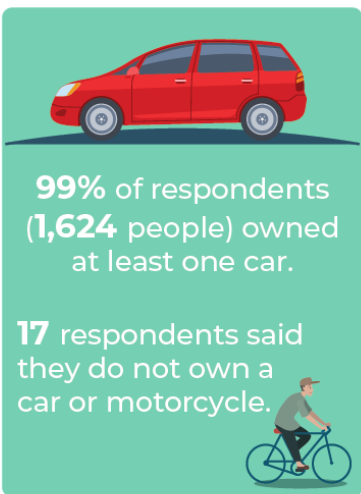
**Vehicle Ownership:** Reflecting the district's high car ownership rate of 88%<sup>2</sup>, most respondents reported frequent car use. This underscores the importance of parking policies that balance environmental objectives with the needs of a car-dependent population.

**Conclusion:** While responses generally reflect the local population, gaps exist in representing younger residents. Expanding outreach in future engagement will ensure the strategy addresses the needs of all demographic groups in East Herts.



**93%** of respondents were residents.

**3%** were from local businesses,  
**3%** were from visitors,  
**1%** responded as 'other'.



Data is based on voluntary responses from the online survey and may not represent all respondents.

## Events

7 events were held across 6 different locations throughout the engagement period. A breakdown of these is shown below.

Events were structured in a workshop style focussing on the issues and opportunities of each proposal. Attendees were invited to discuss each proposal and record their thoughts. A breakdown of comments is included within this report.

### Breakdown of events and attendees:

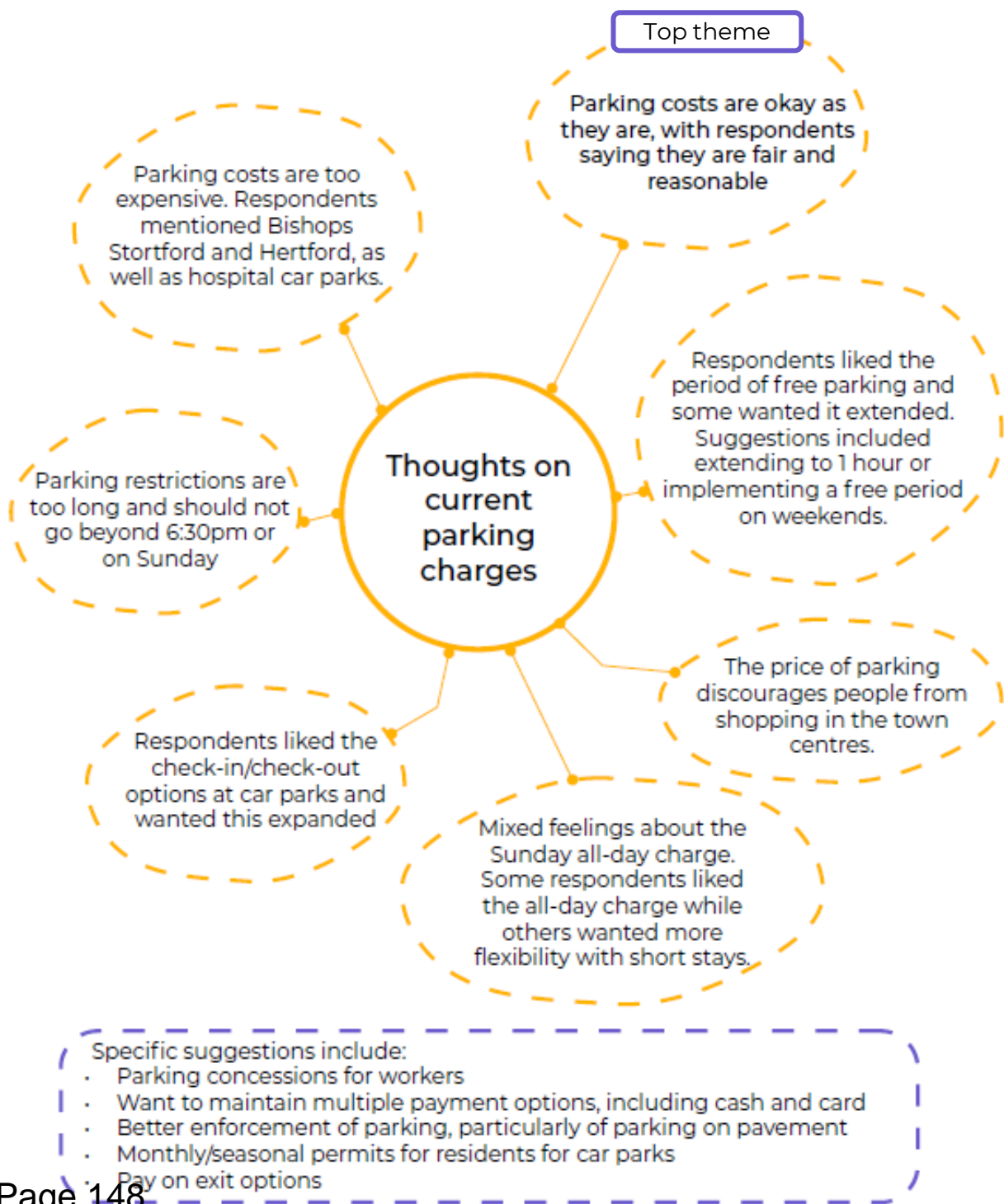
Date	Time	Location	Venue	Attendees recorded
<b>Mon 9th Sept 2024</b>	1pm – 2.30pm	Bishop's Stortford (1st)	St Michael's Mead Community Centre	11 total <b>(2 public, 3 East Herts Officers, 5 Cllrs, 2 Consultants)</b>
<b>Weds 11th Sept</b>	1.30pm – 3pm	Sawbridgeworth	Sawbridgeworth Town Council – Council Chamber	15 total <b>(9 public, 2 East Herts Officers, 2 Cllrs, 2 Consultants)</b>
<b>Tues 24th Sept</b>	1.30pm to 3pm	Buntingford	Seth Ward Community Centre	24 total <b>(18 public, 2 East Herts Officers, 2 Cllrs, 2 Consultants)</b>
<b>Tues 24th Sept</b>	6pm – 7.30pm	Hertford	East Herts Council Chamber	13 total <b>(5 public, 2 East Herts Officers, 4 Cllrs, 2 Consultants)</b>
<b>Fri 27th Sept</b>	6.30pm – 8pm	Ware	Ware Town Council Priory Hall	20 total <b>(13 public, 2 East Herts Officers, 3 Cllrs, 2 Consultants)</b>
<b>Tues 8 Oct</b>	6pm – 7.30pm	Bishops Stortford (2nd)	Grange Paddocks Sports Centre	7 total <b>(3 public, 2 East Herts officers, 2 Cllrs)</b>
<b>Weds 9 Oct</b>	2pm – 3.30pm	Stanstead Abbots	Stanstead Abbots parish hall	17 total <b>(11 public, 3 officers, 2 Cllrs), 1 MP's representative</b>

# Survey feedback: Thoughts on parking

To understand the perception of current parking conditions and facilities in people’s areas, survey respondents were asked:

## What do you think about current car park charges in your area?

**1,521** respondents provided feedback. A summary of their responses is shown below.



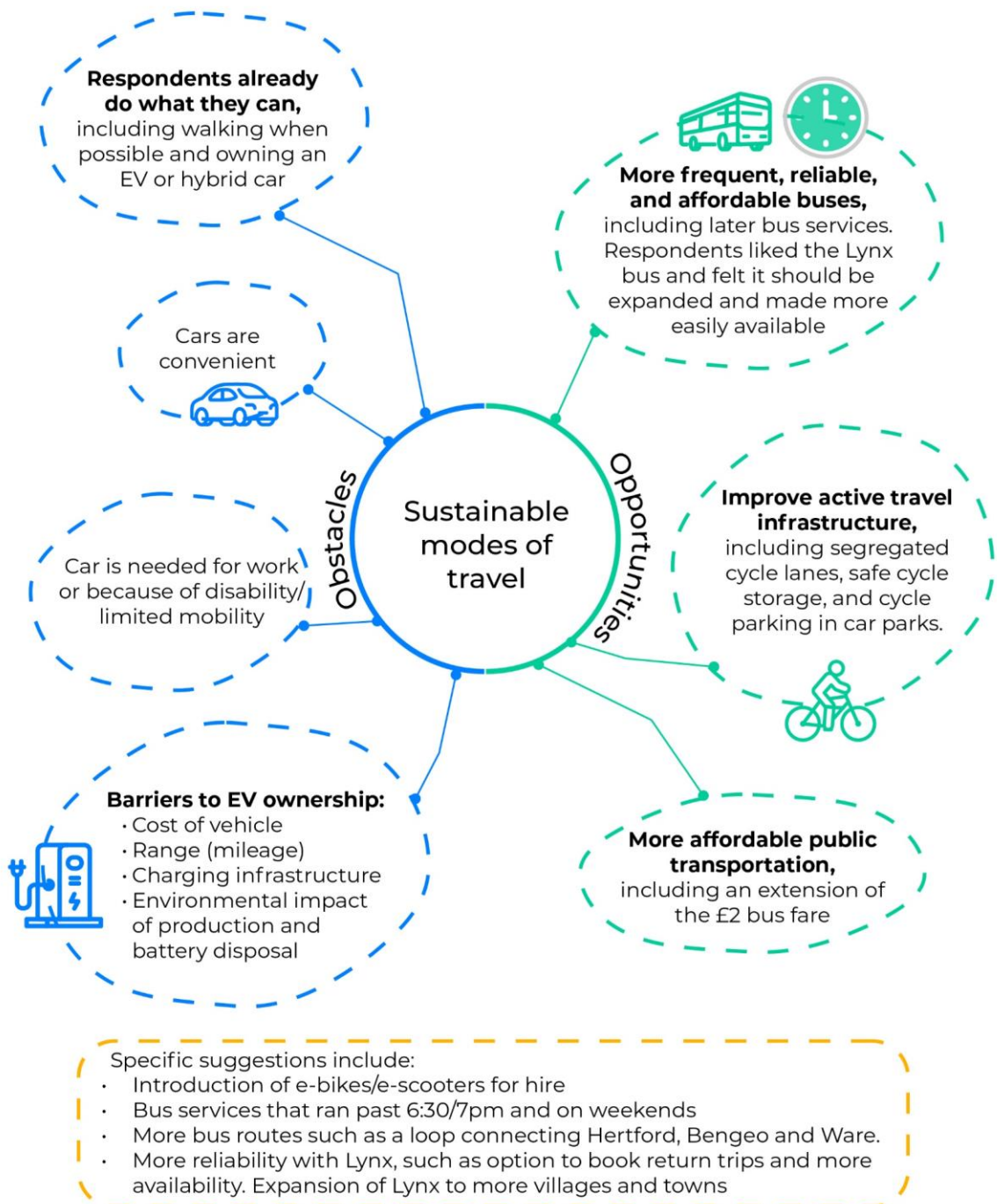


## Survey feedback: Thoughts on sustainable travel

To understand issues and opportunities with sustainable modes of travel, survey respondents were asked:

**What, if anything, would encourage you to switch to a more sustainable vehicle/mode of travel for regular journeys?**

**1,324** respondents provided feedback. A summary of their responses is shown below.



## Survey feedback: Sentiment analysis

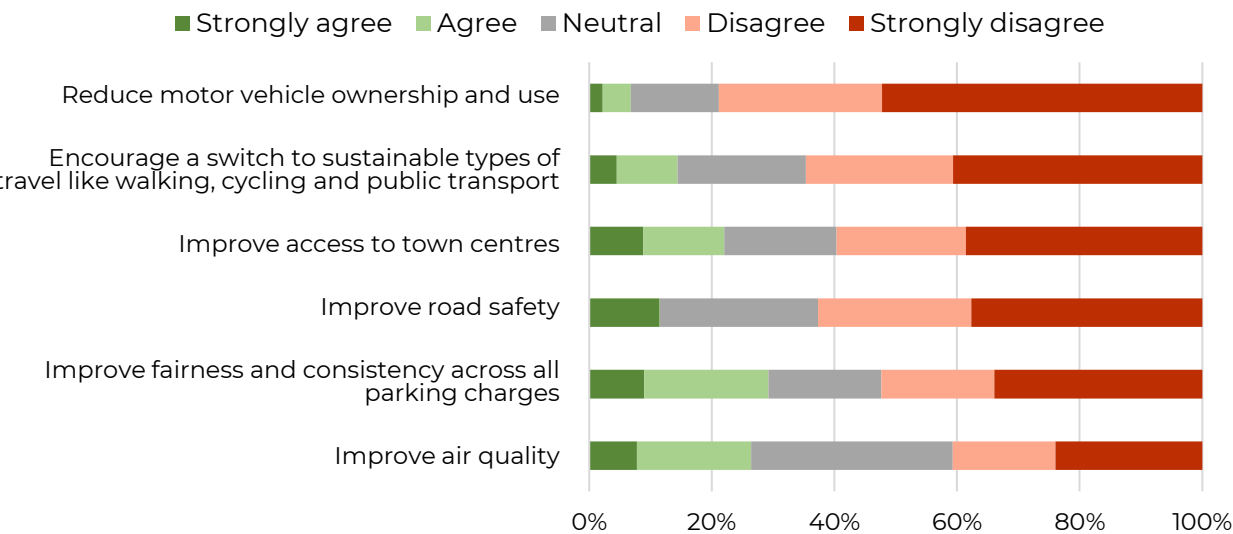
The council wants a parking strategy that supports its wider sustainable and environmental objectives. To help the council understand how the East Herts community perceives various parking proposals in connection with wider objectives, respondents were asked whether they felt the proposals would support a range of related aspirations. People were asked:

**Overall, to what extent do you agree or disagree that the proposals would help:**

- **Improve access to town centres**
- **Improve fairness and consistency across all parking charges**
- **Improve air quality**
- **Reduce motor vehicle ownership and use**
- **Improve road safety**
- **Encourage a switch to sustainable types of travel like walking, cycling and public transport**

A majority of respondents agreed or were neutral that the proposals would help improve air quality. Respondents were divided as to whether the proposals would improve fairness and consistency across charging. For the rest of the objectives, most respondents disagreed that the proposals would help achieve them.

To what extent do you agree or disagree that the proposals would help:



Data is based on voluntary responses from the online survey and may not represent all respondents.



# Proposal Feedback

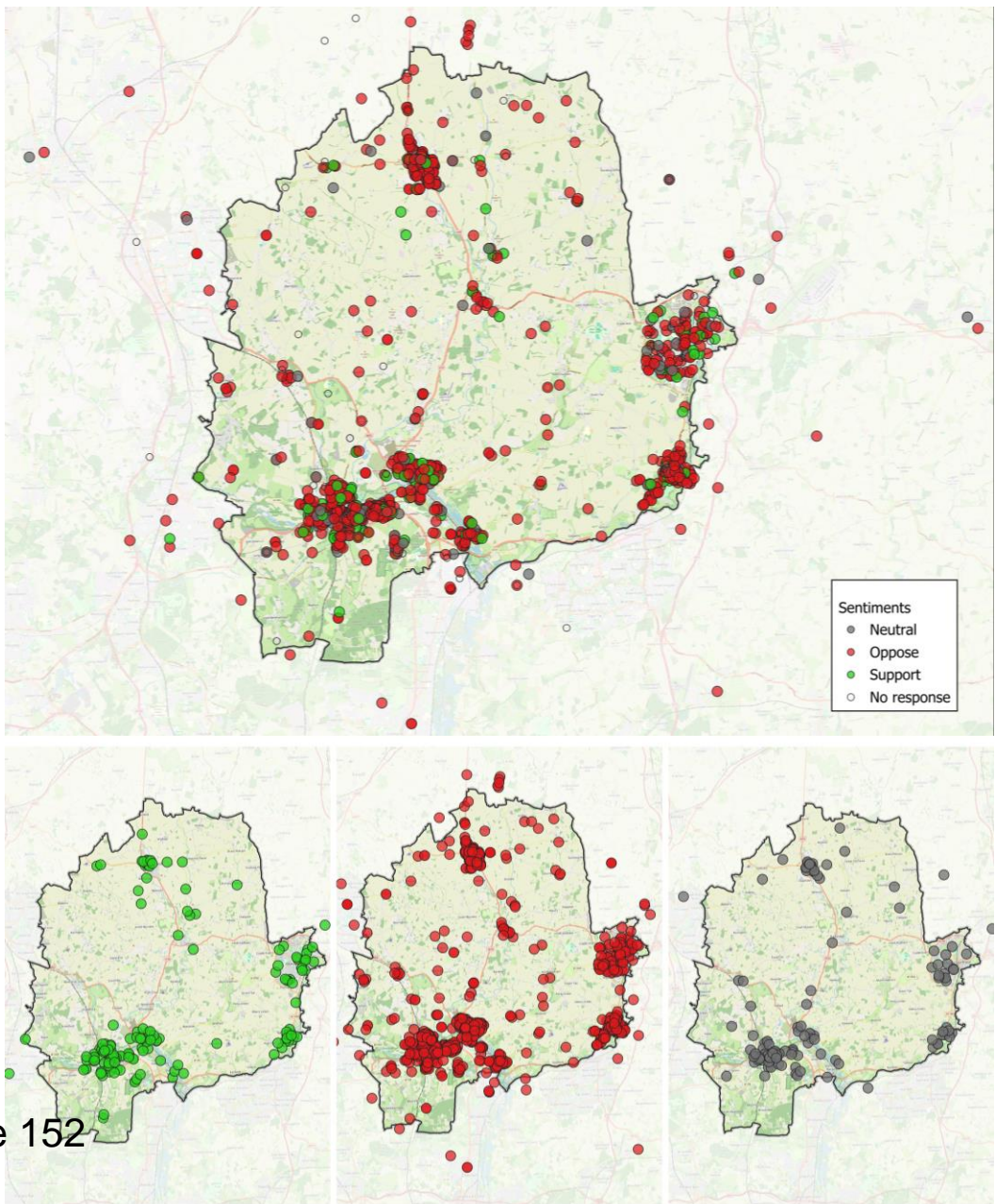
Survey feedback: Proposal 1

Different permit charges based on vehicle emissions including a lower charge for electric vehicles or EV discounts in car parks.

Survey respondents were asked:

Please use this space to give your views on either the potentially positive or negative aspects of our proposal for changes to permit charges based on vehicle emissions including a lower charge for electric vehicles or EV discounts in car parks.

1,373 respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.



Survey feedback: Proposal 1

Different permit charges based on vehicle emissions including a lower charge for electric vehicles or EV discounts in car parks.

These responses have been analysed and an overview of the top ten themes is included below. Details on all the themes expressed are available in Appendix A.

Top Theme	Details
Penalises those who cannot afford an EV	Proposal unfairly impacts motorists who cannot afford to purchase an EV. Similarly, it benefits those who can afford an EV, who are often wealthier and do not need a discount on parking charges.
Need to improve EV infrastructure	There are not enough EV charging stations. Respondents also noted that the proposal unfairly impacts households who cannot easily access charging, such as those who live in flats or with on-street parking.
Concerns proposal will have negative impact on business	Respondents felt the proposal would lead to increased charges for some, which would discourage these motorists from visiting the town centres.
EVs are not always more environmentally-friendly	EVs also have a negative environmental impact, including using electricity produced from non-renewable sources, emissions from car manufacturing, and lack of recycling procedures for their batteries.
Need improved public transportation or active travel infrastructure	Respondents commented that improvements to public transport and active travel infrastructure would be more beneficial or are needed before proposals like this are implemented. Respondents requested safer cycle/walking paths in Hertford and Stortford and more public transit serving Buntingford.
Partially supportive of proposal	Respondents were partially supportive of the proposal, particularly if EVs were given a discount but no other charges were raised. Respondents were also more supportive if the proposal covered hybrids as well or was a larger scheme based on carbon emission bands or ULEZ standards rather than simply an EV discount.
EVs are too expensive	Respondents commented that the high price of EVs was a barrier to purchasing them.
Parking charges will not incentivise a switch to EV	Discounts for EVs would not be enough of an incentive to encourage people to buy an EV. Rather, the high cost to purchase and run an EV are the real barriers.
Proposal penalises drivers	Proposal is unfair to motorists, particularly those people who need to drive, including working parents, older residents, and those in rural areas.
Oppose proposal with no details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.

Event feedback: Proposal 1

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop’s Stortford; SA = Stanstead Abbotts

	Theme and details	Event location
Issues	<b>Affordability</b> EVs are unaffordable to some people, especially low-income households	BS; Buntingford; Hertford; Sawbridgeworth; SA; Ware
	<b>Fairness</b> <ul style="list-style-type: none"><li>• Favours those who can afford new vehicles</li><li>• May disproportionately impact elderly people who need to drive</li><li>• Car tax rates are already based on emissions so people will be double-charged</li><li>• Previous government encouraged diesel vehicles</li><li>• Lack of public transportation</li></ul>	BS; Buntingford; Hertford; SA; Ware
	<b>EV concerns</b> <ul style="list-style-type: none"><li>• They are often larger and heavier</li><li>• Lack of charging infrastructure</li></ul>	BS; Buntingford; Hertford; Sawbridgeworth; SA; Ware
	<b>Parking displacement</b> People will avoid car parks if charges are higher and use on-street parking instead.	Buntingford; SA; Ware
	<b>Impact on business</b> Higher charges will discourage people from visiting businesses.	Buntingford; Sawbridgeworth; Ware
Opportunities	<b>Scrappage scheme</b> Could also develop a scrappage scheme to provide financial support for switching to a cleaner vehicle.	BS
	<b>Infrastructure improvements</b> Links well with greater investment in EV charging infrastructure or in investment in active travel like shared cargo bikes.	BS; Buntingford
	<b>Other ideas</b> <ul style="list-style-type: none"><li>• Charge by vehicle weight or size</li><li>• Charge for when vehicle is in motion rather than when parked</li><li>• Apply discount to hybrids as well</li></ul>	Hertford; SA; Ware
	<b>Environmental benefits</b> Will support cleaner air and more active travel for shorter journeys	BS; Buntingford; Hertford; Ware



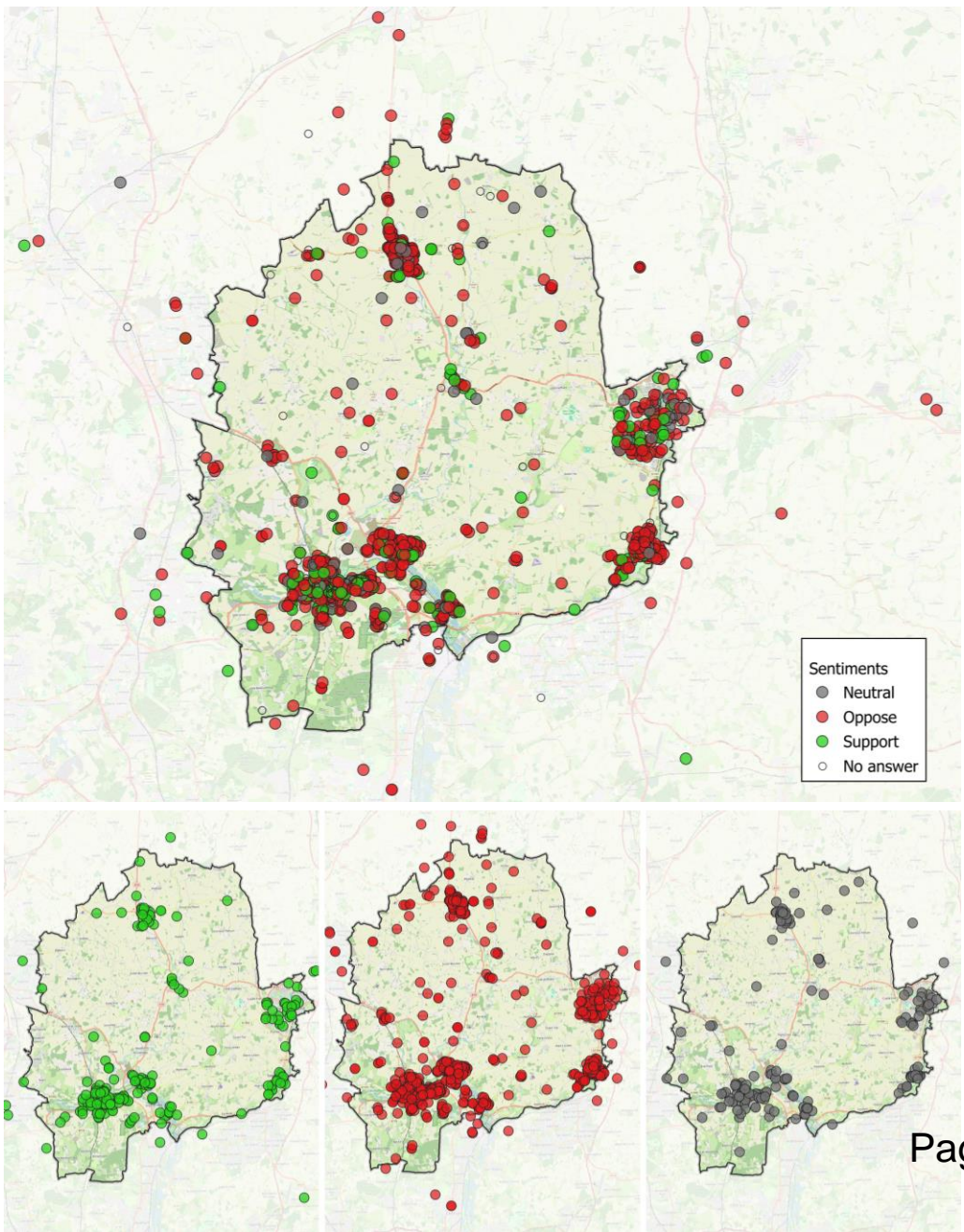
Survey feedback: Proposal 2

Time-based pricing for parking

Survey respondents were asked:

**Please use this space to give your views on either the potentially positive or negative aspects of our proposal for Time-based pricing for parking, e.g. a higher tariff at peak times, and lower charges at off-peak times.**

**1,351** respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.



Survey feedback: Proposal 2

Time-based pricing for parking

Reponses have been analysed and an overview of the top ten themes is included below. Details on all the themes expressed are available in Appendix A.

Top Theme	Details
Concerns proposal will have negative impact on business	Respondents were concerned peak times could coincide with businesses' opening hours and would therefore discourage people from visiting these businesses because of higher or confusing charges.
Support proposal with no details	Respondents commented that they were supportive or agreed with the proposal and did not provide additional feedback or reasonings.
It is hard for some to avoid peak times	People do not have the flexibility to adjust their driving schedules to off-peak times. Specific groups mentioned include parents and those with doctors or other time-restricted appointments.
Proposal will make charges too complicated	Concerns that remembering the off and on-peak times will be confusing and that it will be costly to implement the proposal.
Town workers will be negatively impacted	People who work in the town need to park and will be impacted by the on-peak pricing. Respondents commented that these workers are often low-income. Proposal may also make it difficult for businesses to recruit and retain workers.
Aim of proposal is to generate income for council	Respondents felt that the proposal was intended to generate income for the council and not to achieve environmental or other objectives.
Oppose proposal with no details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.
Respondents want reduced parking charges or longer free parking periods	Respondents commented that charges are already too high. Some respondents wanted free parking in the evenings or on Sundays.
Partially support the proposal	Respondents partially supported the proposal as long as: <ul style="list-style-type: none"><li>• Concessions or considerations could be made for town workers</li><li>• If charges were cheaper in the evenings and weekends</li><li>• If price were reasonable</li></ul>
Concerns about parking displacement	Concerns that increases in charges would push people to park in surrounding residential streets or to park illegally and unsafely.

## Event feedback: Proposal 2

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop's Stortford; SA = Stanstead Abbots

	Theme and details	Event location
Issues	<b>Complicated</b> May be difficult to understand	BS; Ware; SA; Hertford
	<b>Fairness</b> <ul style="list-style-type: none"><li>Person's schedule determines whether they can visit during off-peak times</li><li>Not suitable in all towns/villages (e.g. Sawbridgeworth; Buntingford)</li></ul>	BS; SA; Sawbridgeworth; Buntingford
	<b>Impact on commuters</b> Commuters need parking near the train station	Ware
	<b>Parking displacement</b> People will avoid car parks if charges are higher and use on-street parking.	Ware; SA; Hertford
	<b>Impact on business</b> Higher charges will discourage people from visiting businesses	Hertford; Sawbridgeworth; Buntingford
Opportunities	<b>Seasonal passes</b> Could provide seasonal parking tickets for workers/residents or a rebate system	BS; Ware; SA; Sawbridgeworth; Buntingford
	<b>Fairness</b> Will create a system based on supply and demand, with commuters being charged fairly	BS
	<b>Ease congestion</b> Higher charges during on-peak will free up spaces (especially from commuters) so people can more easily find parking.	Ware; SA; Sawbridgeworth; Buntingford
	<b>Promote economic activity</b> Cheaper parking during off-peak may encourage people to visit	Ware; SA; Sawbridgeworth
	<b>Other ideas:</b> <ul style="list-style-type: none"><li>Could move long-stay away from town centre but make it cheaper</li><li>Car parks that are more central could be more expensive.</li></ul>	Hertford; Sawbridgeworth
	<b>Environmental benefits</b> Will reduce pollution particularly during peak times	BS



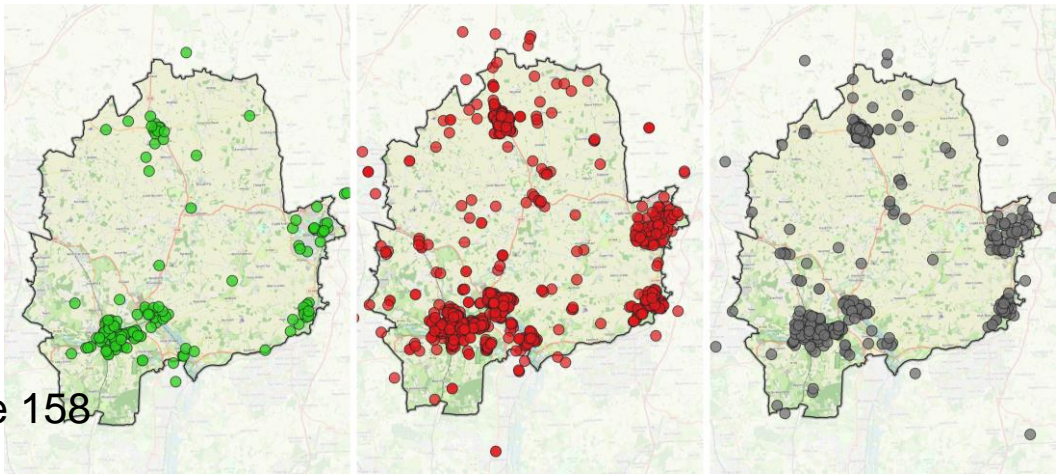
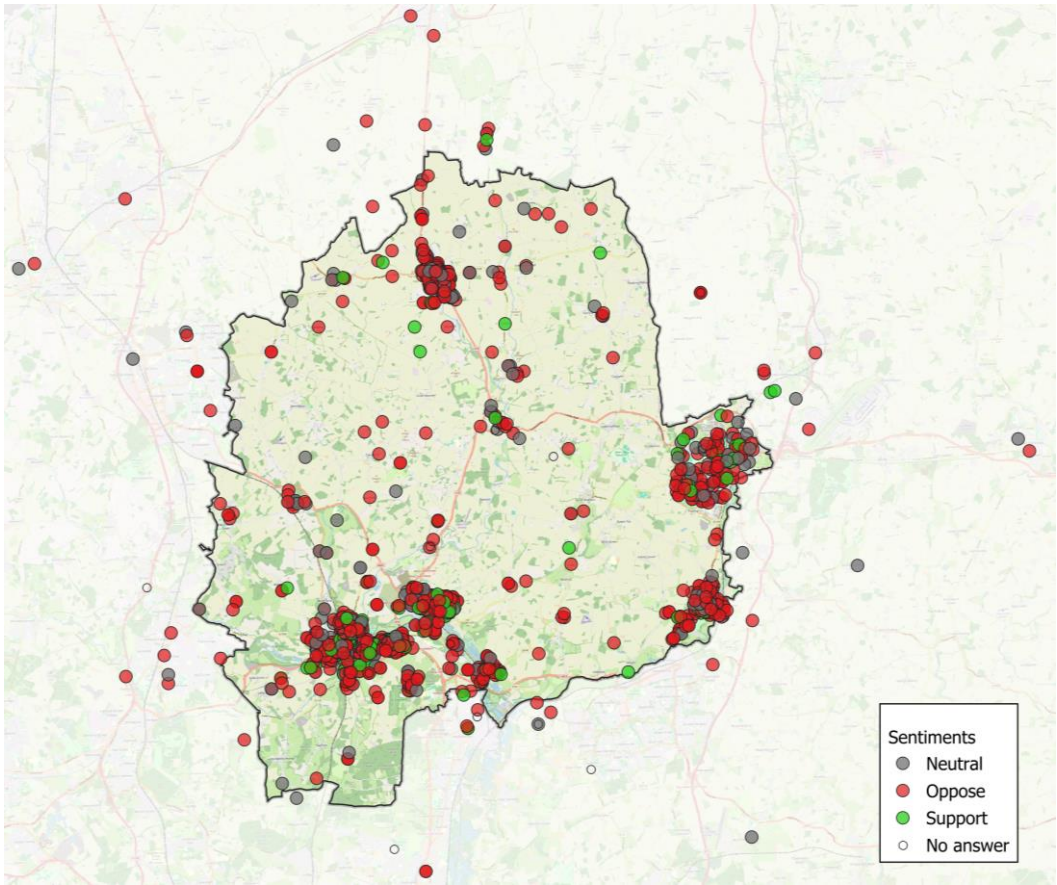
Survey feedback: Proposal 3

Introduction of a diesel surcharge.

Survey respondents were asked:

**Please use this space to give your views on either the potentially positive or negative aspects of our proposal for the introduction of a diesel surcharge.**

**1,254** respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.





## Survey feedback: Proposal 3

### Introduction of a diesel surcharge.

Reponses have been analysed and an overview of the top ten themes is included below. Details on all the themes expressed are available in Appendix A.

Top Theme	Details
Impacts low-income people	Proposal penalises low-income households who cannot afford to change their diesel vehicles to a non-diesel vehicle and will have to pay the surcharge.
Unfair because government encouraged people to buy diesel	Previous government promoted the purchase of diesel vehicles as more economical and more environmentally friendly. People should not be punished for following government advice.
Proposal will hurt businesses and town centres	Higher charges will discourage people from visiting the town centres, which will negatively impact businesses. Diesels are also often used by tradespeople and farmers, who will therefore be unfairly impacted by the proposal.
Diesel can be less polluting than alternative fuels	Diesel vehicles, especially new ones, are low-emission and can be as clean as petrol vehicles. Respondents noted that some are ULEZ-compliant. Respondents also noted that EVs damage the road as they are heavier, and their production has environmental implications.
Respondents cannot afford new vehicle	Some respondents commented that they would be unable to afford to switch out their diesel vehicle for a non-diesel vehicle.
Support proposal with no details	Respondents commented that they were supportive or agreed with the proposal and did not provide additional feedback or reasonings.
Oppose proposal with no details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.
Proposal penalises diesel motorists or motorists generally	Proposal discriminates against people who own a certain type of vehicle. Some respondents noted that rural people or farmers may need diesel vehicles.
Proposal is not needed	Proposal is unnecessary as diesel vehicles are naturally being phased out. Some respondents commented that air pollution was not an issue while others felt the bigger issue was lorries/vans or idling.
Proposal will not work	Proposal is not enough to push people to change their vehicles. Diesel motorists will pay the extra charge or may park on surrounding roads instead.

Event feedback: Proposal 3

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop’s Stortford; SA = Stanstead Abbotts

	Theme and details	Event location
Issues	<b>Affordability/Fairness</b> Some people cannot afford to replace their diesel cars, including low-income and elderly. Some people like traders and rural people are more likely to own diesel	BS; Ware; SA; Hertford; Sawbridgeworth; Buntingford
	<b>Complicated</b> Charges may become complicated to understand and pay	SA; Hertford
	<b>Concerns with EVs</b> Diesel can be more environmentally friendly than EVs. EVs are large and heavy and there is a lack of EV infrastructure	Ware; BS; SA; Hertford; Sawbridgeworth; Buntingford
	<b>Diesel was encouraged</b> Previous government encouraged use of diesel vehicles	SA; Buntingford
	<b>Impact on business</b> Concerns that charges will dissuade visitors.	Buntingford
	<b>Parking displacement</b> Higher charges may push people to park on residential streets	Hertford
Opportunities	<b>Scrappage scheme</b> Could offer a scrappage scheme or some financial support for scrapping diesel vehicle.	Ware; BS; Sawbridgeworth; Buntingford
	<b>Monitoring</b> Could utilise ANPR to implement the proposal	BS
	<b>Implement slowly</b> Proposal may work if implemented slowly, giving people enough time to switch to a non-diesel	Sawbridgeworth
	<b>Other ideas:</b> Would support an emissions-based charging or size-based	BS; SA; Hertford; Sawbridgeworth
	<b>Environmental benefits</b> Will reduce pollution for all demographics including low-income people	BS; Ware; Hertford; Buntingford

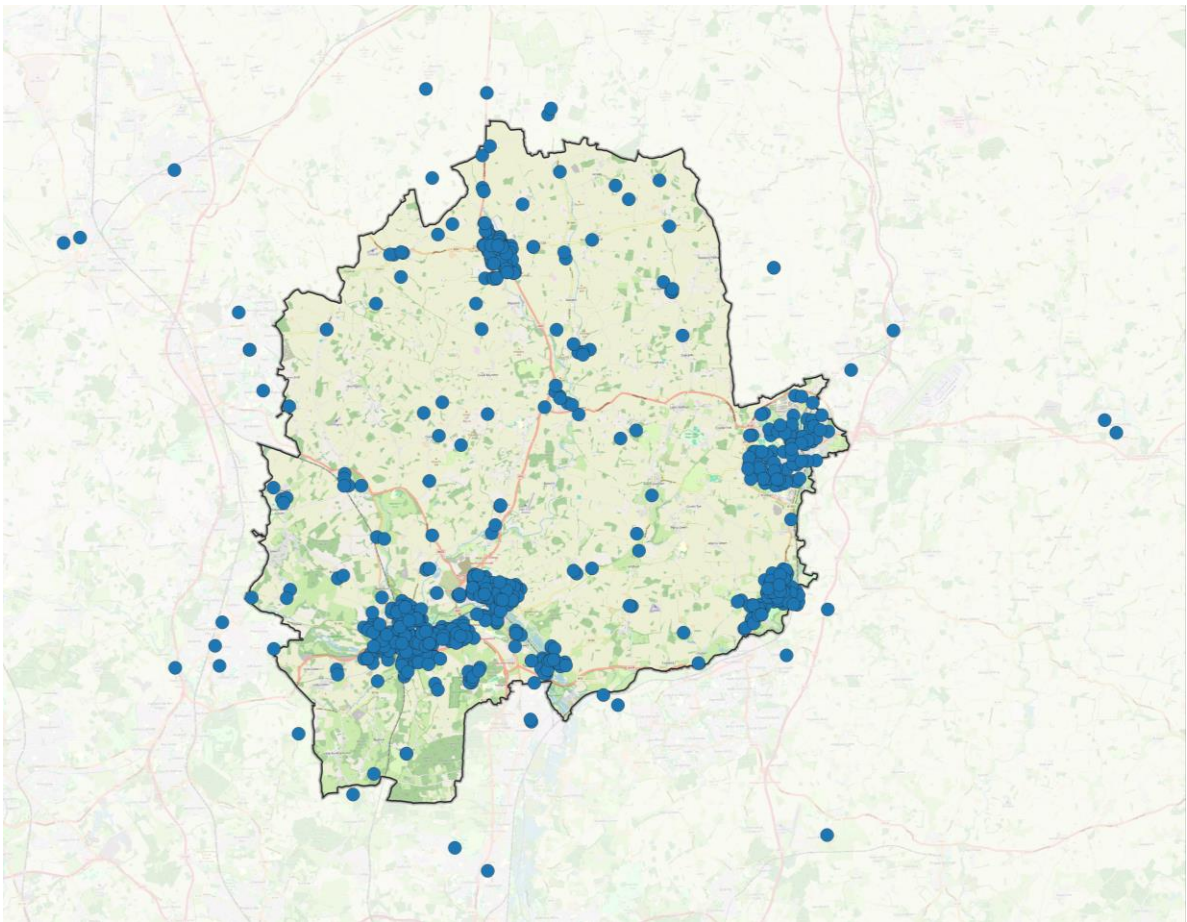
Survey feedback: Proposal 4

**Review of charge levels for Motorcycles, Carers, Off-street parking, Businesses, and Car Clubs.**

Survey respondents were asked:

**Please use this space to give your views on either the potentially positive or negative aspects of our proposal for a review of charge levels for Motorcycles, Carers, Off-street parking, Businesses, and Car Clubs.**

**1,021** respondents provided feedback. Respondents have been mapped below. An analysis of general sentiment is not available, as respondents could express support for certain aspects of the proposal while opposing others, making it difficult to categorize the overall sentiment.



Survey feedback: Proposal 4

**Review of charge levels for Motorcycles, Carers, Off-street parking, Businesses, and Car Clubs.**

Reponses have been analysed and an overview of the top ten themes is included below. Details on all the themes expressed are available in Appendix A.

Top Theme	Details
No view or unsure	Respondents said they did not have an opinion or were unsure of what the proposal would entail.
Carer permits – support a free or reduced fees	Respondents were in favour of reduced or free parking charges for carers, especially as they can be low-paid. Some noted that this should only be offered when they are actively working.
Proposal is too complicated	Different levels of charging may be difficult or expensive for the council to implement and manage.
Support proposal with no additional details	Respondents commented that they were supportive or agreed with the proposal and did not provide additional feedback or reasonings.
Oppose proposal with no additional details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.
Businesses – support subsidies or support offers	Respondents were in favour of reduced fees or support more generally for businesses and their employees. This could entail a reasonable day-rate or a seasonal pass.
Proposal will have negative impacts on businesses	Respondents were concerned about hurting businesses with increased charges or were concerned that general charge increases would discourage visitors/shoppers.
Support a reduction for all listed groups	Respondents supported a reduction in parking charges for all the groups in the proposal.
Proposal is not needed	A review is not needed and changes to charging levels would not have a big impact on these groups and their driving behaviour.
Aim of proposal is to generate income for council	Respondents felt that the proposal was intended to generate income for the council and not to achieve environmental or other objectives.

## Event feedback: Proposal 4

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop’s Stortford; SA = Stanstead Abbots

	Theme and details	Event location
Issues	<b>Complicated</b> Proposal is too complicated to administer; difficult to define carers	SA; Sawbridgeworth; BS
	<b>Affordability</b> Parking charges might be prohibitive and don’t want to penalize low-income people or town workers; there may be an intersection between low-income and blue badge holders.	Ware; Buntingford; BS
	<b>Lack of alternative options</b> Need better public transportation infrastructure or other options for travel	Ware; Sawbridgeworth
	<b>Impact on business</b> Concerns about negatively impacted businesses and workers.	BS
	<b>Parking displacement</b> Want to encourage use of car park over alternatives	Ware; SA; Hertford; Sawbridgeworth; Buntingford;
Opportunities	<b>Free or reduced charges</b> <ul style="list-style-type: none"><li>• Car clubs – free</li><li>• Business employees – allowances</li><li>• Blue badge holders – free</li><li>• Carers – free</li></ul>	Ware; SA; Hertford; Sawbridgeworth; Buntingford; BS
	<b>New charges</b> <ul style="list-style-type: none"><li>• Charges for motorcycles if they take up a space or proportional to the space they use</li><li>• Charge more for bigger bays</li><li>• Income-based charges for blue badge holders</li><li>• Charge businesses as long as it’s not based on to workers</li></ul>	Ware; SA; Hertford; Buntingford; BS
	<b>Support active travel</b> Install more secure cycle parking or dedicated parking for cyclists in town centres.	SA; BS
	<b>Infrastructure improvements</b> <ul style="list-style-type: none"><li>• Need larger bays and more disabled bays</li><li>• Dedicated motorcycle bays</li></ul>	Hertford; Sawbridgeworth
	<b>Incentives for local shopping</b> Provide rebates for those visiting local shops	Buntingford



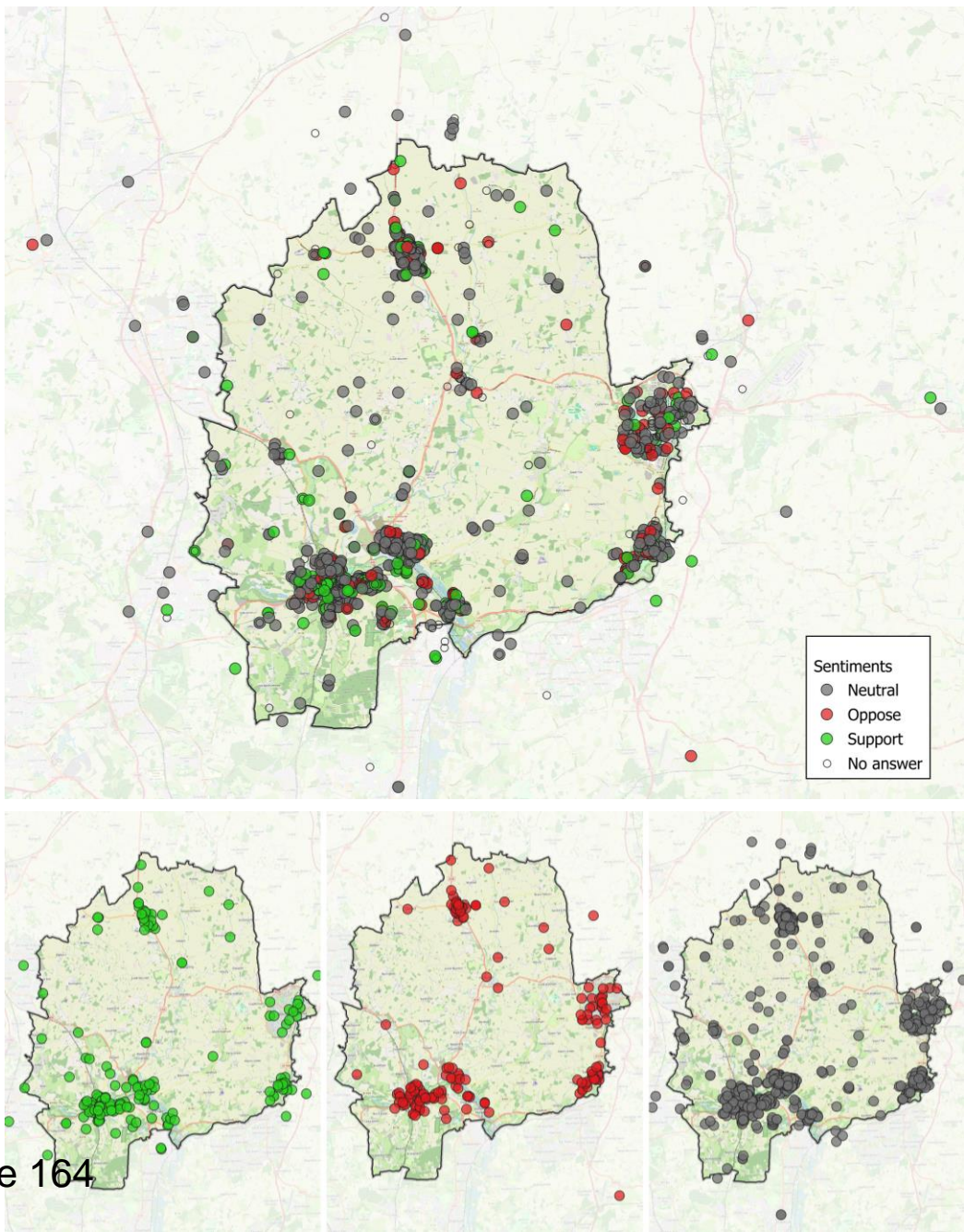
Survey feedback: Proposal 5

Review the all-day parking tariff option for some town centre car parks.

Survey respondents were asked:

**Please use this space to give your views on either the potentially positive or negative aspects of our proposal to review the all-day parking tariff option for some town centre car parks.**

**1,250** respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.



Survey feedback: Proposal 5

**Review the all-day parking tariff option for some town centre car parks.**

Reponses have been analysed and an overview is included below. The full list of themes can be found in Appendix A.

Top Theme	Details
Concerns for town employees	Workers need to be able to park for long periods of time and will be negatively impacted by this proposal, especially those who do not have access to reliable public transportation.
Proposal will negative impact businesses/town centres	Council should be encouraging longer visits to town centre, not shorter ones. Proposal might decrease business for town shops if people have to pay more for parking.
Support proposal with no additional details	Respondents commented that they were supportive or agreed with the proposal and did not provide additional feedback or reasonings.
Aim of proposal is to generate income for council	Respondents felt that the proposal was intended to generate income for the council and not to achieve environmental or other objectives.
Concern proposal will cause parking displacement	Proposal might cause people, including workers and commuters, to park on residential streets instead of the car parks.
Concern for commuters	Proposal might negatively impact commuters who park to use the train station. Some felt if charges were too high, people would drive into work instead of using the train.
Partially supportive of proposal	Respondents are partially supportive of the proposal, particularly if: <ul style="list-style-type: none"><li>• Is limited to town centre car parks</li><li>• Considerations are made for town workers</li><li>• If Check-In and Check-Out was available or the ability to add time</li><li>• As long as hourly charges are reasonable</li></ul>
All-day parking is necessary	Some people need to use all-day parking, including nearby residents who do not other parking options, workers and commuters.
Oppose proposal with no additional details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.
Proposal is not needed	Proposal is unnecessary, particularly in more rural areas like Buntingford and Sawbridgeworth.

Event feedback: Proposal 5

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop’s Stortford; SA = Stanstead Abbots

	Theme and details	Event location
Issues	<b>Localised approach</b> Need to apply a localised approach, where each town and car park is examined individually	Sawbridgeworth
	<b>Safety</b> Walk from further car parks is not safe/enjoyable (e.g. London Road car park in Hertford)	Hertford
	<b>Impact on residents/commuters</b> Some residents do not have parking and rely on all-day tariffs; commuters also rely on all-day parking	Buntingford; SA; Ware
	<b>Lack of alternatives</b> Little or no public transportation options	Buntingford
	<b>Impact on business</b> Concerns that proposal will lead to reduced visits to town centres.	BS; Buntingford; Hertford; Ware
	<b>Parking displacement</b> Proposal may push people to park on residential streets	BS; Buntingford; Ware
Opportunities	<b>Park and Ride</b> Could offer a park and ride service	BS
	<b>Previous success</b> Differential pricing has worked well in other places	BS
	<b>Support offer</b> Could offer monthly or seasonal permits for businesses or for consistent commuters	Sawbridgeworth; Ware
	<b>Equalise parking levels</b> Could use pricing to incentivise more users to Northgate End car park.	BS; Hertford; Ware
	<b>Opportunities for resident parking</b> Could justify or support resident parking (e.g. Church Street)	Buntingford; SA
	<b>Parking surveys</b> Could justify parking surveys to understand usage at car parks.	Buntingford; Hertford; Ware



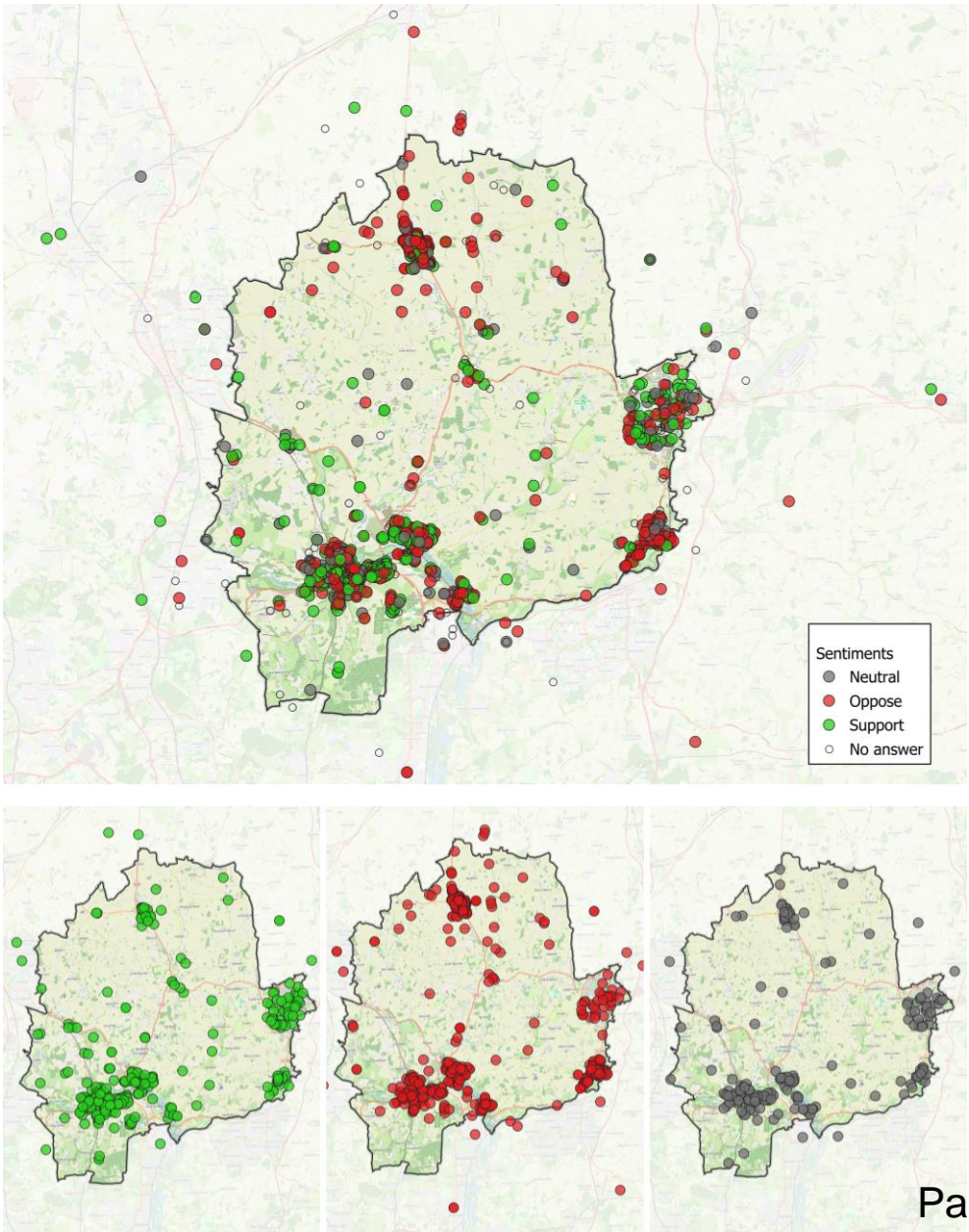
Survey feedback: Proposal 6

Making parking charges easier, fairer and more consistent across East Herts by reviewing existing charges, including locations and hours.

Survey respondents were asked:

Please use this space to give your views on either the potentially positive or negative aspects of our proposal for making parking charges easier, fairer and more consistent across East Herts by reviewing existing charges, including locations and hours.

1,185 respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.



Survey feedback: Proposal 6

**Making parking charges easier, fairer and more consistent across East Herts by reviewing existing charges, including locations and hours.**

Reponses have been analysed and an overview of the top ten themes is included below. Details on all the themes are available in Appendix A.

Top Theme	Details
All locations are different, so consistency is not suitable	Respondents felt that each village or town was different and offered different services. As such, charging should not be the same across East Herts. Charges should consider: <ul style="list-style-type: none"><li>• Current demand for parking</li><li>• Attractions/services in the town</li><li>• Size of town</li><li>• Quality of parking facilities</li></ul>
Support proposal with no additional details	Respondents commented that they were supportive or agreed with the proposal and did not provide additional feedback or reasonings.
Opposed to higher charges as these will hurt businesses/town centres	Concerns that increasing charges would reduce visits to the town centres and shops, particularly in villages or smaller towns with fewer amenities.
Proposal is an excuse to generate income	Respondents felt that the proposal was intended to generate income for the council and not to achieve environmental or other objectives.
Keep prices affordable and/or lower prices.	Respondents suggested that prices should be lowered or kept at an affordable level. Many commented that the period of free parking (e.g. 30 minutes) should be maintained or expanded to all areas. Some suggested this be increased to 45 minutes or an hour.
Agree with consistency as this would be fairer and simpler	Respondents supported more consistency across charges as it would be helpful to know what to expect in each car park, for both charge levels and payment systems.
Partially supportive with some considerations	Respondents supported consistent charges as long as prices were not increased by too much or not all raised to the current highest charge. There were suggestions to average the current prices and apply that average.
Agree with proposal if charges do not increase	Respondents agreed with making prices fairer and more consistent as long as prices were not increased and if the lower levels of charging were used for all areas.
Proposal is not needed or too complicated	Respondents felt charging was already consistent or were okay as they were and did not need to be changed.
Unsure or no view	Respondents did not have an opinion or wanted more details on what the proposal would entail.

## Event feedback: Proposal 6

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop’s Stortford; SA = Stanstead Abbots

	Theme and details	Event location
Issues	<b>Localised approach</b> Need to apply a localised approach, where each town are reviewed for the attractions and transit options they offer. For example, parking that ends at 8PM is not suitable for all car parks.	Ware; SA; Sawbridgeworth; Hertford; Buntingford; BS
	<b>Digital exclusion</b> Ensure efforts to simplify charges do not alienate those who are not comfortable with technology. Keep payment options by cash, card or app.	Ware; SA; Buntingford
	<b>Concerns about gentrification</b> Concerns that some towns may become gentrified if prices increase.	Sawbridgeworth
	<b>Loss of business/visitors</b> Concerns more expensive parking will drive people away from the smaller towns.	Sawbridgeworth; Buntingford
	<b>Parking displacement</b> Proposal may push people to park on residential streets	Ware; Hertford
Opportunities	<b>Keep or add 30-minute free period</b> Small free period supports local economies	Ware; Sawbridgeworth; BS
	<b>Improved parking infrastructure</b> <ul style="list-style-type: none"><li>• Ensure well-maintained machines that are easy to read and use</li><li>• Improve lighting and safety of car parks</li></ul>	Ware; SA; Hertford
	<b>Simplicity</b> Would be easier to understand if all charges were the same, including same time periods. Different charges may lead to complicated signage.	Ware; Sawbridgeworth; BS
	<b>Increase in business/visitors</b> Might encourage new visitors if all charges are the same	Buntingford
	<b>Parking surveys</b> Could justify parking surveys to understand usage at car parks and in each town. For example, respondents in BS felt there was no justification for lower charges in SA.	Hertford; BS



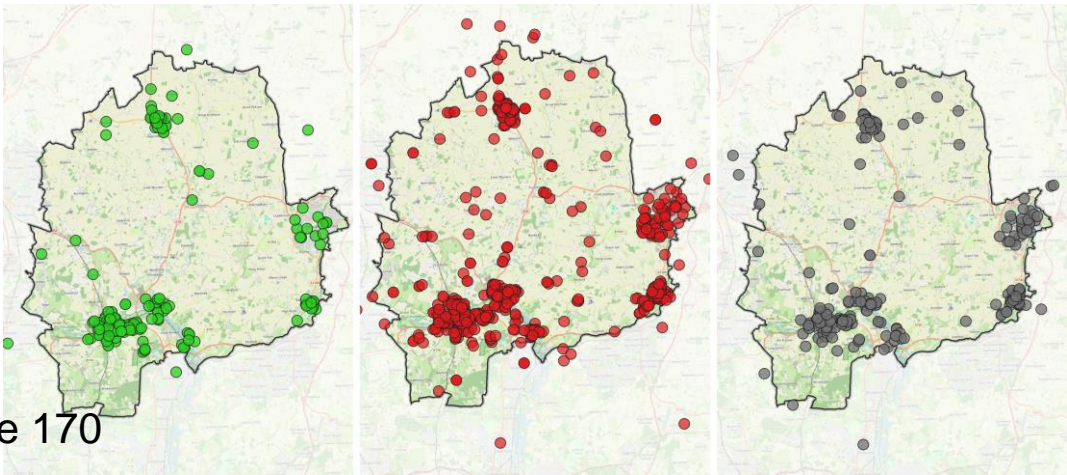
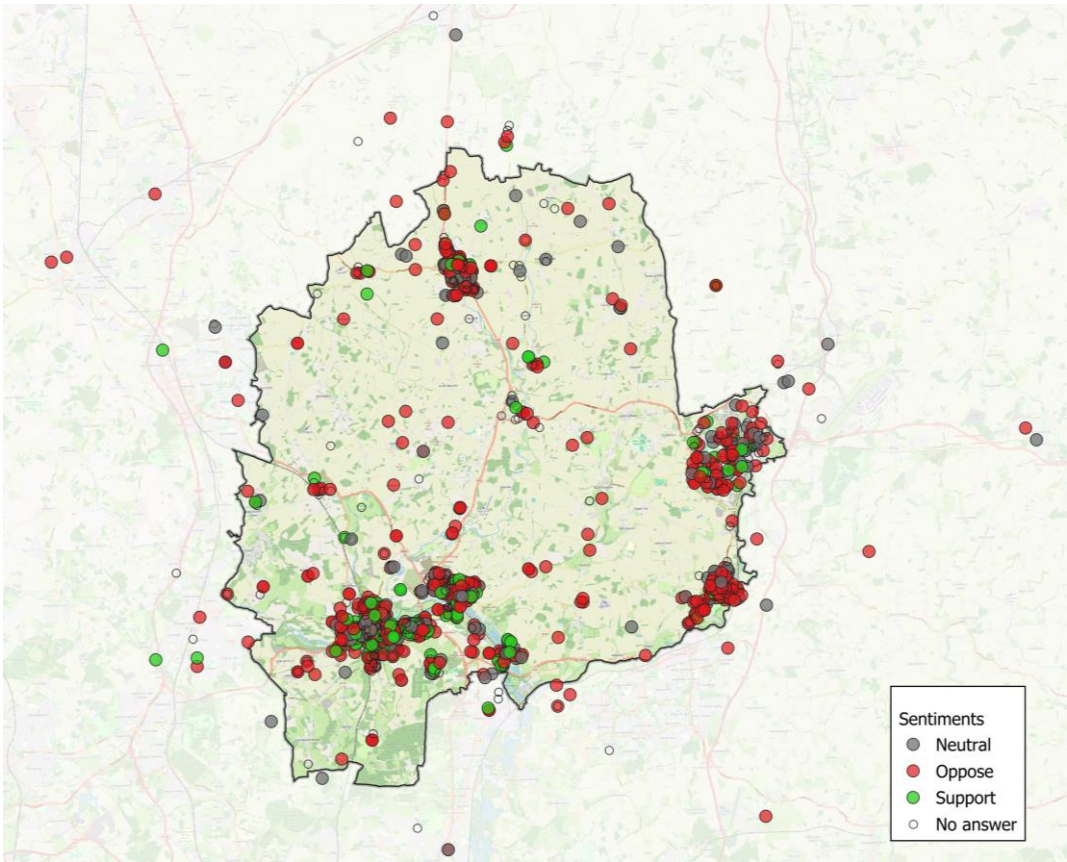
Survey feedback: Proposal 7

Introducing a workplace parking levy.

Survey respondents were asked:

**Please use this space to give your views on either the potentially positive or negative aspects of our proposal to introduce a workplace parking levy.**

**1,145** respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.



Survey feedback: Proposal 7

Introducing a workplace parking levy.

Reponses have been analysed and an overview of the top ten themes is included below. Details on all the themes expressed are available in Appendix A.

Top Theme	Details
Need to improve public transport / active travel infrastructure	A workplace parking levy might be beneficial but only if there are public transport alternatives or better infrastructure for active travel.
No view or unsure	Respondents did not have an opinion or were not impacted by the proposal. Some did not understand the proposal.
Will hurt businesses	Concerns that the levy might negatively impact businesses, particularly small businesses who already having financial difficulties. Concerns it would also make it harder to recruit staff if there is less parking.
Will hurt workers/employees	Concerns that the levy cost would be passed onto the employees
Will deter future businesses or cause businesses to relocate	Concerns that the levy would either push existing businesses out of the area or would discourage new businesses from setting up here in the future.
Partially supportive with some considerations	Respondents were supportive of the proposal if the following were considered: <ul style="list-style-type: none"><li>• Applied only where public transport is available</li><li>• Applied only for some businesses, depending on size</li><li>• If prices are reasonable or applied gradually</li><li>• If could ensure prices are not passed onto employee</li></ul>
Supportive of proposal with no other details	Respondents commented that they support or agree with the proposal and did not provide additional feedback or reasonings.
Oppose proposal with no other details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.
Unfairly penalises businesses	Respondents felt that it was unfair to penalize businesses with the levy, especially when they are offering a service to the town.
Employers already pay enough for taxes or for their parking	Businesses already pay high business taxes. Furthermore, businesses have already paid for the land for their private parking and should not be charged again for it.

## Event feedback: Proposal 7

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

BS = Bishop's Stortford; SA = Stanstead Abbots

	Theme and details	Event location
Issues	<b>Business implications</b> It is an additional burden for businesses and may discourage new businesses. May also be hard to attract employees.	BS; Buntingford; Sawbridgeworth; SA
	<b>Cost to consumer</b> Cost might be passed on to the consumer through increased prices,	Buntingford
	<b>Suitability for some areas</b> Might not be suitable for workplaces in rural areas.	Buntingford; Sawbridgeworth; SA
	<b>Concern for schools</b> Schools should not be charged.	SA; Hertford
	<b>Concern for employees</b> Cost of levy may be passed onto the worker; might support if could ensure this does not happen.	Hertford
Opportunities	<b>Shift work patterns</b> Could incentivise more flexible working.	Sawbridgeworth
	<b>Support offers/initiatives</b> <ul style="list-style-type: none"><li>• Companies could offer cycle schemes</li><li>• More education/communication with businesses</li><li>• Seasonal passes for local workers</li><li>• Business permits</li></ul>	BS; Buntingford; Sawbridgeworth; SA
	<b>Suitable for certain companies</b> Levy might work well for larger companies that are more accessible by alternative modes of travel; could be implemented on a voluntary basis.	BS
	<b>Reimagining car parking spaces</b> Levy might free up spaces which can be used for other uses.	BS
	<b>Encouraging active travel</b> Would help promote more active travel and car-sharing, especially for very local workers.	Buntingford; Hertford



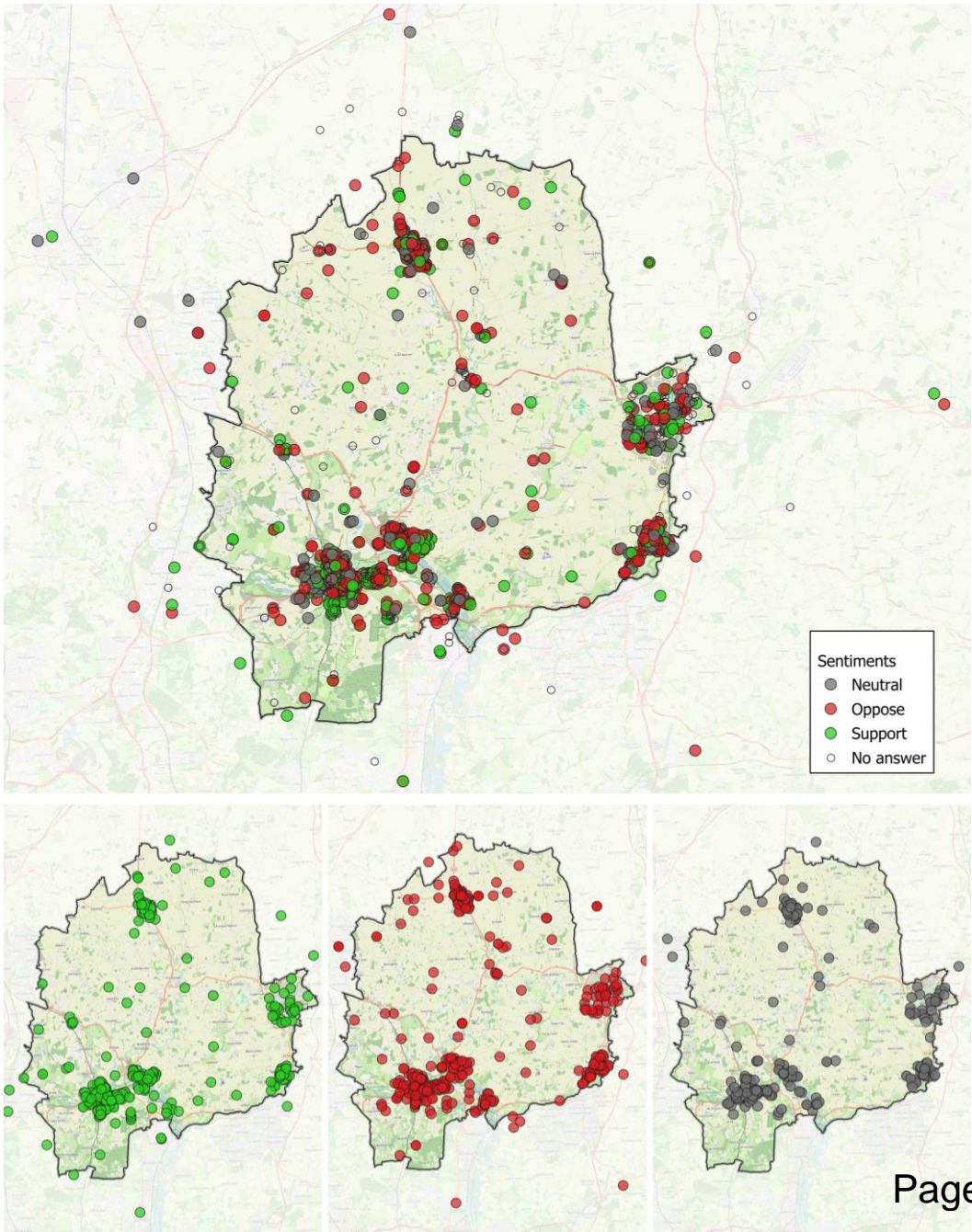
Survey feedback: Proposal 8

Offering incentives for car-sharing/car-pooling.

Survey respondents were asked:

**Please use this space to give your views on either the potentially positive or negative aspects of our proposal for offering incentives for car-sharing/car-pooling.**

**1,007** respondents provided feedback. Respondents have been mapped below and their locations cross-referenced with their general sentiment towards this proposal.



Survey feedback: Proposal 8

Offering incentives for car-sharing/car-pooling.

Reponses have been analysed and an overview of the top ten themes is included below. Details on all the themes expressed are available in Appendix A.

Top Theme	Details
Car-sharing is not practical for everyone	Car sharing is not practical, especially for the following reasons/people: <ul style="list-style-type: none"><li>• Different work patterns (including flexible working)</li><li>• Shift workers</li><li>• Parents</li><li>• In rural areas like Buntingford</li><li>• If no colleagues live nearby</li></ul>
Car-sharing incentives would be difficult to implement	Questions about how car-sharing would be monitored to verify compliance. Concerns that it may be expensive to do so or that some people might abuse the system to receive the incentive.
Supportive of proposal with no other details	Respondents commented that they support or agree with the proposal and did not provide additional feedback or reasonings.
Car-sharing/the proposal will not work	Concerns that car-sharing is not reliable and difficult to organise. Sentiments that the proposal will not work to incentivise car-sharing.
Positive sentiments about the proposal but questions/ concerns about implementation	Support car-sharing and incentives for car-sharing as long as it is possible/easy to implement and enforce.
Proposal is worth considering and trialling	Respondents felt the proposal was worth trialling and that it might work to help encourage car-sharing. Respondents specifically suggested it would work well for large businesses, for towns with alternative modes of transport and if done in conjunction with the Workplace Parking Levy.
No incentive is needed as people already car share when possible	An incentive is not necessary as people already car share when they are able to, especially to benefit from cost savings.
Proposal will be expensive to implement	Concerns that car-sharing will be costly to enforce and the costs will outweigh the benefits.
Oppose proposal with no other details	Respondents commented that they opposed the proposal and did not provide additional feedback or reasonings.
Want improved public transport	More frequent and reliable public transportation would be better to encourage a shift to more sustainable modes of travel.



## Event feedback: Proposal 8

The themes that emerged from the feedback received at the in-person events are shown below, along with which events these themes were expressed.

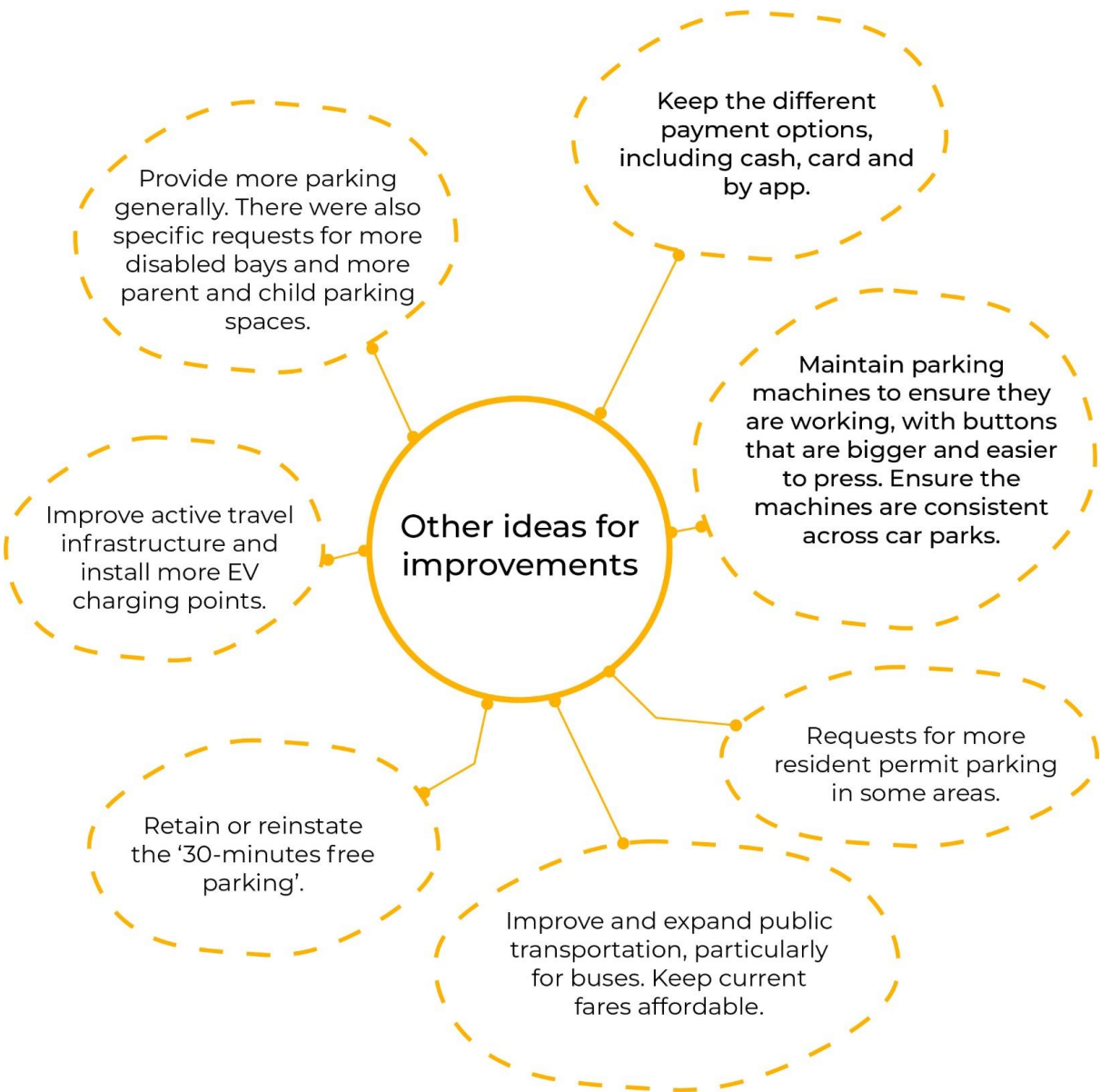
BS = Bishop's Stortford; SA = Stanstead Abbots

	Theme and details	Event location
Issues	<b>Not suitable for all</b> Car sharing is harder for workers on different shifts or in more rural areas. May not also be suitable for working parents.	BS; Buntingford; SA
	<b>Lack of alternative options</b> Public transportation is not a sufficient alternative to private car use	Buntingford
	<b>Complicated to enforce</b> Might be difficult to enforce car-sharing	Sawbridgeworth
	<b>Difficult to coordinate</b> Car-sharing may be hard to coordinate amongst many people or employees may not want to participate	Hertford
Opportunities	<b>Mental health benefits</b> Could offer benefits to mental health through increased social interaction.	Hertford
	<b>Encouraging participation</b> <ul style="list-style-type: none"><li>• Could offer discounted business rates as an incentive to participate</li><li>• Education and communication with businesses; education on bus services</li><li>• Could offer a shuttle bus</li></ul>	BS; Buntingford; Sawbridgeworth
	<b>Promote active travel</b> Will encourage a shift to active travel; opportunity to provide more cycle parking in car parks	Buntingford
	<b>Promote public transportation</b> This would help promote town council bus which is excellent	Sawbridgeworth
	<b>Implementation ideas</b> Could utilise a car-sharing app	Sawbridgeworth

Survey feedback: Additional Improvements

**Do you have any other comments on these proposals, or ideas for how we can make improvements to parking in East Herts?**

**996** respondents provided feedback. A summary of their responses is shown below.



# Recommendations and Next Steps

## Recommendations

1. Maintain a **localised approach** to charging across East Herts, include charge levels and times.
2. Conduct **parking surveys of car parks** to understand their usage and help inform proposal development. Surveys should cover use of all-day tariffs (e.g. when, by who, and to what extent is the all-day option used) and utilisation levels at each car park throughout the day and week.
3. Review **current car park infrastructure**. Specific suggestions that came out of the engagement include providing more disabled and parent and child spaces, improving the parking payment machines to ensure the buttons are working, and ensuring signage and payment instructions are clear.
4. Collaborate with Hertfordshire County Council and local transport operators to **improve public transportation**, particularly the expansion of the Lynx bus service to cover more areas, run longer, and to have more availability.
5. Review opportunities to **simplify tariff structures**, as many engagement respondents felt charges could be confusing and should be made easier to understand.
6. Ensure payment methods across car parks are consistent and flexible. Many respondents liked the **Check-in and Check-Out option** that is available. However, some feedback suggests that not all users are aware this option is available in all but one car park. The council may wish to strengthen promotion efforts to increase awareness of this payment method. Respondents also requested that cash and card are retained as payment options.
7. Define the purpose and benefit of the **free 30-minutes period** in the context of strategy outcomes, including improving air quality and encouraging the use of more sustainable modes of travel.
8. Consider the impact of future proposals on **local businesses** and apply concessions for small businesses and employees where possible.
9. Explore **emissions-based charging** that uses bands of emissions rather than simply a discount for EVs. This could utilise carbon emissions or replicate the ULEZ system which is based on nitrogen oxides and particulate matter.
10. Explore the possibility of **location-based charges**, where car parks located further outside of town centres are cheaper and/or offer all-day tariffs. Car parks closer to town centres would be more expensive or could be short-stay only.
11. Explore the option of expanding **parking fees for motorcycles** to all car parks.
12. Review requests for **Resident Parking Schemes** that came out of the engagement to explore the introduction of these schemes in the areas mentioned.
13. Create a **communications plan** to accompany the strategy, to include messaging and information about the final proposals taken forward. This should be created in partnership with other relevant council teams to incorporate environmental and sustainable messaging and should serve to inform and educate the East Herts community about each proposal and the overall aims and objectives of the strategy.

## Next steps

All of the feedback gathered during this engagement period will be used to inform the development of an updated Parking Strategy for East Herts that aligns with local priorities and needs. The updated Parking Strategy will provide the framework for how to manage parking and transport in a way that help make streets better and safer for all means of transport and to improve the environment for all. Further updates will be shared as the development of the Parking Strategy progresses and there will be an opportunity for the public to provide feedback on a draft Parking Strategy.

# Appendix A: Survey feedback

## Appendix A

The full list of themes that were expressed in the engagement survey responses are provided for each proposal in the following pages.

**Please note that the number of respondents that expressed the themes may exceed the total number of survey respondents. This is because respondent feedback could fall under multiple themes.**

Appendix A

Proposal 1: Different permit charges based on vehicle emissions including a lower charge for electric vehicles or EV discounts in car parks.

No. of respondents	Theme
487	Penalising those who cannot afford an EV
151	Need improved EV infrastructure/Some do not have easy access to EV charging
131	Proposal is bad for businesses
110	EVs can have a negative environmental impact
84	Need better public transport and active travel infrastructure
83	Partially support proposal
75	EVs are too expensive
70	Parking charges are not enough to incentivise a switch to cleaner vehicles
61	Proposal penalises drivers
57	Opposed with no reasons
56	Aim of proposal is to generate income
50	Support with no reasons
47	Too complicated
45	Proposal is not needed
44	EVs still taking up the same amount of parking space as non-EVs
38	Proposal will not work
35	EVs are often heavier and bigger
34	Concerns proposal will displace parking onto side streets
32	Proposal will be good for EV users
26	Respondent supports the objectives of the proposal
24	Will encourage switch to less polluting vehicles or reduced car use
23	Proposal is needed and sensible
23	EVs are less safe (too quiet or heavier)
21	Out of scope
21	No view/Unsure
20	EVs already receive other incentives
18	Concern about cost to implement proposal
17	Unfair (general)
14	Respondents want free parking or lower parking charges
14	Proposal is too restrictive
12	Proposal will have environmental benefits
10	Buying a new car is less sustainable
7	Proposal should go even further
3	Similar schemes have been successful elsewhere
1	Would encourage more people to visit the town



## Appendix A

### Proposal 2: Time-based pricing for parking

No. of respondents	Theme
333	Will negatively impact businesses
144	Support with no reasons
142	It is unfair to people who cannot avoid peak times (e.g. parents, those with appointments)
125	Too complicated
111	Penalises town workers
106	Aim of proposal is to generate income
90	Oppose with no reasons
84	Respondent wants free parking, longer free period of parking or cheaper parking.
82	Partially support with considerations (e.g. concessions for town workers, if charges are reasonable)
81	Concerns proposal will cause parking displacement
72	Not needed
41	Unsure/Need more details
41	Will reduce congestion
33	Support proposal if off peak charges are lower or free
30	Proposal will not have an impact on congestion levels
27	Concern about impact on low-income households
26	Need improved public transport
24	No view
16	Respondent feels this is already in place (e.g. free parking in the evenings)
15	Out of scope
10	Proposal is penalising motorists
10	Will encourage more business activity
5	Car parks are congested

Proposal 3: Introduction of a diesel surcharge.

No. of respondents	Theme
217	Discriminating against poor
146	Government told us to buy diesel
130	Will hurt business/town centres
118	Diesel is or can be less polluting
105	Can't afford new car
94	Purely Supportive
89	Purely opposed
82	Penalising diesel drivers or motorists generally
73	Not needed
71	Will not work
49	Unfair
47	Suggestion
45	Proposal is too complicated
44	Aim of proposal is to generate income for council
42	Diesel drivers already pay more in road tax and other charges
30	EVs and/or EV infrastructure is not suitable yet
23	Unsure/No view
22	Positive environmental impact
20	Partially support
20	Cost passed onto customer
20	Suggestion to charge more for lorries, trucks and bigger cars
19	Will be costly to implement
17	There are no public transport alternatives
15	Will displace diesel cars to residential roads
15	Diesels are polluting
15	Understand objectives of the proposal
14	Necessary and/or fair
13	Out of scope
10	Doesn't impact space of parking
10	Buying a new car is not good for the environment
8	People are already struggling financially
7	Will help encourage a switch to cleaner vehicles
6	Will be good for health
3	Agree that higher emissions should pay more

## Appendix A

### Proposal 4: Review of charge levels for Motorcycles, Carers, Off-street parking, Businesses, and Car Clubs.

No. of respondents	Theme
157	Respondent supports free or reduced fees for carers
110	No opinion
102	Complicated/expensive to implement
85	Unsure
84	Support with no reasons
79	Opposed with no reasons
64	Support subsidies or help for businesses
53	Proposal is not good for business
49	Support a reduction (for all the groups listed)
47	Not needed
44	Aim of proposal is to generate income
39	Support for free or cheaper motorcycle parking
35	Do not want any parking charges
34	Support reduced rates or more promotion for car clubs (e.g. dedicated spaces)
27	Charge motorcycles as much as cars; do not give them free parking
26	Opposed to price increases
23	Not feasible to use car clubs
20	Comments about existing congestion in their area, concerns about displacement, and/or requests for resident parking permit
17	General comment that charges should be fair
17	Proposal penalises motorists
13	Concerns about parking displacement
13	Concerns about misuse of any reduced charges
12	Support – could help reduce congestion and pollution
9	Support for charging businesses/Do not want reduced charges for businesses
9	Motorcycles should be more regulated and are still polluting vehicles
8	Out of scope
7	Support charging for off-street parking
6	Do not want decreased parking availability/need to increase parking availability
5	Need more disabled parking bays
4	Motorcycles need designated parking spaces
3	Support higher charge for car clubs

## Appendix A

### Proposal 5: Review the all-day parking tariff option for some town centre car parks.

No. of respondents	Theme
349	Concern for employees who need to park for long periods
162	Will have a negative impact on business/town centres
108	Support with no reasons
95	Aim of proposal is to generate income
94	Concern for parking displacement/should be promoting use of car parks
74	Concern for commuters
73	Partially supportive
62	All day parking is necessary
57	Negative with no reasons
55	Not needed (general)
49	Need improved public transport first
45	Leave as is
41	No opinion
38	Concern for visitors
37	Would help free up parking spaces
37	Need more information/need to conduct a review of parking demands
35	Flexibility is good/provide a mix of parking options
32	Too complicated
17	Out of scope
17	Would help encourage more business activity
16	Not needed because parking congestion is not an issue
16	Might work
15	Do not want higher prices
10	Will encourage more sustainable travel and help improve the environment
7	Will create more emissions if people need to move their cars to comply with short-stay

## Appendix A

### **Proposal 6: Making parking charges easier, fairer and more consistent across East Herts by reviewing existing charges, including locations and hours.**

No. of respondents	Theme
366	Against consistency because locations are different
208	Agree with no reasons
91	Higher charges will hurt town and businesses
90	Aim is to raise prices and generate income
83	Keep prices affordable/Want more free parking
79	Agree because it would be fairer and simpler
75	Partially agree
63	Agree as long as charges do not increase
48	Unsure/No view
48	Not needed/too complicated
35	Do not make any changes
33	No increase in charges
26	Negative with no reasons
18	Out of scope
8	Proposal penalises motorists
5	Keep current amount of parking/need more parking
3	Support proposal for environmental reasons

**Proposal 7: Introducing a workplace parking levy.**

No. of respondents	Theme
194	Need better and more affordable public transport
143	Unsure/No view
123	Concerns it will hurt business
120	Penalises workers (worried cost will be passed onto employees)
111	Will deter future businesses or force existing businesses to relocate
80	Might work but only for with some considerations (e.g. depending on availability of public transport, size of business)
73	Agree with no reasons
65	Disagree with no reasons
62	Unfairly penalises business
52	Businesses already pay taxes or have already paid to provide their private parking
49	Proposal penalises motorists (including those who need to drive)
48	Aim of proposal is to generate income
47	Unfair
41	Concerns about parking displacement
40	Not needed
30	Might impact consumer (higher prices of goods/services)
27	Proposal is reasonable and fair
20	Proposal will not work
19	Too restrictive
13	Could help ease congestion
10	Council needs to seek business input
7	Will encourage a shift away from private vehicles
5	Too complicated
2	Will improve air pollution/health

## Appendix A

### Proposal 8: Offering incentives for car-sharing/car-pooling.

No. of respondents	Theme
223	Not needed or not practical
155	Incentive would be difficult to implement/monitor
138	Support proposal with no reasoning provided
113	Car sharing does not work
77	Positive but unsure about implementation
65	Could work/worth looking into
56	People already car share when possible
45	Expensive to implement
37	Oppose proposal with no reasoning provided
32	Need to improve public transport first
21	Concern for businesses
19	Car-polling is too restrictive
19	Worried people would abuse the system
18	Waste of council resources
15	Concerns about other complications
14	No view on proposal or would need more details
14	Would mean fewer cars on the road
12	Concerns about safety with car-sharing with strangers
11	Want free parking and/or more parking
11	Respondent would support car-share discounts
10	Aim of proposal is to generate income for council
7	Car-sharing saves money
5	Could reduce emissions/improve environment
5	Has worked well in other places
4	Engagement is not real/council should be leading by example
3	Would create more pollution/traffic
3	Would improve health and/or social connectivity
2	Unfair - People already pay road tax
1	Encouraging sustainable transport is good



# East Herts Parking Strategy

January 2025





# Executive Summary

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In response to the climate emergency and in alignment with East Herts' new Corporate Plan, this Parking Strategy has been designed to ensure the Council effectively manages parking demand while addressing the challenges of population growth and high rates of car ownership. The Council aims to discourage inessential car journeys and promote more sustainable alternatives, particularly for short trips. This will be critical in reducing congestion, optimising parking space usage, and tackles issues related to air pollution, climate change, and road safety.

The Strategy is guided by three key objectives:

- 1. Support the take-up of more environmentally friendly vehicles and sustainable alternatives to driving.**
- 2. Making changes to parking to make it fairer, easier, and more consistent across East Herts.**
- 3. Adopting a more considerate approach to managing parking services throughout East Herts.**

To achieve these objectives, a set of 22 actions have been developed which will be explored by East Herts in the short, medium, and long-term. These actions range from expanding electric vehicle charging infrastructure to reviewing the all-day parking tariff option in Council car parks, among others. This Strategy will function as an evolving framework, allowing the Council to review and refine actions as needed and in response to ongoing monitoring.

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# Introduction

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## **We are a listening council, working together with our communities to deliver fair services.**

In 2021, 88% of East Herts households owned at least one car or van, with 14% of households owning three or more vehicles. At the same time, the population of East Herts grew by 9% from 2011 to 2021, which is higher than the average growth rate for England (2021 Census). While East Herts Council recognises that the car may be the most practical transport option for some, it is important that the Council effectively manages the demand for parking to balance the existing parking supply with the challenges posed by population growth and high rates of car ownership. Where possible, the Council seeks to discourage inessential journeys by cars and encourage the use of more sustainable alternatives in place of car journeys, especially for short trips. This will be essential in reducing congestion, managing the use of parking space efficiently and addressing issues of air pollution, climate change, and road safety.

Aligned with the values outlined in our new Corporate Plan—being open and transparent; environmentally focused; community-driven; and fair and inclusive—this updated Parking Strategy aims to develop a framework for managing parking in the district. The strategy sets out the objectives and related policies for improving parking. In doing so, this strategy seeks to translate regional and county wide policy into local action, while recognising the unique nature of our towns, villages and rural communities and their diverse parking requirements.

The strategy is deeply informed by feedback received from residents, businesses and other community members. In September and October 2024, we engaged with the community who told us how they felt about current parking operations and provided feedback on a set of proposal ideas to improve parking.

# Strategic Aims

The three key strategic aims of the Parking Strategy are centred around sustainability, community wellbeing and economic prosperity.

## **Sustainability**

Care for the environment by managing parking in a way that reduces transport-related air pollution and carbon emissions.

## **Community Wellbeing**

Ensure parking management supports diverse transportation needs and facilitates access to services for all community members.

## **Economic Prosperity**

Enhance town centre vitality by ensuring efficient use of parking spaces and reducing congestion, making East Herts attractive to businesses and visitors.

# Strategic and Policy Context

**The following local and regional strategies are relevant to this Parking Strategy.**

## Local

**[East Herts Climate Change Strategy](#)** - In 2023, East Herts Council declared a climate emergency and recognised the Council's role in inspiring residents and businesses to protect the community against the impacts of climate change. In developing the Climate Change Strategy, the East Herts communities told us that one of their key priorities was active, greener transport, including public transportation, walking, cycling and promotion of low emission and e-vehicles.

**[East Herts District Plan 2018](#)** – This plan, covering the period 2011-2033, sets out the planning framework for the district and aims to ensure that new development is directed to locations that firstly, reduce the need to travel and secondly, reduce the distance of any necessary trips. The Supplementary Planning Document 'Vehicle Parking Provision at New Development, 2008' sets out the amount of parking that should be provided with developments.

**[Cycling and Walking Plan \(draft\)](#)** – East Herts is currently developing a Cycling and Walking Plan to make it easier, safer, and more enjoyable to walk, wheel and cycle for everyday journeys and leisure.

**[Air Quality Action Plan](#)** – Three areas in East Herts have been declared Air Quality Management Areas as they exceed the annual limit for nitrogen dioxides. The draft Air Quality Action Plan recognises the key role that transport has in the air quality of an area. Two of the four priorities identified in the draft plan are to reduce the impact of traffic levels and congestion on air quality and support residents' in making active travel choices.

## Regional

**[Hertfordshire's Local Transport Plan \(2018 – 2031\)](#)** and **[Supporting Strategies](#)** – HCC's Local Transport Plan sets out how the Council can provide safe and efficient travel while recognising the link between transport and economic growth, housing, public health and the environment. The plan recognises that travel behaviour change is in part influenced by parking charges and supply. Furthermore, it adopts a hierarchy of transport users which gives priority to more sustainable modes like walking, cycling, and public transport.

# Parking Service Overview

East Herts Council is the Parking Authority for the district and since 2005, has enforced most on-street parking restrictions on behalf of Hertfordshire County Council (the Highway Authority). East Herts Council manages parking in the following ways:

- Type of parking available at car parks
- Pricing of parking
- Length of stay
- Enforcement

## Current parking provision in East Herts

25 council-operated car parks

On-street parking spaces

15 Resident Parking Schemes zones

3,337 total off-street spaces

Includes a mixture of parking bays, such as loading bays, disabled parking, taxi bays and timed free parking.

Bishop's Stortford (8 zones)  
Ware (3 zones)  
Hertford (4 zones)

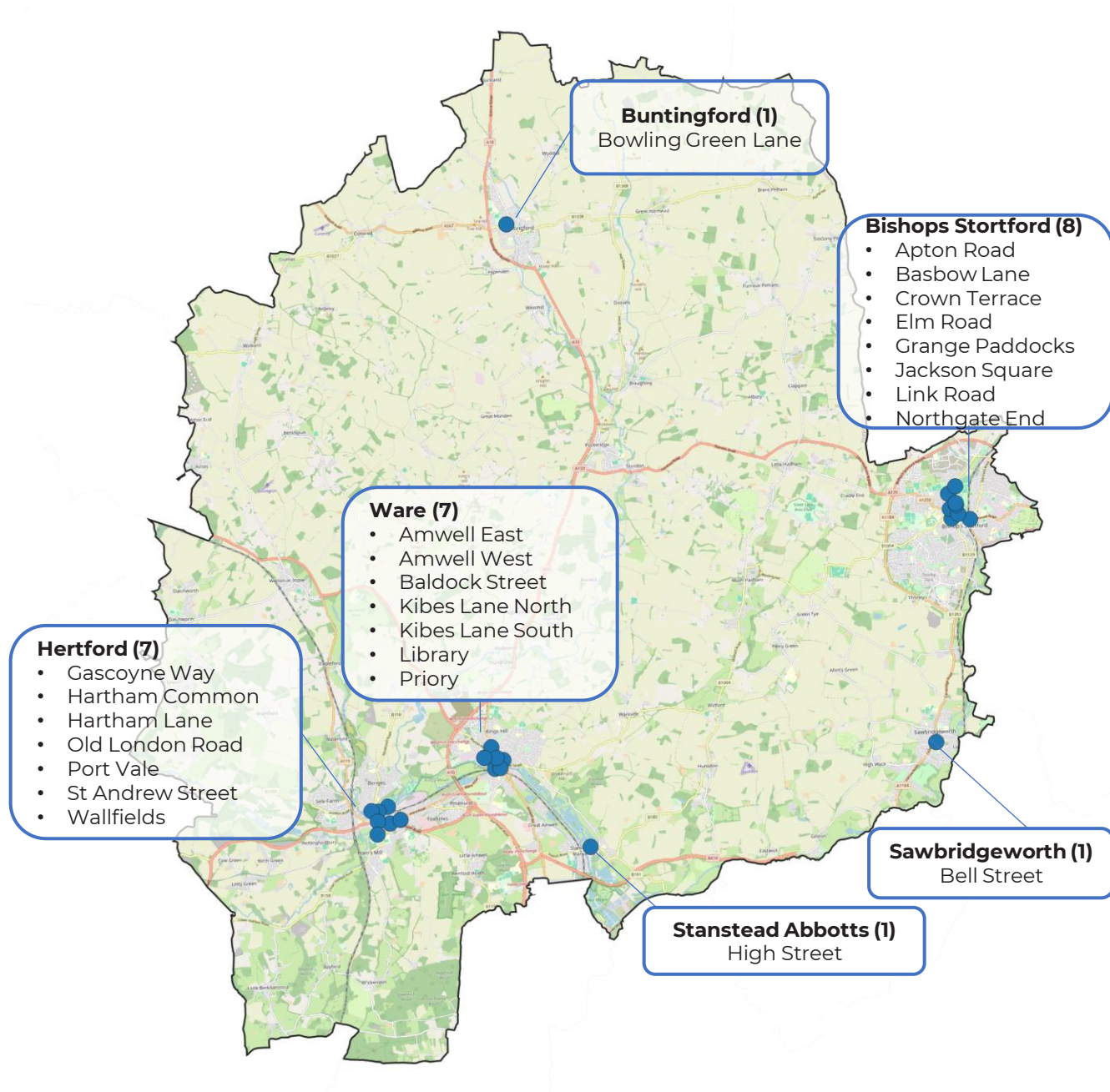
Charging pricing and structure vary by car park

Types of Permits  
Resident Permit  
Visitor Voucher  
Shared Use Permit  
Business Carer Permit  
Blue Badge Holder  
Motorcycle permit  
Contractor permit

All East Herts car parks achieved the Park Mark award by meeting standards for safety, including surveillance, lighting, signage and cleanliness.

# Parking Service Overview

The location and number of public car parks throughout East Herts is shown below.





# Objectives and Actions

The following section sets out the three key objectives of the Parking Strategy.



The objectives are aligned with the three key strategic aims outlined earlier, which focus on the environment, community well-being and economic prosperity.

Under each of the three objectives, this strategy puts forth a set of supporting actions that will be considered by the Council to achieve each objective. The Council recognises that they must take on a number of roles to succeed in delivering the above outcomes. These include **being a direct deliverer** of change, playing a **lobbying role for change**, and **acting as a facilitator** for change.

Prior to implementation, individual actions will go through appropriate engagement and consultation, in alignment with East Herts' [Listening Council principles](#). The Council will also adhere to the necessary approval processes, such as securing political approval, ensuring public support, and complying with legal requirements. Significant changes to parking may necessitate the introduction of a Traffic Regulation Order (TRO).

**Each action falls under three broad timescales:**

Short-term	Medium-term	Long-term
1 – 2 years	3 – 5 years	5 or more years



# Objective 1: Alternative

**Support motorists to consider alternatives, whether that be the take-up of more environmentally friendly vehicles and sustainable alternatives to driving.**

## Short-term

Action 1: Promote the use of cycling by improving cycling infrastructure throughout East Herts.

Working in close alignment with the East Herts Local Cycling and Walking Infrastructure Plan, this action will aim to increase the number of trips made by cycling instead of private vehicle. As part of this, East Herts will review locations in car parks that would benefit from the addition of new or more secure cycle storage and promoting these.

# Objective 1

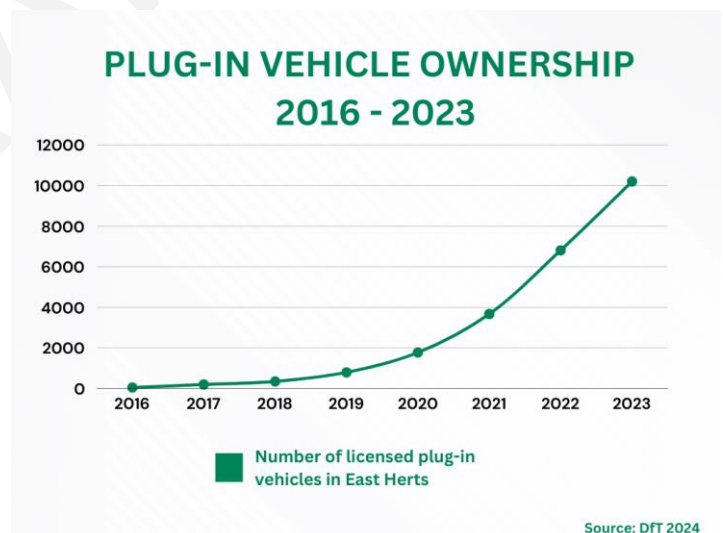
## Medium-term

Action 2: Work with the HCC/Schools to engage and educate families on alternative modes of transport.

Parking and traffic congestion because of school runs is an issue that affects schools throughout East Herts and can often lead to increased road danger. In order to address these issues, East Herts will work with its parking enforcement contractor to implement a programme that balances engagement, education and enforcement around school drop off and pick up.

Action 3: Collaborate with partners to expand the provision of off-street and on-street EV chargepoint infrastructure.

Plug-in vehicle ownership in East Herts has been steadily increasing in the last 6 years, with over 10,000 licensed plug-in vehicles in 2023. Hertfordshire County Council (HCC) predicts there will be an uptake of 240,800 electric vehicles by 2030, which will require 6,769 publicly available charging socket ([HCC EV Strategy](#)). As of July 2024, there were 1,207 public chargepoints in Hertfordshire, with 106 of those in East Herts ([DfT](#)).



In order to continue to meet the demand for growing electric vehicle ownership, East Herts will explore how developer agreements under Section 106 could contribute to managing the demand for electric vehicle charging points. Grant funding and partnerships with private EV chargepoint providers will also be considered as a means to provide charging, particularly on-street charging.

# Objective 1

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## Medium-term

Action 4: Introduce time-based pricing for parking whereby there are higher tariffs during peak times and lower tariffs during off-peak times.

To better manage parking demand and balance the needs of commuters, residents and visitors to town centres and villages, East Herts will explore and trial the introduction of time-based pricing. Higher tariffs during peak times can help encourage alternative modes of travel and smooth out demand for parking spaces across the day, encouraging more consistent usage rather than concentrated demand during busy times. Existing usage data of car parks can help define 'off-peak' and 'on-peak' times.

# Objective 1

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## Long-term

Action 5: Explore opportunities to implement an emissions-based charging structure to permit parking or car park charges.

East Herts will explore the viability of an emissions-based charging structure, whereby higher-emissions vehicles pay more to park. This will help promote the use of more sustainable modes of travel and in the long-term, encourage residents to purchase low-emission vehicles. As part of this, East Herts will consider the introduction of a diesel surcharge, either on all diesel vehicles or on older or more polluting diesel vehicles. East Herts recognises that affordability was a key concern for some parts of the community and therefore a phased approach or trial will be investigated initially.

Action 6: Lobby Hertfordshire County Council and public transport providers to enhance public transportation infrastructure.

Providing reliable and accessible public transportation is key to decreasing reliability on private vehicles and to enable access to services for all, especially those who do not own a car. East Herts will continue to work closely with HCC to support the expansion of public transport offerings, including the HertsLynx and other bus services.

# Objective 2: Balanced

**Take a more balanced approach to parking by making changes to make it fairer, easier, and more consistent across East Herts.**

## Short-term

**Action 1: Review the all-day parking tariff option for some town centre car parks.**

While East Herts recognises that all-day parking is necessary in some cases, the availability of all-day parking in some town centre car parks can lead to prolonged use of spaces. This reduces parking turnover and limits opportunities to support economic activity in the town. In certain towns, all-day parking by commuters may also restrict the availability of spaces for visitors to the town. To address these challenges, East Herts will remove the all-day parking tariff option in town centre car parks where these issues are present and replace it with extended hourly payment options in line with current hourly charges. Additionally, East Herts will explore ways to encourage the use of car parks located further from town centres, especially for long-stay parking or for towns where the car parks within the town centre face high parking demand.

**Action 2: Review parking tariffs to maximise the use of under-utilised car parks and rationalise car parking where appropriate.**

East Herts has identified several car parks where changes need to be made to increase usage, such as Northgate End, Apton Road, and Grange Paddocks A car parks. In these under-utilised car parks, East Herts will review the parking tariffs to identify opportunities to encourage usage, such as a price freeze to the current tariff levels.

**Action 3: Benchmark parking charges against neighbouring or similar authorities**

To ensure East Herts' parking charges are fair, the Council will review its parking charge levels against those of neighbouring or similar local authorities. This benchmarking will help inform the charge levels set in East Herts.

# Objective 2: Balanced

## Short-term

Action 4: Review parking tariffs to increase dwell time in high footfall areas

To ensure car park parking tariffs support the district's economic prosperity, the Council will review the parking tariff structure to identify opportunities to increase dwell time in high footfall areas. This may include removing the free 30-minute parking in high-demand or long-stay car parks.

Action 5: Review all off-street concession parking or free parking

East Herts provides parking concessions for specific groups, such as Blue Badge holders. The Council plans to review these concessions to ensure parking fees remain fair, support the mobility and accessibility needs of these users, and align with the broader objectives of this strategy.

Action 6: Review existing charges, including locations and hours. Work to make charges easier, fairer and more consistent while acknowledging the different characteristics of each town and village.

East Herts recognises the district is made up of a blend of rural and urban locations, with different areas having their own unique characteristics and offerings such as access to services and transport. As such, the Council understands the importance of setting parking charges in a way that reflects this diversity. However, where appropriate, the Council aims to make charges fairer and more consistent across the district. The Council will conduct a review of the services of the towns and villages throughout the District and where sensible, standardise parking charges.

# Objective 2: Balanced

## Short-term

Action 7: Review the current Resident Permit Zones (RPZs) and the need for new RPZs.

Regular RPZ reviews help ensure that parking controls are sufficient in meeting the needs of residents and local communities. Reviews of existing RPZs can identify any changes necessary to: controls, hours of operation, signs, making, and charges. Meanwhile, reviewing areas where new RPZs could be introduced helps address ongoing or anticipated parking pressure concerns. RPZs are also important in creating less traffic in the area and discouraging multiple car ownership, which contributes to a cleaner and more sustainable East Herts. East Herts will also update its [Resident Permit Parking Policy](#) on RPZ adoption and operation. Changes to East Herts' approach to RPZs will consider the need to regulate parking whilst aiming for permit schemes to be self-financing. East Herts will continue to recruit and deploy Civil Enforcement Officers to enforce parking regulations as needed and depending on the results of the review.

# Objective 2

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## Medium-term

Action 8: Exploring the introduction of business and resident permits for car parks

Some residents and businesses may regularly use the car parks, such as for work or overnight parking, especially when residents do not have on-street parking near their home. To address this, East Herts will consider providing permits to residents and businesses for regular use of the car park.

Action 9: Conduct a district-wide review of the functionality and operability of all pay and display machines

East Herts will conduct an investigation of all pay and display in the district to review all issues with their functionality and operation. The results of this investigation will be utilised to understand the next steps and best practices once the current machines are at the end of their useful life and need to be replaced.



## Objective 3: Considerate

**Adopting a more environmentally considerate approach to managing parking services throughout East Herts.**

### Short-term

Action 1: Promote existing support for Carers to park throughout the District.

Currently, East Herts provides discounted permits for Carers to support their ability to travel throughout the district in a timely manner and deliver essential care to vulnerable residents. East Herts is committed to maintaining this discount for Carer Permits. The council has observed that the availability of this discounted permit may not be widely known and will enhance its communications efforts to increase awareness of this offer.

# Objective 3

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## Medium-term

Action 2: Encourage the use of virtual permits over paper permits to facilitate a more environmentally conscious approach.

The use of virtual permits for RPZs enables simpler and more efficient enforcement of controlled parking, which can reduce the use of paper. East Herts will explore ways to encourage residents and businesses to opt for virtual permits instead of paper permits to support its environmental sustainability ambitions. As part of this, the Council will also transition away from using paper pay and display tickets.

Action 3: Regularly review car park capacity.

To understand the demand for off-street parking, East Herts commits to regularly reviewing usage at council-operated car parks. This review will look at the average duration of stay and usage across the day and week. In doing so, the Council can ensure the car park capacity is sufficient to support the economic vitality of the area while not encouraging unnecessary car use. As part of this, East Herts will also review the provision of spaces for different groups, including Parent and Child spaces and Blue Badge holders to ensure there is adequate provision for existing needs.

# Objective 3

## Medium-term

Action 4: Review charge levels for vehicles based on size, including motorcycles.

Based on feedback received during public engagement, East Herts will consider adjusting parking charges to reflect the size of vehicles and the amount of space they occupy, with larger vehicles potentially paying more. The council will also review the need to provide larger parking spaces to accommodate such vehicles. As part of this action, East Herts will evaluate the current charging structure for motorcycles. As of July 2024, there were 3,300 licensed motorcycles in East Herts, representing approximately 3.3% of all registered vehicles in the district. While this proportion may seem small, motorcycles still occupy road space and contribute to air pollution and carbon emissions.

Currently, most car parks charge motorcycles to park; however, some do not, presenting an opportunity to improve consistency across parking facilities. East Herts will review motorcycle parking charges across all car parks and Resident Permit Zones. For instances where motorcycles occupy a full parking space, it may be appropriate to charge the standard parking fee or consider implementing more dedicated motorcycle parking. Conversely, where motorcycles use less space than cars, the council will assess whether a reduced charge is more appropriate.

Action 5: Improve parking enforcement operations to ensure they actively contribute to environmental objectives.

East Herts will explore transitioning the fleet used by civil enforcement officers to electric vehicles, reducing emissions and supporting the district's commitment to sustainability. Additionally, East Herts review opportunities for civil enforcement officers to conduct air quality monitoring as part of their routine activities, leveraging their presence across the district to collect valuable data that informs environmental policies and promotes healthier communities.

# Objective 3

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## Long-term

Action 6: Explore opportunities to provide incentives for car-sharing/car-pooling

East Herts will review options for providing incentives for those who car-share/car-pool, including to workplaces, schools or car parks. Part of this action will involve reviewing best practices used by other local authorities, such as the use of commercial lift sharing platforms like Liftshare in Surrey, and exploring the practicalities of implementing an incentive, including a cost-benefit analysis.

Action 7: Explore the cessation of paper pay and display (P&D) tickets as part of wider considerations for asset replacement of P&D machines.

East Herts will review options for reducing paper tickets as and when the useful life of pay and display machines come to an end. Northgate End car park is an example of a car park with minimal pay and display machines.

# Monitoring and Evaluation

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## **Monitoring and evaluation of the strategy and its objectives and policies will occur annually.**

To remain relevant and responsive, this Strategy will function as an evolving framework, capable of adapting to emerging issues and challenges. A flexible approach will allow the Council to review and refine actions as needed and in response to ongoing monitoring, ensuring the actions continue to align with the Council's overarching aims of environmental sustainability, economic growth, and community well-being.

The review of the strategy and its objectives will also consider:

- Other local plans and policies
- The performance of existing parking controls in terms of compliance and impact
- The cost of operations
- Innovations in parking control technology
- Changing supply and demand for parking spaces
- The impact of any policies delivered as part of this Strategy
- Results of public consultation, as appropriate

# Appendix A: Summary of Actions

REF	Objective	Action	Strategic Aim	Role	Timescale	Lead
AA1	Alternative	Promote the use of cycling by improving cycling infrastructure throughout East Herts.	Sustainability Community Well-being	Lobbying	Short	Comms Planning Parking
AA2	Alternative	Work with the Hertfordshire County Council/Schools to engage and educate families on alternative modes of transport.	Sustainability Community Well-being	Facilitator	Medium	Comms Parking
AA3	Alternative	Collaborate with partners to expand the provision of off-street and on-street EV chargepoint infrastructure	Sustainability	Deliverer (off street)	Medium	Housing and Health
AA4	Alternative	Introduce time-based pricing for parking whereby there are higher tariffs during peak times and lower tariffs during off-peak times.	Economic prosperity	Lobbying Deliverer	Medium	Parking
AA5	Alternative	Explore opportunities to implement an emissions-based charging structure to permit parking or car park charges.	Sustainability	Deliverer	Long	Parking
AA6	Alternative	Lobby Hertfordshire County Council and public transport providers to enhance public transportation infrastructure.	Sustainability	Lobbying	Long	Planning
BA1	Balanced	Review the all-day parking tariff option for some town centre car parks to better utilise car parking spaces for shoppers/users.	Sustainability Economic Prosperity	Deliverer	Short	Parking
BA2	Balanced	Review parking tariffs to maximise the use of under-utilised car parks and rationalise car parking where appropriate.	Sustainability	Deliverer	Short	Parking
BA3	Balanced	Benchmark parking charges against neighbouring or similar authorities	Economic Prosperity	Deliverer	Short	Parking
BA4	Balanced	Review parking tariffs to increase dwell time in high footfall areas	Economic Prosperity	Deliverer	Short	Parking
BA5	Balanced	Review all off street concession or free parking	Economic Prosperity	Deliverer	Short	Parking

# Appendix A: Summary of Actions

REF	Objective	Action	Strategic Aim	Role	Timescale	Lead
BA6	Balanced	Review existing charges, including locations and hours. Work to make charges easier, fairer and more consistent while acknowledging the different characteristics of each town and village	Economic Prosperity	Deliverer	Short	Parking
BA7	Balanced	Review the current Resident Permit Zones (RPZs) and the need for new RPZs.	Community Well being	Deliverer	Short	Parking
BA8	Balanced	Exploring the introduction of business and resident permits for car parks	Economic Prosperity	Deliverer	Medium	Parking
BA9	Balanced	Conduct a district-wide review of the functionality and operability of all pay and display machines	Community Wellbeing	Deliverer	Medium	Parking
CA1	Considerate	Promote existing support for Carers to park throughout the District.	Community Wellbeing	Deliverer	Short	Comms
CA2	Considerate	Encourage the use of virtual permits over paper permits to facilitate a more environmentally conscious approach	Sustainability	Deliverer	Medium	Parking
CA3	Considerate	Regularly review car park capacity	Sustainability	Deliverer	Medium	Parking
CA4	Considerate	Review charge levels for vehicles based on size, including motorcycles.	Sustainability Community Wellbeing	Deliverer	Medium	Parking
CA5	Considerate	Improve parking enforcement operations to ensure they actively contribute to environmental objectives.	Sustainability	Deliverer	Long term	Parking
CA6	Considerate	Explore opportunities to provide incentives for car-sharing/car-pooling	Sustainability	Facilitator	Long term	Housing and Health
CA7	Considerate	Explore the cessation of paper pay and display (P&D) tickets as part of wider considerations for asset replacement of P&D machines.	Sustainability	Deliverer	Long Term	Parking

## Equality Impact Analysis Form

### 1. Equality Impact Analysis (EIA) Form

<b>Title of EIA (policy/change it relates to)</b>	Parking Strategy	<b>Date</b>	January 2025
<b>Team/Department</b>	Parking Services – Operations		
<b>Focus of EIA</b>  What are the aims of the new initiative? Who implements it? Define the user group impacted? How will they be impacted?	<p>The Council is developing a new parking strategy which seeks to promote active travel and sustainability, support local businesses and people. There are a number of objectives which can be summarised as:</p> <p><b>Alternative</b></p> <ol style="list-style-type: none"> <li>1. Support motorists to consider alternatives, whether that be the take-up of more environmentally friendly vehicles and sustainable alternatives to driving.</li> </ol> <p><b>Balanced</b></p> <ol style="list-style-type: none"> <li>2. Take a more balanced approach to parking by making changes to make it fairer, easier, and more consistent across East Herts.</li> </ol> <p><b>Considerate</b></p> <ol style="list-style-type: none"> <li>3. Adopting a more environmentally considerate approach to managing parking services throughout East Herts.</li> </ol> <p><b>Purpose of the Assessment</b></p> <p>To evaluate the impact of the proposals on community groups, ensuring accessibility, inclusivity, and equal opportunities are fully considered.</p>		

**Please note:** Prepopulated data for protected categories other than Age and Gender come from 2011 census results<sup>1</sup> on the district, the Age and Gender data comes from ONS mid-year estimates<sup>2</sup>. If the service has specific demographic data for service users/residents than this should be used instead.

<sup>1</sup><https://www.nomisweb.co.uk/census/2011>

<sup>2</sup><https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>



## 2. Review of information, equality analysis and potential actions

Please fill in when appropriate to the change. If it does not, please put N/A

Protected characteristics groups from the Equality Act 2010	What do you know? Summary of data about your service-users and/or staff	What do people tell you? Summary of service-user and/or staff feedback	What can you do? All potential actions to: <ul style="list-style-type: none"><li>• advance equality of opportunity,</li><li>• eliminate discrimination, and</li><li>• foster good relations</li></ul>																				
Age	<table><tr><td>Under 20</td><td>24.2%</td></tr><tr><td>20-24</td><td>4.5%</td></tr><tr><td>25-29</td><td>5.5%</td></tr><tr><td>30-44</td><td>19.8%</td></tr><tr><td>45-59</td><td>22.9%</td></tr><tr><td>60-64</td><td>5.4%</td></tr><tr><td>65-74</td><td>9.6%</td></tr><tr><td>75-84</td><td>5.6%</td></tr><tr><td>85-89</td><td>1.6%</td></tr><tr><td>90</td><td>0.9%</td></tr></table>	Under 20	24.2%	20-24	4.5%	25-29	5.5%	30-44	19.8%	45-59	22.9%	60-64	5.4%	65-74	9.6%	75-84	5.6%	85-89	1.6%	90	0.9%	<p><b>Emissions based/diesel surcharge parking:</b> <i>Affordability and Economic Accessibility</i></p> <ul style="list-style-type: none"><li>• Electric vehicles may be unaffordable for large parts of the community.</li><li>• Diesel surcharge could impact some members of the older community who were advised to buy diesel vehicles by previous labour government in 2001</li></ul> <p><b>Price Increases</b> Price increases are not considered significant compared to the overall cost of running a vehicle compared to the benefit of being able to park more conveniently closer to services/home.</p>	<p>Consider a trial at a smaller scale or focus on alternative such as size of vehicle. Formal consultation would be required which could provide further insights.</p> <p>Ensuring a range of payment methods (where practical) are available will minimise exclusion.</p>
Under 20	24.2%																						
20-24	4.5%																						
25-29	5.5%																						
30-44	19.8%																						
45-59	22.9%																						
60-64	5.4%																						
65-74	9.6%																						
75-84	5.6%																						
85-89	1.6%																						
90	0.9%																						
Disability	11,663 households in East Herts have one person in household with a long-term health problem or disability.	<p><b>Proposal to introduce blue badge bay charging</b> Employment rates are generally lower for disabled people than non-disabled people. An introduction of a charge could be difficult for some users and also displace car parking onto streets. Blue badge holders can park on single or double yellow lines for up to 3hrs.</p>	A formal consultation is required to implement the change in East Herts car parks via Traffic Regulation Order. This consultation would also assist the identification																				

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Protected characteristics groups from the Equality Act 2010	What do you know? Summary of data about your service-users and/or staff	What do people tell you? Summary of service-user and/or staff feedback	What can you do? All potential actions to: <ul style="list-style-type: none"><li>• advance equality of opportunity,</li><li>• eliminate discrimination, and</li><li>• foster good relations</li></ul>																				
			of other equalities impacts amongst residents.																				
Gender reassignment	Unknown	No direct impact identified	Monitor for indirect impacts																				
Pregnancy and maternity	Unknown	<b>Price Increases</b> Pregnant women and women with babies younger than 6 months old are more likely to be reliant on cars for travel. They may therefore be negatively impacted by increased charges and maternity pay. However, the increase in charges is relatively low when compared to the overall cost of keeping and using a car.	Monitor for further impacts																				
Race	<table><tr><td>White</td><td>95.47%</td></tr><tr><td>English/Welsh/Scottish/Northern Irish/British</td><td>90.25%</td></tr><tr><td>Irish</td><td>1.14%</td></tr><tr><td>Gypsy or Irish Traveller</td><td>0.04%</td></tr><tr><td>Other White</td><td>4.04%</td></tr><tr><td>Mixed/multiple ethnic groups</td><td>1.61%</td></tr><tr><td>White and Black Caribbean</td><td>0.45%</td></tr><tr><td>White and Black African</td><td>0.15%</td></tr><tr><td>White and Asian</td><td>0.62%</td></tr><tr><td>Other Mixed</td><td>0.38%</td></tr></table>	White	95.47%	English/Welsh/Scottish/Northern Irish/British	90.25%	Irish	1.14%	Gypsy or Irish Traveller	0.04%	Other White	4.04%	Mixed/multiple ethnic groups	1.61%	White and Black Caribbean	0.45%	White and Black African	0.15%	White and Asian	0.62%	Other Mixed	0.38%	<b>Price Increases</b> No direct impact identified however groups with lower average income may struggle with increased charges.	Supporting and lobbying for improved public transport services and infrastructure could support lower income residents.
White	95.47%																						
English/Welsh/Scottish/Northern Irish/British	90.25%																						
Irish	1.14%																						
Gypsy or Irish Traveller	0.04%																						
Other White	4.04%																						
Mixed/multiple ethnic groups	1.61%																						
White and Black Caribbean	0.45%																						
White and Black African	0.15%																						
White and Asian	0.62%																						
Other Mixed	0.38%																						

Protected characteristics groups from the Equality Act 2010	What do you know? Summary of data about your service-users and/or staff		What do people tell you? Summary of service-user and/or staff feedback	What can you do? All potential actions to: • advance equality of opportunity, • eliminate discrimination, and • foster good relations
	Asian/Asian British Indian Pakistani Bangladeshi Chinese Other Asian Black/African/Caribbean/Black British African Caribbean Other Black Other ethnic group Arab Any other ethnic group	1.95% 0.73% 0.15% 0.20% 0.37% 0.49% 0.71% 0.43% 0.22% 0.07% 0.26% 0.10% 0.16%		
Religion or belief	Christian Buddhist Hindu Jewish Muslim Sikh Other religion No religion Religion not stated	62.75% 0.32% 0.45% 0.33% 0.72% 0.12% 0.32% 27.75% 7.26%	No direct impact identified	
Sex/Gender	The district is 51% female and 49% male		No direct impact identified	Monitor

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Protected characteristics groups from the Equality Act 2010	What do you know? Summary of data about your service-users and/or staff	What do people tell you? Summary of service-user and/or staff feedback	What can you do? All potential actions to: <ul style="list-style-type: none"><li>• advance equality of opportunity,</li><li>• eliminate discrimination, and</li><li>• foster good relations</li></ul>												
Sexual orientation		No direct impact identified	Monitor												
Marriage and civil partnership	<table><tr><td>Single</td><td>30.5%</td></tr><tr><td>Married</td><td>52.3%</td></tr><tr><td>Civil partnership</td><td>0.2%</td></tr><tr><td>Separated</td><td>2.3%</td></tr><tr><td>Divorced</td><td></td></tr><tr><td>Widowed</td><td>8.6%</td></tr></table>	Single	30.5%	Married	52.3%	Civil partnership	0.2%	Separated	2.3%	Divorced		Widowed	8.6%	No direct impact identified	Monitor
Single	30.5%														
Married	52.3%														
Civil partnership	0.2%														
Separated	2.3%														
Divorced															
Widowed	8.6%														

### 3. List detailed data and/or community feedback which informed your EqlA (If applicable)

Title (of data, research or engagement)	Date	Gaps in data	Actions to fill these gaps: who else do you need to engage with? (add these to the Action Plan below, with a timeframe)
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Online consultation and in person engagement session	Autumn 2024	Monitoring information	Anything requiring further consultations to provide optional monitoring form due by end of 2025
Feedback from previous consultations of changes	Summer 2022	Monitoring information	

**EqlA sign-off:**

<b>Directorate Management Team rep or Head of Service:</b>	J Khanom-Metaman	<b>Date:</b>	Jan 2025
<b>Author of Equality Impact Analysis:</b>	As Above	<b>Date:</b>	Jan 2025

<b>EAST HERTS CAR PARKS</b>	<b>Current Tariffs</b>	<b>Proposed Tariffs</b>
	<b>2024/25</b>	<b>2025/26</b>
<b>Jackson Square MSCP - Bishop's Stortford</b>		
Mon – Sat (7.30am – 6.30pm)		
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Up to 4 hours	£3.70	£4.80
Up to 5 hours	£4.60	£6.00
Public Holidays except Christmas Day Up to 11 hours (All Day)	£1.60	£2.00
Sunday Up to 11 hours (All Day)	£1.60	£2.00
<b>Link Road - Bishop's Stortford:</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Up to 4 hours	£3.70	£4.80
Up to 5 hours	£4.60	£6.00
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day to 12.5 hours (All Day)	£1.60	£2.00
<b>Northgate End MSCP - Bishop's Stortford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 1 hour	£1.00	£1.00
Up to 2 hours	£2.00	£2.00
Up to 3 hours	£2.60	£2.60
Up to 4 hours	£3.20	£3.20
Up to 5 hours	£3.70	£3.70
Up to 12.5 hours (All Day)	£4.20	£4.20
Sunday Up to 12.5 hours (All Day)	£1.60	£1.60
Public Holidays except Christmas Day 12.5 hours (All Day)	£1.60	£1.60
<b>Apton Road, Basbow Lane, - Bishop's Stortford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Up to 4 hours	£3.70	£4.80
Up to 5 hours	£4.60	£6.00
Up to 12.5 hours (All Day)	£6.50	£7.80
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Crown Terrace A - Bishop's Stortford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Crown Terrace B - Bishop's Stortford</b>		
Mon – Fri (8.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 5 hours	£4.60	£6.00
Up to 12.5 hours (All Day)	£5.60	£7.20
Sat (8.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Up to 4 hours	£3.70	£4.80
Up to 5 hours	£4.60	£6.00
Up to 12.5 hours (All Day)	£5.60	£7.20
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Elm Road - Bishop's Stortford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 5 hours	£3.70	£4.00

Up to 12.5 hours (All Day)	£4.20	£5.00
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Grange Paddocks A - Bishop's Stortford</b>		
Mon – Sat (9.00am – 8.00pm)		
Up to 8 hours	£3.50	£3.50
Sunday Up to 11 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 11 hours (All Day)	£1.60	£2.00
<b>Grange Paddocks B - Bishop's Stortford</b>		
Mon – Sat (9.00am – 5.00pm)		
Up to 2.5 hours (Free)	£0.00	£0.00
Up to 5 hours	£2.60	£3.50
Sunday Up to 8 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 8 hours (All Day)	£1.60	£2.00
<b>St Andrew Street; Gascoyne Way Multi Storey: Level A - Hertford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Up to 4 hours	£3.70	£4.80
Up to 5 hours	£4.60	£6.00
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Gascoyne Way Multi Storey - Levels B,C,D; Hartham Lane; Hartham Common; Port Vale - Hertford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.10	£1.20
Up to 2 hours	£2.10	£2.40
Up to 3 hours	£2.80	£3.60
Up to 4 hours	£3.70	£4.80
Up to 5 hours	£4.60	£6.00
Up to 12.5 hours (All Day)	£5.60	£7.20
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Old London Road - Hertford</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 5 hours	£4.60	£6.00
Up to 12.5 hours (All Day)	£5.60	£7.20
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Wallfields - Hertford</b>		
Mon – Fri (9.00am – 5.00pm)		
Up to 2 hours (Free)		
Up to 3 hours	£1.10	£1.20
Up to 4 hours	£2.10	£2.40
Up to 5 hours	£2.80	£3.60
Sat (9.00am – 5.00pm)		
Up to 2 hours (Free)	£0.00	£0.00
Up to 3 hours	£1.10	£1.20
Up to 4 hours	£2.10	£2.40
Up to 5 hours	£2.80	£3.60
Up to 8 hours (All Day)	£5.60	£7.20
Sunday Up to 8 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 8 hours (All Day)	£1.60	£2.00
<b>Kibes Lane North, Library - Ware</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.00	£1.20
Up to 2 hours	£1.80	£2.40
Up to 3 hours	£2.20	£3.60
Up to 4 hours	£3.00	£4.80
Up to 5 hours	£4.20	£6.00
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Amwell East, Amwell West - Ware</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00

Up to 1 hour	£1.00	£1.20
Up to 2 hours	£1.80	£2.40
Up to 3 hours	£2.20	£3.60
Up to 4 hours	£3.00	£4.80
Up to 5 hours	£4.20	£6.00
Up to 12.5 hours (All Day)	£5.30	£7.80
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Baldock Street, Priory Street - Ware</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£1.00	£1.20
Up to 2 hours	£1.80	£2.40
Up to 3 hours	£2.20	£3.60
Up to 4 hours	£3.00	£4.80
Up to 5 hours	£4.20	£6.00
Up to 12.5 hours (All Day)	£5.30	£7.20
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Kibes Lane South - Ware</b>		
Mon – Sat (7.30am – 8.00pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 5 hours	£4.20	£6.00
Up to 12.5 hours (All Day)	£5.30	£7.20
Sunday Up to 12.5 hours (All Day)	£1.60	£2.00
Public Holidays except Christmas Day up to 12.5 hours (All Day)	£1.60	£2.00
<b>Bowling Green Lane - Buntingford</b>		
Mon – Fri (9.00am – 3.00pm)		
Up to 1.5 hours (Free)	£0.00	£0.00
Up to 3 hours	£1.50	£2.10
Up to 6 hours (All Day)	£3.10	£4.20
Public Holidays except Christmas Day up to 6 hours (All Day)	£1.60	£2.00
<b>Bell Street - Sawbridgeworth</b>		
Mon – Fri (7.30am – 6.30pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£0.50	£0.70
Up to 2 hours	£0.90	£1.40
Up to 3 hours	£1.50	£2.10
Up to 4 hours	£2.10	£2.80
Up to 5 hours	£3.10	£3.50
Up to 11 hours (All Day)	£5.30	£4.20
Public Holidays except Christmas Day up to 11 hours (All Day)	£1.60	£2.00
<b>High Street - Stanstead Abbots</b>		
Mon - Sat (7.30am – 6.30pm)		
Up to 30 mins (Free)	£0.00	£0.00
Up to 1 hour	£0.90	£0.70
Up to 2 hours	£1.70	£1.40
Up to 3 hours	£2.10	£2.10
Up to 4 hours	£2.80	£2.80
Up to 5 hours	£3.90	£3.50
Up to 11 hours (All Day)	£5.00	£4.20
Sunday Up to 11 hours (All Day)	£1.50	£1.50
Public Holidays except Christmas Day Up to 11 hours (All Day)	£1.50	£1.50



## Appendix E – Benchmarking

Tariffs effective April 2024	Blue Badge Holder Charging?	1 hour	2 hours	3 hours	4 hours	5 hours	All Day
Council operated car parks							
North Herts District Council (Hitchin)	Free	£1.50	£2.60	£4.20	£5.70		
Stevenage Borough Council	Free	£2.10	£3.20	£4.30		£5.40	£6.50
Welwyn Hatfield Borough Council (Town Centre)	Pay		£2.05	£3.30	£4.50		£8.35
Broxbourne Borough Council	Free	£1.30	£2.40	£3.50	£4.50		£6.50
Enfield Town Council	Free (3 hours max)	£1.50		£3.00		£7.00	£11.00
Braintree District Council	Free	£1.50		£2.80			£7.00
Epping Forest City of London	Free	£1.50	£2.50		£4.00		£6.00
St Albans District Council	Free (3 hours max)	£2.10	£3.70	£4.50	£5.90		£16.10
Uttlesford District Council (Saffron Walden)	Free	£1.20	£2.20	£3.20	£3.20	£3.70	£4.70
		1 hour	2 hours	3 hours	4 hours	5 hours	All Day
<b>Median tariff value for above nine Local Authorities</b>		<b>£1.50</b>	<b>£2.50</b>	<b>£3.40</b>	<b>£4.50</b>	<b>£5.40</b>	<b>£6.75</b>
<b>Average tariff for above nine Local Authorities</b>		<b>£1.59</b>	<b>£2.66</b>	<b>£3.60</b>	<b>£4.63</b>	<b>£5.37</b>	<b>£8.27</b>
<b>East Herts District Council Off Street PROPOSED FOR APRIL 2025</b>	<b>Free</b>	<b>£1.20</b>	<b>£2.40</b>	<b>£3.60</b>	<b>£4.80</b>	<b>£5.60</b>	<b>£6.70</b>
<b>Shopping centres - private operators</b>							

Harvey Centre, Harlow (M-Fri)		£1.10	£1.10	£1.10	£3.30	£4.95	£11.00
Water Gardens, Harlow (M-Fri)			£0.90	£1.00	£3.00		£10.00
Water Gardens, Harlow (Sat)			£1.20	£2.00	£4.00		£10.00
<b>Train stations</b>							
Stevenage Train Station car park (M-Fri) (managed by Stevenage Borough Council)							£11.00
Hertford North Train Station car park (Managed by Apcoa) (M-Fri) peak (operated by Apcoa)							£8.10
Hertford North Train Station car park (M-Fri) off peak - from 10.00am (operated by Apcoa)							£4.30
Hertford East Train Station car park (operated by Greater Anglia)							£6.30
Bishop's Stortford Railway car park (operated by NCP)		£1.00	£2.00	£3.00	£4.00		£9.40
Bishop's Stortford Railway car park (NCP) off peak from 10.00am							£6.60

## Appendix F: Comments from the Overview and Scrutiny Committee

Comment from Committee	Reasons from the Committee	Executive Member/Officer Comment	Recommended Action
For Bell Street car park there is an increase over 50% of the current price. Calculations for this car park were requested.	O&S member discussion and comments	The strategy seeks to re-balance and re-define parking charges across the district. Prices in Bell Street car park were abnormally low previously. When the uplift is applied there is potentially an increase in income of approx. £17.5k should transactions be similar to previous years.	A review of all “local car parks” will be considered as part of future developments where it requires further statutory public consultation. No change to pricing proposed following this comment.
Including weekend charging for High Street in Stanstead Abbots doesn't seem to be fairer for residents.	As above	There is no increase in charging at High Street car park (Mon to Sat), there is actually a decrease. Weekend charging has been reviewed, Sundays and public holidays will remain at £1.50 for April 2025 – March 2026.	As above
Library Car park re-naming	As above	Motorists are aware of the car park despite this being out of context of the library no longer being occupied. On balance it is not considered a priority with current resources and plans.	No action
Machines are ageing – they need to be maintained	As above	We are aware of issues with some of our machines and there is an action in the strategy which commits us to: <i>BA9 Conduct a district-wide review of the functionality and operability of all pay and display machines.</i>	Action already covered in strategy action plan.

Need to consider bike storage in car parks	As above	There are live discussions already about some of our car parks being used for bike storage. Car parks will be included in the following action in the strategy. <i>AA1 Promote the use of cycling by improving cycling infrastructure and storage throughout East Herts.</i>	As above
Need to thoroughly consider and review free 30mins parking	As above	This will be picked up as part of a statutory public consultation prior to making any decisions on implementation.	As above
Concept of strategy can be supported. Elm road is priced high however businesses and local workers cannot access Northgate End Car park before 7am.	As above	The price for Elm Road will be reduced from £7.80 to £5 for the all-day rate for April 2025 to March 2026 to support the use of outer town parks to release pressure on short stay inner town centre car parks – previously described as differential parking rates.	We will explore the issues around opening times for NGE
Crown Terrace is near the Hockerill Air Quality Management Area (AQMA). The tariff structure doesn't support the concept of reducing congestion and improving air quality.	As above	This will be explored further with the parking team. Any proposals that require more dynamic pricing would require a long lead in time.	To review tariff structure in the medium term.
RPZ update /timescales	As above	A review has been concluded and officers will consider this in the wider context the strategy. The review can be found in Appendix G. The policy position will be update in the short to medium term.	No further action

Reductions for local people should be considered	As above	<p>The proposals seek to re-balance car parking tariffs based on a new set of principles which recognise the differences in the use and function of car parks. For instance, there is a reduction proposed charges in Stanstead Abbots and price freezes in other areas to reflect the needs which reflect the re-categorisation of car parks.</p> <p>A general reduction for local people does not sit in line with the strategy however we are aware there are some car parks that predominantly serve local people as opposed to workers and visitors. The strategy considers this.</p>	No action
RPZ should be considered for Buntingford	As above	There is a process in place for residents to request an RPZ, this can be found on the Council website.	No action
Concerns around the sale/disposal or commercialisation of car parks	As above	<p>There is currently an over capacity issue in Bishop's Stortford with NGE unoccupied on 2-3 floors at any given time. We have an action that allows us to explore rationalisation should it be required. This is important to ensure we are maximising the use of our assets and minimising on going revenue costs.</p> <p><i>BA2 Review parking tariffs to maximise the use of under-utilised car parks and rationalise car parking where appropriate.</i></p>	No Action

Affordability of emissions-based parking	As above	This featured in the feedback from residents during the engagement sessions. A number of authorities are already doing this for their permit schemes, additional charges range from £3 to £22 a month depending on CO2 emissions in some authorities.	We haven't made a decision on this but would like to explore this through public consultation further.
Check in and check out continues to be positively received	As above	None	No action
Weight of vehicles to be explored.	As above	Size is included	To be considered by officers
Promote Electric charging of NGE	As above	Agreed	To be actioned by officers
More information on car-pooling and car clubs	As above	It is included as a longer-term aspiration to manage officer resources	No action
Promote carers parking more	As above	Agreed	To be actioned by officers – for clarity this is for RPZ schemes
Blue badge charging concerns and displacement.	As above	To be explored as part of wider public consultation on parking initiatives. Displacement onto roads will be considered as part of decision making.	Included in plan for exploration

Consideration of growth through Stanstead Airport developments	As Above	Though this is not part of the strategy we believe there is enough in the strategy to explore any displacement of vehicles parking in the district.	Officers to monitor
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# **Independent Review of East Herts' Resident Permit Zone (RPZ) Schemes Operational Guidance**

## **1. Background**

East Herts District Council's (EHDC) [Resident Permit Parking Schemes Operational Guidance](#) sets out the criteria for implementing new Resident Permit Zones (RPZs) and their operational details. RPZs are designed to support residents in areas where on-street parking demand exceeds supply.

A review of the current guidance is a direct outcome of the actions outlined in East Herts' broader Parking Strategy. During engagement for the strategy, residents identified areas experiencing high parking pressure that would benefit from controlled parking measures. The following review, conducted by Citisense, aims to enhance the guidance framework to meet the evolving needs of the community, environment, and local economy.

By revisiting the guidance, the Council has an opportunity to refine and modernise parking controls to better address residents' needs, promote equitable access, reduce congestion, and encourage the adoption of greener transport options. Comparing East Herts' existing policies with those of neighbouring or similar local authorities helps identify best practices and inform improvements, fostering a balanced, forward-thinking approach to parking management that benefits everyone.

## **2. Recommendations for EHDC**

The following table outlines the recommended updates to the current Operational Guidance and general RPZ processes. Each recommendation is accompanied by its rationale, alignment with the strategic aims of the Parking Strategy, and the proposed timeframe for implementation.



**Cost:** £-££; **RAG:** Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
<b>Changes to RPZ Criteria</b>					
1	<p>Use additional metrics in the review of new RPZs, such as:</p> <ul style="list-style-type: none"> <li>• Impact of vehicle emissions on air quality. Prioritise Air Quality Management Areas.</li> <li>• Number of schools in the area</li> <li>• Number of accidents in the area or emergency services concerns</li> <li>• Proximity to transport hubs and cycling infrastructure</li> <li>• Proximity to town centres/shopping hubs and public car parks</li> <li>• Parking displacement from nearby RPZs</li> <li>•</li> </ul>	<p>The incorporation of these metrics and others ensures East Herts takes a holistic approach to reviewing the need for new RPZs. It allows the Council to consider its wider and more long-term objectives, including those centred around the environment, health, and safety, while also addressing parking pressure and congestion concerns.</p> <p><b>Aim:</b> Sustainability, Community Well-being</p>	Short-term	££	Green
2	<p>Remove the following sentence in the Guidance: <i>The kerb space occupied by non-residents should be greater than 40% at times when parking problems caused by non-residents occur (survey required).</i></p>	<p>This change allows the Council to consider a wider range of factors contributing to parking issues, such as residents owning multiple vehicles, which can exacerbate congestion. By focusing on the broader impacts of parking demand rather than narrowly defined thresholds, the Council can implement more effective solutions that discourage excessive vehicle ownership. A map of areas with high rates of multiple car ownership is in Section 4 below.</p>	Short-term	Free/ £	Green



Cost: £-££; RAG: Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
		<b>Aim:</b> Sustainability, Community Well-being			
3	Create digital map of existing RPZs	<p>This will help support the upcoming government requirement for digital traffic orders by mid-2025 and can help East Herts better identify areas for extended or new RPZs.</p> <p><b>Aim:</b> Community well-being</p>	Short-term	£	Green
<b>Changes to Engagement Process</b>					
4	Review requirements for participation levels, with a recommendation to reduce the current response rate requirement. At present, the guidance requires that 51% of households must respond during the engagement process.	The current 51% threshold may delay action on critical issues like congestion, safety, and air pollution, especially in cases where residents are affected but less likely to participate in engagement. While the Council strives to engage all households and businesses in a proposed RPZ area, response rates often skew toward certain groups, leaving some voices underrepresented. Lowering the response requirement ensures that valuable projects can move forward while balancing resident input with broader community and environmental objectives. As an example, the London	Short-term	Free/ £	Green



**Cost:** £-££; **RAG:** Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
		<p>Borough of Barking and Dagenham apply a 33% response rate requirement.</p> <p><b>Aim:</b> Community well-being, sustainability</p>			
5	<p>Consider removing or reducing the requirement that a majority be in favour of the scheme and take a broader approach that East Herts will consider criteria such as congestion, safety, air pollution along with resident and District Councillor feedback.</p> <p>As part of this, consider changing the standard engagement surveys used by the Council to utilise more open text questions to gather feedback rather than referendum-type questions on a proposed RPZ.</p>	<p>Removing the requirement for a majority of respondents to support a controlled parking scheme and adopting a broader approach would give the Council more flexibility in decision-making while ensuring a more holistic evaluation of community needs.</p> <p>Considering criteria such as safety, parking pressure, and air pollution, in combination with feedback allows the Council to address pressing issues that may have more long-term benefits. This approach prioritises road safety, eases congestion, and reduces environmental impacts, ultimately creating healthier, safer, and more accessible neighbourhoods for all.</p>	Medium-term	Free/ £	Amber



**Cost:** £-££; **RAG:** Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
		<p>Modifying the survey format to reflect this approach will allow the Council to gather more detailed and comprehensive feedback on the concerns or questions residents may have with the introduction of an RPZ.</p> <p><b>Aim:</b> Sustainability</p>			
<b>Changes to Permit Fees</b>					
6	Implement RPZ permit pricing that reflects vehicle emissions, offering lower fees for low-emission and electric vehicles to promote environmental sustainability.	<p>This aligns with one of the actions in the updated Parking Strategy as well as overarching objectives to encourage a transition to more sustainable vehicles. A more long-term recommendation, this could be trialled with Resident Permits and expanded to other permit types as applicable. Other authorities with similar structures include Enfield Town Council and St Albans District Council.</p> <p><b>Aim:</b> Sustainability</p>	Long-term	££	Red
7	Introduce higher fees for the third permit. East Herts currently has the same price for the 2 <sup>nd</sup> and 3 <sup>rd</sup> permit.	A higher fee for a third permit can discourage multiple car ownership and help maintain parking availability for all households in an area. Other local authorities have	Long-term	£	Amber



**Cost:** £-££; **RAG:** Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
		<p>higher fees for third permits, including Stevenage, Braintree, Hertsmere, and St Albans. A third permit in St Albans is 81% higher than a second one on average. In some areas, a third vehicle is not permitted at all, including North Herts, Watford Borough, and Three Rivers County Council. More details on fees are in Section 4 below.</p> <p><b>Aim:</b> Sustainability</p>			
<b>Changes to Terms and Conditions</b>					
8	Introduce a £10 admin fee for refunding or replacing a permit	<p>An admin fee would help cover the cost to the Council for processing the refund or replacement. This ensures that administrative resources are not diverted from other essential services and promotes responsible use of permits by encouraging residents to take greater care with them.</p> <p>Other local authorities with an admin fee include Watford and Stevenage.</p> <p><b>Aim:</b> Economic Prosperity</p>	Short-term	£	Green



**Cost:** £-££; **RAG:** Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
9	Remove limit on the number of visitor parking hours available for purchase. Current guidance states the quantity of visitor hours will be approximately 20% of the annual operating hours of RPZ.	<p>Removing limits on visitor parking accommodates the diverse needs of residents, such as those who rely on frequent visits from caregivers, contractors, or service providers, and helps to foster social connection.</p> <p><b>Aim:</b> Community well-being</p>	Short-term	£	Green
10	Increase the price of visitor vouchers to better align with benchmarked local authorities.	<p>Increasing the price of visitor vouchers helps to ensure fairness and that the price reflects the true value of the parking service. It encourages responsible use of the available parking, which can reduce congestion and encourage visitors to opt for alternative transport options, such as walking, cycling or public transportation. Please see the Benchmarking section below for visitor voucher prices across different local authorities.</p> <p><b>Aim:</b> Sustainability</p>	Medium-term	£	Amber
<b>Changes to Monitoring Process</b>					
11	Update monitoring language to include parking surveys as part of the six-month	A more robust monitoring process that includes parking surveys can help ensure that a new RPZ is having the	Medium-term	££	Green



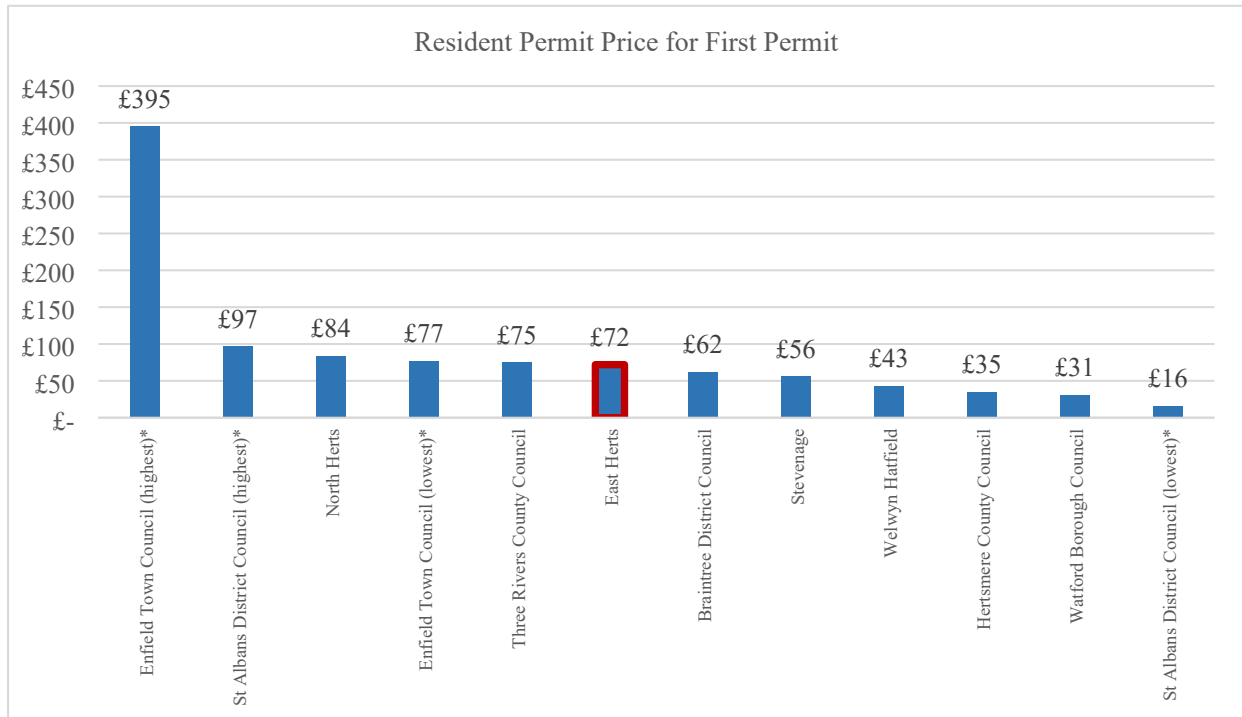
**Cost:** £-££; **RAG:** Green (low risk) – Red (high risk)

REF	Recommendation	Rationale	Timeframe	Cost	RAG
	review to monitor parking displacement and potential need to expand RPZ area.	<p>intended impact on managing parking stress in the area. It can also help identify if there is parking displacement as a result of the RPZ, allowing the Council to review the need to expand or modify the scheme.</p> <p><b>Aim:</b> Community well-being</p>			
<b>Changes to Implementation</b>					
12	Ensure RPZs are equipped with adequate EV charging facilities.	<p>In alignment with East Herts updated Parking Strategy and broader climate goals, this recommendation can help encourage and support a transition to electric vehicles by expanding the EV charging network.</p> <p><b>Aim:</b> Sustainability</p>	Medium/long-term	£££	Green



### 3. Benchmarked Prices

#### 3.1 Resident Permit Price: First Permit



\*Local authority uses emissions-based charging

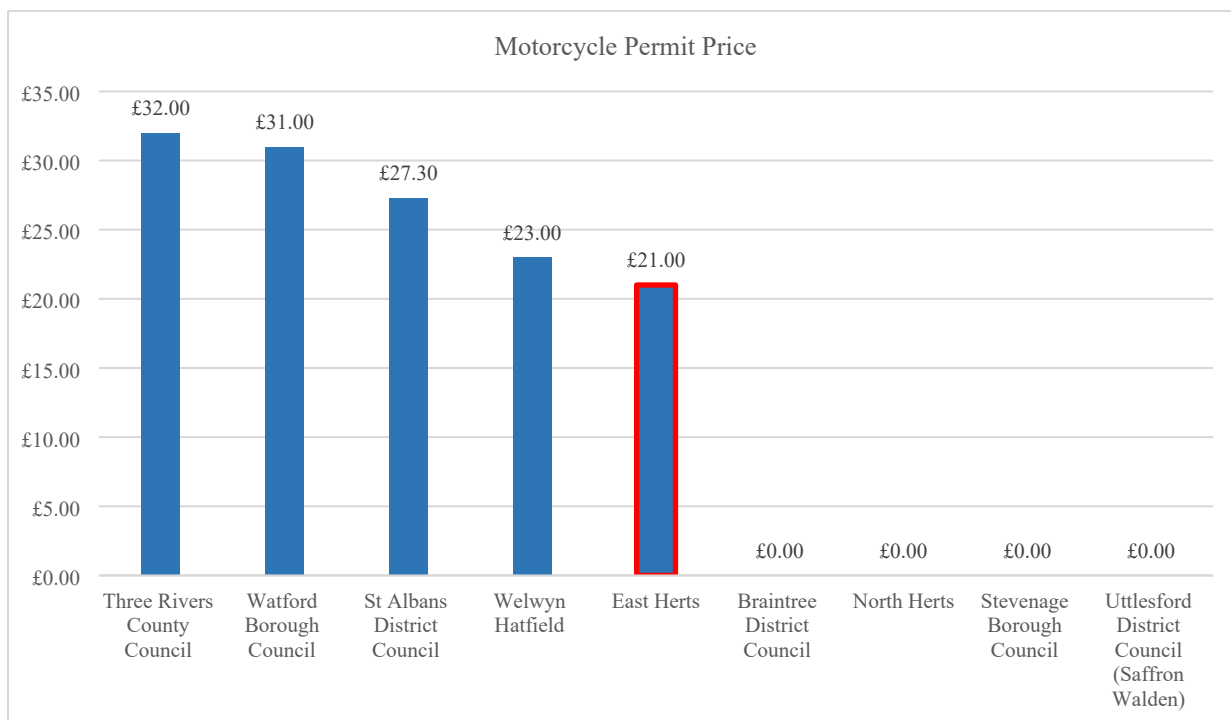
#### 3.1 Resident Permit Price for Multiple Permits



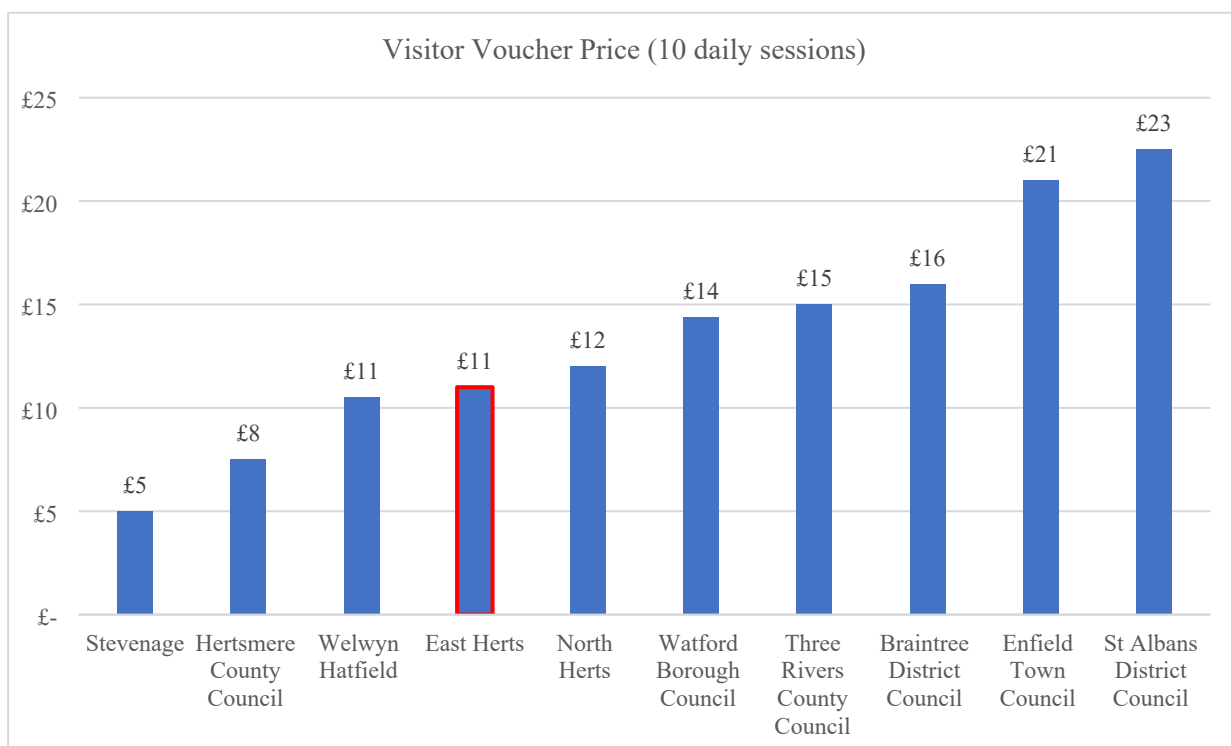
\*Local authority uses emissions-based charging

#### 3.3 Motorcycle Permit Price





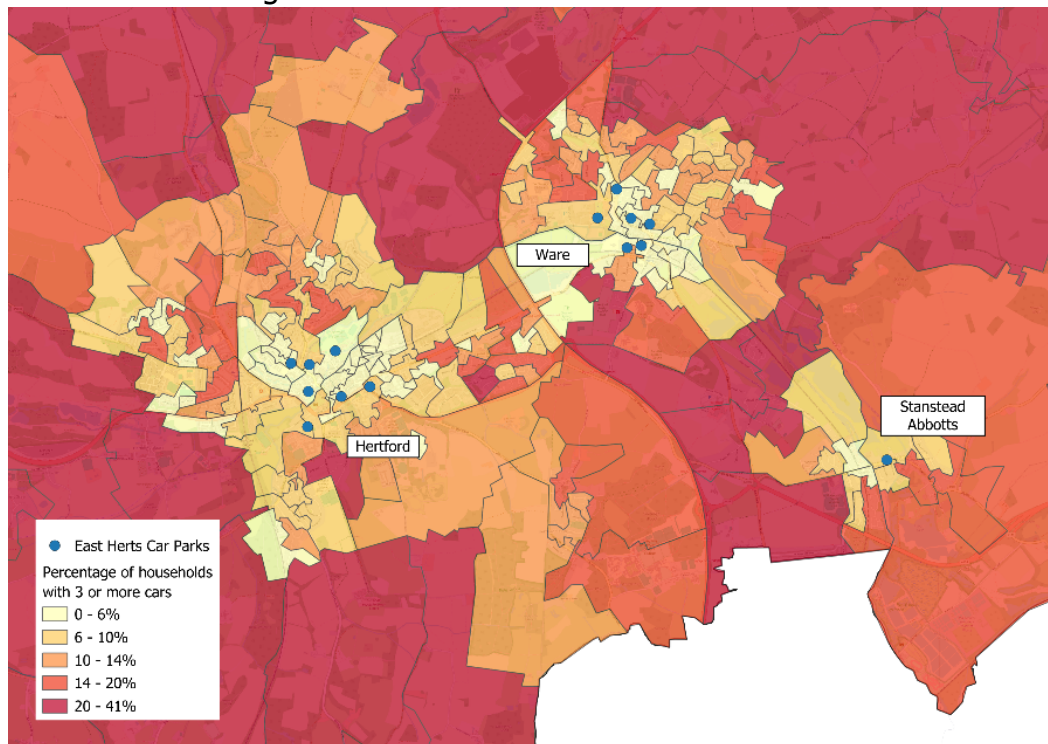
### 3.4 Visitor Voucher Price for 10 Daily Sessions



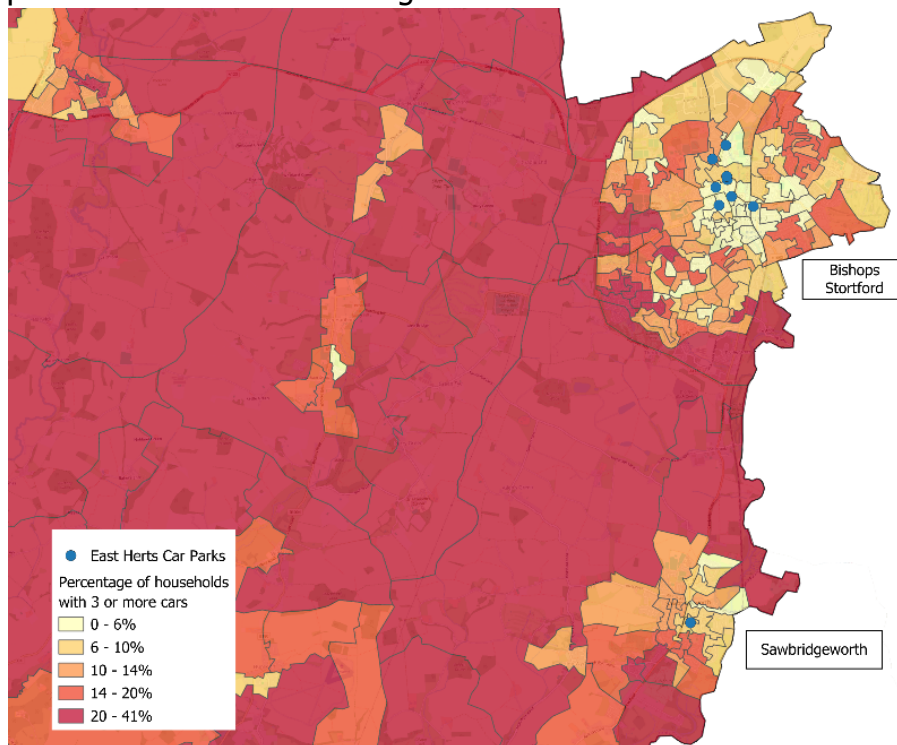
*Note: For East Herts, it assumes 10 hours of RPZ operation at £0.11/hour.*

## 4. East Herts Car Ownership Data

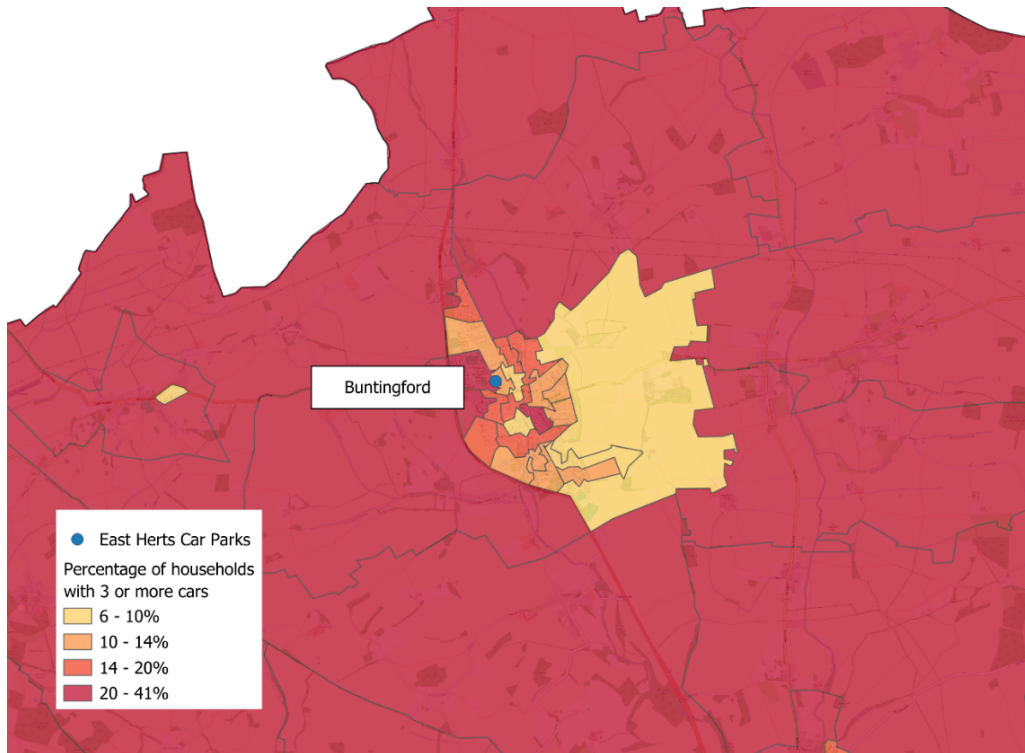
4.1 Percentage of households with 3 or more cars in Ware, Hertford, and Stanstead Abbots and surrounding areas.



4.2 Percentage of households with 3 or more cars in Sawbridgeworth and Bishops Stortford and surrounding areas.



#### 4.3 Percentage of households with 3 or more cars in Buntingford and surrounding areas



# Agenda Item 9

## **East Herts Council Report**

### **Executive**

**Date of meeting: 11 February 2025**

**Report by:** Councillor Vicky Glover-Ward – Executive Member for Planning and Growth

**Report title: East Herts District Plan Review - Call for Sites Update**

**Ward(s) affected:** All Wards;

**Summary** – This report details the outcome of the Call for Sites and sets out next steps in relation to the Strategic Land Availability Assessment.

**RECOMMENDATIONS FOR EXECUTIVE to recommend to Council that:**

- a) the Call for Sites submissions be noted and agreed for evaluation through the Strategic Land Availability Assessment; and**
- b) the results of the Strategic Land Availability Assessment be reported in due course.**

### **1.0 Proposal**

- 1.1 It is a statutory requirement that policies in Local Plans should be assessed to see whether they need updating at least once every five years. The Council has previously agreed (via report to Executive 3 October 2023) that a review of the East Herts District Plan, 2018 (this Council's Local Plan), should be undertaken. An early part of that review involves a 'Call for Sites'. This process invites people to submit areas of land for the Council to consider whether these would be suitable to help meet the need for housing and other uses across a new plan period.
- 1.2 This report details the outcome of the Call for Sites recently undertaken and outlines the process that will follow the

consultation, including the completion of a Strategic Land Availability Assessment (SLAA).

## **2.0 Background**

- 2.1 A report to Executive on 3 October 2023, entitled 'Review of the East Herts District Plan 2018', set out the statutory requirement that Local Plan policies should be assessed to see whether they need updating at least once every five years.
- 2.2 The National Planning Policy Framework (NPPF)<sup>1</sup> sets out that the planning system should be genuinely plan-led. Up-to-date plans should, inter alia, provide a framework for addressing housing needs and other economic, social and environmental priorities. To allow the Council to fulfil its statutory duties, it was agreed that the current District Plan does need updating.
- 2.3 To update the District Plan, a large quantity of underpinning evidence is required to support any strategy that the Council will ultimately choose to propose going forward.
- 2.4 One strand of this evidence base is a Call for Sites, which presents an opportunity for landowners, developers, agents, and site promoters to submit sites which they consider would have the potential either for future development in the district or could contribute towards nature enhancement and recovery in East Herts.
- 2.5 The initial Call for Sites element of the District Plan Review process was agreed through the same report to Executive on 3 October 2023 as detailed above. The Call for Sites consultation subsequently took place between Friday 5 July and Monday 30 September 2024, with a small number of sites also being submitted for consideration after the official consultation date had concluded. The consultation process was supported by a digital mapping platform, which allowed proposed sites and supporting

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<sup>1</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

information to be uploaded directly via the Council's website. This was achieved through partnership with an external company, Cadcorp, and was provided through the Government's PropTech Innovation Fund. The result of this innovation was that over 95% of responses to the Call for Sites consultation were made online, which saved a significant amount of officer time in processing the submissions.

- 2.6 This report provides an update on the outcome of the Call for Sites process to date, and to advise on the next steps to be undertaken in the assessment of sites submitted for the Council's consideration going forward.

### **3.0 Reason(s)**

- 3.1 As stated above, the Government requires that up-to-date plans should, inter alia, provide a framework for addressing housing needs, along with other economic, social, and environmental priorities.
- 3.2 As the local planning authority, it is the responsibility of East Herts Council to ensure that sufficient homes are built every year to meet its housing requirement.
- 3.3 The housing needs that East Herts will be required to meet across the plan period of the District Plan Review are established via a 'standard method', which is a formula driven approach set by the Government through national planning practice guidance (PPG<sup>2</sup>) and enshrined in the NPPF, published 12 December 2024.
- 3.4 Paragraph 72 of the NPPF states that:

*Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their*

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<sup>2</sup> [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-land-availability-assessment)

*availability, suitability and likely economic viability. Planning policies should identify a supply of:*

*a) specific, deliverable sites for five years following the intended date of adoption; and*

*b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.*

- 3.5 Based on the 'standard method', the minimum housing figure that the Council will need to meet is 1,265 new homes per annum. Spread across the new plan period (which is currently being anticipated to run from 2028-2043) this represents a total of at least 18,975 dwellings to be identified during that timescale.
- 3.6 For the purpose of calculating Five Year Housing Land Supply (5YHLS), it should be noted that, in addition to the standard method figure (1,265), the NPPF requires a 5% buffer (moved forward from later in the plan period) to ensure choice and competition in the market. This means that the overall housing need requirement for 5YHLS purposes is currently  $1,265 + 63 = 1,328$  new homes per annum.
- 3.7 The Council will be required to demonstrate that it has sufficient land supply to meet its housing needs. Housing requirements are therefore set out as targets in the District Plan to be met across the plan period. Specific site allocations are then made to meet those needs in the timescales in which they are likely to be required.
- 3.8 For these site allocations to be able to occur, the Council needs to be satisfied that it has sufficient, suitable land available in the right locations. This is where the Call for Sites comes in, as the submissions made through that process provide the Council with the opportunity to assess suitability and to gauge the potential available supply of land to provide new dwellings against its requirements. This will feed into the formation of the emerging development strategy which the Council ultimately chooses to

employ. This will, of necessity, be influenced by the availability of suitable land to enable its delivery.

- 3.9 The Council's Call for Sites yielded a total of 282 site submissions for consideration, including a small number of late inclusions.
- 3.10 To provide an overview of the proposals, a map of the district showing the location of Call for Sites submissions is included at **Appendix A**. It is important to note that not all site submissions propose built development on them and that proposals for solely green/nature related uses have also been put forward on 5 sites. To distinguish between these, sites proposing built development are illustrated in red, whereas submissions proposing only uses of natural or non-built form are shown in green.
- 3.11 A table of all of the Call for Sites submissions is included at **Appendix B**. This table breaks down Call for Sites submissions by settlement so that the submissions made for different parts of the district can be easily understood. The table contains important details regarding each site submission, including unique reference numbers, locational information, site area, developable site area, and the current and proposed use/s of the land.
- 3.12 **Appendix C** provides a greater level detail and information on a site-specific submission basis. Individual pages of the appendix each provide a location map and site area outline for every specific entry, alongside the key details of that submission.
- 3.13 In respect of all of the appendices detailed above, it is important to note that, with the exception of the attached reference numbers, these have been produced simply as a record of information submitted by parties through the Call for Sites process. No analysis or screening has been undertaken at this stage to check the accuracy of the information provided nor the suitability of these sites for potential development.



- 3.14 Now that the Call for Sites has been completed and the information for each submission collated and summarised, the Council will use the data to move on to the next stage in the plan making process. This next stage involves utilising the information provided to begin the preparation of a Strategic Land Availability Assessment (SLAA) for the district.
- 3.15 A SLAA is part of the proactive plan-making process and will help ensure that the Council can meet its requirement to maintain a continuous five-year supply of housing across the district going forward as well as detailing other proposed uses.
- 3.16 PPG states the purpose of a SLAA:

*An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. It can also inform as well as make use of sites in brownfield registers.*

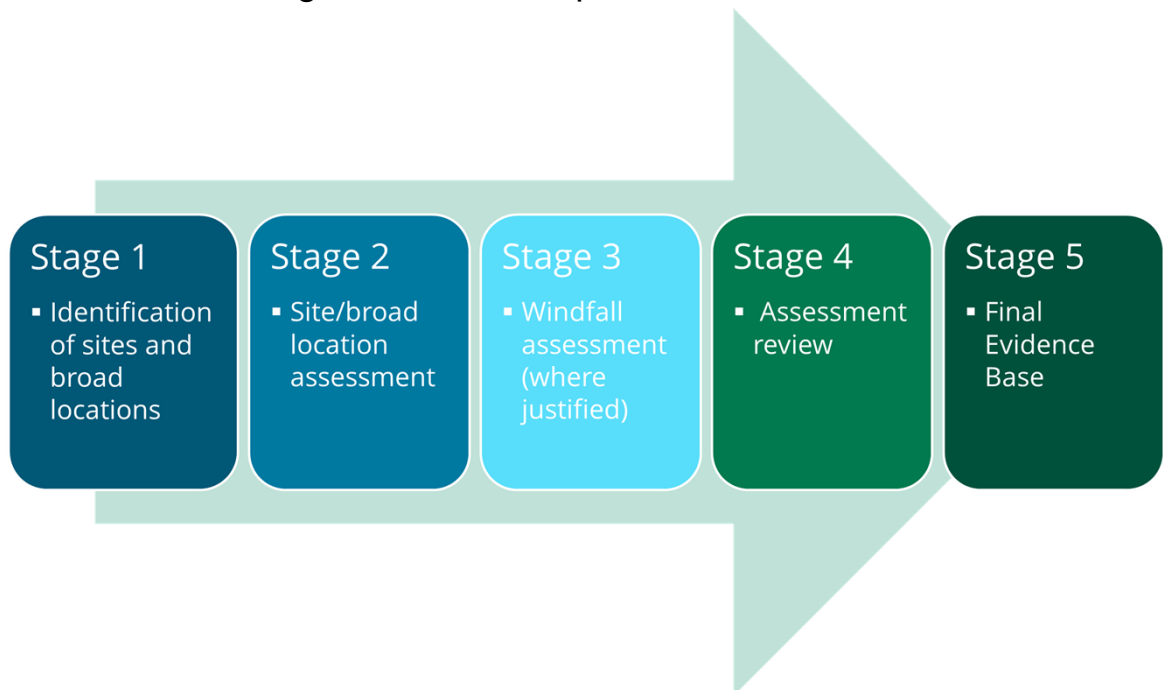
*However, the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's (or, where relevant, elected Mayor or combined authority) requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.*

*Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.*

*An assessment should:*

- *identify sites and broad locations with potential for development;*
- *assess their development potential; and*
- *assess their suitability for development and the likelihood of development coming forward (the availability and achievability).*

3.17 There are five stages in the SLAA process outlined in PPG:



3.18 In terms of the process as it is applied to East Herts, the purpose of the SLAA is to identify potential sites for development in the district across the new plan period and provide a high-level technical assessment as to whether these sites would be developable.

3.19 The SLAA will look at land supply for all types of development, acknowledging the wider spatial objectives of the planning system and could lead to the future identification of site allocations or broad locations for development.

3.20 It is important to note that the inclusion of a site in the SLAA is an assessment of whether a site **could** be developed; it does **not** make decisions about which sites **should** be developed.

- 3.21 It should also be noted that the SLAA is an initial high-level assessment used to inform the preparation of the District Plan and, as such, a detailed assessment of the accessibility and infrastructure requirements/impacts of individual sites is not undertaken at this initial stage. Further detailed evidence would be required to be submitted at a later stage in the site identification process.
- 3.22 The final outcome of the SLAA will be a technical report listing each site accompanied by an identifying Ordnance Survey map. The SLAA will include an assessment of the likelihood of whether a site could be developed. This information will then feed into the Council's housing trajectory to help maintain a continuous supply of housing going forward.
- 3.23 A flow chart has been produced by the Government within the PPG which illustrates the route to be followed through the identification of sites and broad locations process. A graphic illustration of this is included at **Appendix D**.
- 3.24 In terms of the SLAA process, even if some of the submissions do ultimately become allocated within the District Plan Review, each site would still need to come forward for development through the planning application process, where any constraints on development would be considered in greater detail.
- 3.25 It should also be noted that sites not included in the SLAA assessment process may also still come forward for development through the planning application route either during or following the District Plan Review's adoption process.

### **Next Steps**

- 3.26 The Planning Policy Team will now begin the process of an overview evaluation of each of the 282 Call for Site submissions as part of a Stage 1 assessment. This high-level process will involve the consideration of a number of issues as outlined in the PPG to:

- *ratify inconsistent information gathered through the call for sites and desk assessment;*
- *get an up to date view on development progress (where sites have planning permission);*
- *obtain a better understanding of what type and scale of development may be appropriate;*
- *gain a more detailed understanding of deliverability, any barriers and how they could be overcome; and*
- *identify further sites with potential for development that were not identified through data sources or the call for sites.*

3.27 The PPG details the sort of information that can be recorded as part of the Stage 1 process (or checked if they were previously identified through the data sources and call for sites). These matters include:

- *site size, boundaries, and location;*
- *current land use and character;*
- *land uses and character of surrounding area;*
- *physical constraints (eg access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);*
- *potential environmental constraints;*
- *consistency with the development plan's policies;*
- *proximity to services and other infrastructure, such as public transport;*
- *where relevant, development progress (eg ground works completed, number of units started, number of units completed); and*
- *initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.*

3.28 The Planning Policy Team will also carry out site visits to the submitted locations to assist in this evaluation, as appropriate.

3.29 It should be noted that the PPG also makes it clear that “at this stage, there may be some sites which, when taking into account

national policy and designations, it will not be appropriate to carry out these more detailed assessments for, where it is clear that they will not be suitable for development. The initial surveys need to be proportionate, with a more detailed assessment being made at Stage 2”.

- 3.30 Following the completion of Stage 1, initial high-level SLAA evaluation, the results will be reported back to members for consideration prior to undertaking Stages 2 to 5, which will occur subsequently.

#### **4.0 Options**

- 4.1 The Council could choose not to consider the outcome of the Call for Sites and progress to a SLAA, but this would go against Government policy and would undermine the Council's position in terms of successfully bringing forward the revision of the East Herts District Plan, 2018.

#### **5.0 Risks**

- 5.1 The risks associated with the Call for Sites would be that insufficient suitable sites are submitted to enable the Council to meet its housing targets; however, this would not become apparent until after the full SLAA process has been concluded.

#### **6.0 Implications/Consultations**

- 6.1 The Call for Sites public consultation was undertaken between Friday 5 July and Monday 30 September 2024.
- 6.2 The Call for Sites forms an integral part of the plan-making process.

#### **Community Safety**

There are no community safety implications arising from this report.

#### **Data Protection**

There are no data protection implications arising from this report.

## **Equalities**

There are no direct equality, diversity, or inclusion implications in this report. An Equalities Impact Assessment (EqIA) will be carried out of the District Plan Review in accordance with The Equality Act 2010.

## **Environmental Sustainability**

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and infrastructure in a sustainable manner.

## **Financial**

The District Plan Review is being produced from existing budgets, including reserves that have been safeguarded for this purpose.

## **Health and Safety**

There are no health and safety implications arising from this report.

## **Human Resources**

There are no human resources implications arising from this report.

## **Human Rights**

There are no human rights implications arising from this report.

## **Legal**

There are no legal implications arising from this report.

## **Specific Wards**

All

## **7.0 Background papers, appendices, and other relevant material**

7.1 Appendix A – Map of Call for Sites Submissions

7.2 Appendix B – Table of Call for Sites Submissions by Settlement

7.3 Appendix C – Overview of Individual Call for Sites Submissions, including Location Plan, Site Area and Key Information.

7.4 Appendix D – PPG Housing and Economic Land Availability Assessment Flowchart

## **Contact Member**

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for Planning and Growth

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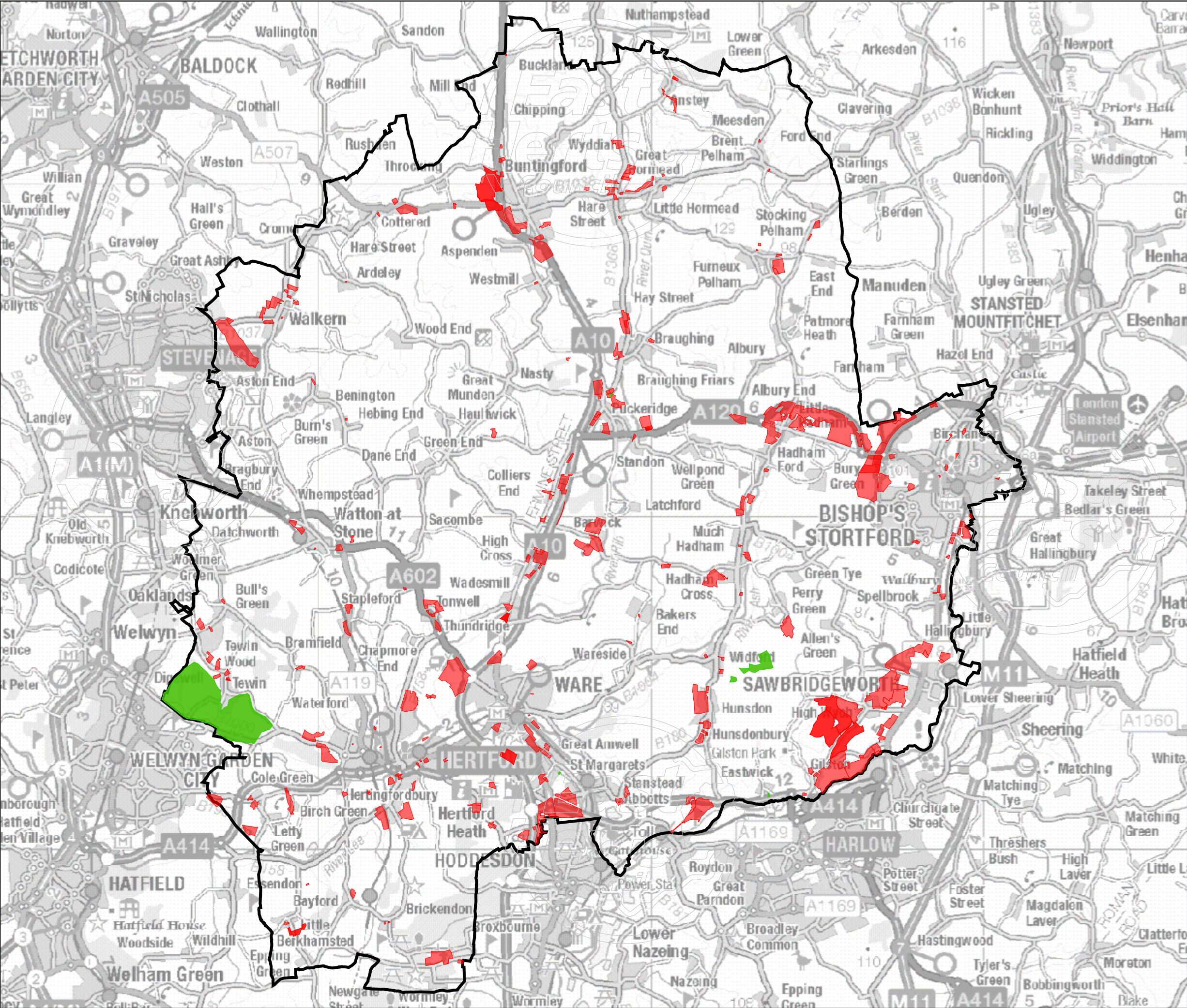
[Sara.Saunders@eastherts.gov.uk](mailto:Sara.Saunders@eastherts.gov.uk)

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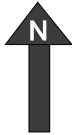
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- Development Site
- BNG/ Green Space



East Herts Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ  
Tel: 01279 655261

ADDRESS	
PLAN TITLE	Call for Sites Submissions
PROJECT REF	
SITE AREA	
DATE OF PRINT	10/01/2025
SCALE	Not to Scale@A3



## Appendix B

### Table of Call for Sites Submissions by Settlement

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/001	11fad2df-160b-48aa-9348-2cfe02117b70	Land North of Dolphin Way	To the North West of 9 Dolphin Way	Bishop's Stortford	Bishop's Stortford Parsonage	0.73	0.73	Green Belt	Residential; Affordable Housing; Leisure and Recreation
01/24/002	22ea64d0-8dee-4ecb-bc2b-ed5869473fb5	Land at Twyford Bury Lane	Land at Twyford Bury Lane	Bishop's Stortford	Bishop's Stortford South	10.00	0.00	N/A	N/A
01/24/003	fed8049e-ff77-4e6f-a650-22d922da7576	Stylemans Farm	Top Field, Stylemans Farm, Hallingbury Rd, Bishop's Stortford, CM22 7QJ	Bishop's Stortford	Bishop's Stortford All Saints	1.00	1.00	Storage	Residential; Affordable Housing

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/004	87de4e2a-8cd6-4f93-955f-cb386e56d00d	(a) Meadowlands Development Site and (b) Meads Greenways	(a) Meadowlands, Bishops Stortford (b) Gift of North-South Meads Greenway and East-West Meads Greenway accessed from Rye Street, opposite Foxdell's Lane	Bishop's Stortford	Bishop's Stortford North	0.44	0.25	Disused grassland	Residential
01/24/005	8b03cb39-a393-4c3f-8e26-0199396c3cb3	Land at Aynsworth Avenue	Land at Aynsworth Avenue, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford Parsonage	1.30	0.17	Unused	BNG
01/24/006	ea042120-b0c5-42f2-aec3-1213a22e9a19	Apton Road Car Park	Apton Road Car Park	Bishop's Stortford	Bishop's Stortford Central	0.22	0.22	Car park	Residential; Specialist Residential

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/007	2211b3eb-0e22-4b11-b11f-a0e622439e0b	Land North of Plantains Wood Cottages, and east of the A120 Little Hadham Bypass	Land North of Plantains Wood Cottages, and east of the A120 Little Hadham Bypass, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford North	11.50	6.90	Arable agricultural use, with a dog exercise field to the south.	Employment; Renewable Energy

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/008	4d225a4a-2990-4322-99b6-e5d4b5e72fb8	Wickham Hall	Wickham Hall, Hadham Road, Bishop's Stortford, CM23 1JG	Bishop's Stortford	Bishop's Stortford North	4.90	4.00	The site is currently in mixed employment/leisure use, including office and light industrial. The buildings are currently fully occupied by tenants, and any vacancies are quickly filled through marketing. There are also a couple of residential properties, including Wickham Hall Farmhouse.	Employment

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/009	02c9b8aa-f98e-4da6-81dd-6f985fa513ac	Land east of Avanti Grange Sports Pitches, North of the A120	Land east of Avanti Grange Sports Pitches, North of the A120, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford North	2.50	2.50	Previously arable farmland, but now redundant scrubland following development of the adjacent playing fields. Field parcel is now too small to cultivate.	Leisure and Recreation
01/24/010	d3ff5be9-dc92-407d-8a38-9abf803315e5	Land North of Great Hadham Road	Land North of Great Hadham Road, East of Monkswood Drive, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford Thorley Manor	3.25	2.50	The land is used very occasionally in the summer for overflow parking and informal uses associated with the school, it is however surplus to the school's requirements.	Residential; Affordable Housing; Community Facility; Renewable Energy; Green Space

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/011	81aa040b-3b21-4092-8de9-ff6d71351c0d	Land adjacent to The Rectory	Land adjacent to The Rectory, Thorley Lane East, CM23 4BQ, Bishop's Stortford, Herts	Bishop's Stortford	Bishop's Stortford Thorley Manor	0.75	0.50	Private pasture	Residential
01/24/012	5c989c77-330c-47f1-b055-76e3d8287a19	Land North and west of A120	Land North and west of A120, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford North	7.20	4.30	Arable agricultural use	Residential; Affordable Housing; Retail; Employment; Renewable Energy; Green Space; Mixed Use; Other

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/013	23a3ab7b-e466-4428-8336-95fbc89d67ef	Land to the rear (east) of the Coach and Horses, within title number HD389376	Coach and Horses, Thorley Street Bishop's Stortford CM23 4AS	Bishop's Stortford	Bishop's Stortford South	0.73	0.58	Pub car parking to the site frontage with scrubland to the rear. The pub car park could be relocated to the rear of the site, as shown on the accompanying draft masterplan, with residential development along the south. The pub would continue to operate if this site were to be allocated.	Residential; Affordable Housing; Renewable Energy; BNG
01/24/014	618e9774-1a50-40f0-9c76-ae107d6bde7b	Land at Stortford Park Farm	Land at Stortford Park Farm, east of A1184, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford North	14.80	9.00	Agricultural and residential	Residential; Affordable Housing; Renewable Energy



SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/015	8399befc-5a0f-480e-ac0b-a927881700ad	Land at Stortford Park Farm, west of A1184	Land at Stortford Park Farm, west of A1184, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford Thorley Manor	61.00	36.60	Arable agricultural use	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Retail; Renewable Energy
01/24/016	f4fd5088-33b7-4dc6-b4d1-346fb2fc6339	Land Adjacent to London Road / Thorley Street / Pig Lane	Land Adjacent to London Road / Thorley Street / Pig Lane, Thorley, Bishop's Stortford, CM23 3EL	Bishop's Stortford	Bishop's Stortford South	3.38	3.00	Private pasture	Residential

PLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/017	4ce4d3ab-fa20-4bc2-b030-07da0195eadf	Old River Lane	Old River Lane, Bishop's Stortford, East Hertfordshire, CM23 2EN	Bishop's Stortford	Bishop's Stortford North	1.23	1.23	Commercial and public car park	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Employment; Renewable Energy; Green Space; BNG; Mixed Use
01/24/018	c7ae7e7e-2a19-4540-9efd-3cbc24a2ed9e	Land south of A120 and west of the A1184	Land south of A120 and west of the A1184, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford Thorley Manor	7.00	4.20	Arable agricultural use	Residential; Affordable Housing; Renewable Energy
01/24/019	738036e5-e8b2-4461-abe1-459c67731176	Land North of the A120 and south of Wickham Hall	Land North of the A120 and south of Wickham Hall, Bishop's Stortford	Bishop's Stortford	Bishop's Stortford North	34.00	20.00	Arable agricultural use or pasture land	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Retail; Employment; Mixed Use; Other

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
01/24/020	d708aa41-1d43-4280-b56c-03ab1590fc92	Land east of Thorley Lane East	Land east of Thorley Lane East, Bishop's Stortford, CM23 4BH	Bishop's Stortford	Bishop's Stortford Thorley Manor	0.70	0.40	Greenfield land	Residential; Affordable Housing
01/24/021	760cb3d9-463e-4ec0-9002-4ccb536e2738	Land off Vardon Drive	Land off Vardon Drive, Bishops Stortford	Bishop's Stortford	Bishop's Stortford All Saints	0.25	0.25	The site is surplus land within the golf club demise. It is Not part of the functional golf course. Until recently, it was leased to the adjacent developer, cleared and used as a site compound for the Manor Links development. The land has been vacated and returned to grass.	Residential

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
02/24/001	09e288b9-6c8c-4ba0-8f7f-355c207aaa21	N/A	Cherry Green Lane Westmill Buntingford	Buntingford	The Mundens	0.71	0.71	Unused rough pasture	Residential
02/24/002	0a564813-0e44-43ec-9e06-cbe392a1a340	Silkmead Farm	Silkmead Farm, Hare Street, Buntingford, SG9 0DX	Buntingford	Little Hadham & The Pelhams	5.50	5.50	Industrial Estate	Residential; Affordable Housing; Employment; Mixed Use
02/24/003	4b1c0b48-0137-4319-938a-532ddb6b9226	Buntingford West	Land East of the A10, Buntingford, Hertfordshire, SG9	Buntingford	Buntingford	28.95	21.10	Agricultural	Residential; Affordable Housing; Community Facility; Employment; Renewable Energy; Green Space; BNG
02/24/004	21bf2237-ea49-4419-829d-fb5724317f1e	Land North of Freman College	Land North of Freman College, East of A10, Buntingford, SG9 9BT	Buntingford	Buntingford	1.34	1.34	Unused playing field	Community Facility

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
02/24/005	873c771f-0c69-413f-a576-55eec2d2290b	Land Adjoining Prestwick	Land adjoining Prestwick, Parkside, Royston Road, Buntingford, SG9 9RT	Buntingford	Buntingford	0.92	0.92	Green Field	Residential
02/24/006	59f1624c-7fab-4437-a336-d705b6d494e8	Land adjoining Torreen, Buntingford	Torreen, Ermine Street, Buntingford, SG9 9RT	Buntingford	Buntingford	1.09	1.09	The site comprises a residential dwelling and its associated curtilage and also agricultural / paddock land.	Residential; Affordable Housing
02/24/007	921c65fa-4319-4fbb-99ba-31f7586e236b	Land West Of Buttermilk Hall Farm	Land West Of Buttermilk Hall Farm, Baldock Road, Buntingford, Herts, SG9 9RH	Buntingford	Buntingford	0.94	0.94	Agricultural	Employment
02/24/008	35f36757-08d7-43a1-83f4-575590ff6b42	Land West of London Road	Land West of London Road, Buntingford	Buntingford	Buntingford	3.16	2.43	Sports Pitch/Undeveloped	Residential
02/24/009	514f4c43-eea5-4894-904c-36319eec3389	Land West of A10	Land West of A10, Buntingford	Buntingford	Buntingford	26.50	6.00	Undeveloped	Leisure and Recreation; BNG; Mixed Use

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
02/24/010	2d4149dc-a97c-4ef6-befd-860578131246	Land Off London Road And Owles Lane	Land Off London Road And Owles Lane Buntingford Hertfordshire SG9 9JN	Buntingford	Buntingford	3.32	3.32	Agricultural land and existing residential units	Residential; Affordable Housing
02/24/011	2d9974fd-aa80-4f1e-ae19-b516a8432be1	Land Adjoining Arcadia	Land Adjoining Arcadia, Ermine Street, Buntingford, Herts, SG9 9RT	Buntingford	Buntingford	0.60	0.60	Agriculture	Residential
02/24/012	8cc3aceb-23a7-421b-a2c6-2229776b351f	Land West Of Buntingford	South of the A507 Baldock Road, West of A10, Buntingford, Hertfordshire	Buntingford	Buntingford	13.28	13.28	Agricultural Use	Employment; Green Space; BNG
02/24/013	794f78ec-31cd-461b-8a1a-c645c102c9cf	Land West Of Buntingford	North of the A507 Baldock Road, West of A10, Buntingford, Hertfordshire	Buntingford	Buntingford	50.12	50.12	Agricultural Use	Residential; Affordable Housing; Specialist Residential; Community Facility; Green Space; BNG

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
02/24/014	3e8c3c5d-64d8-4691-b4a3-a40c278f17a8	Land West Of Buntingford	North and South of the A507 Baldock Road, West of A10, Buntingford, Hertfordshire	Buntingford	Buntingford	63.40	63.40	Agricultural Use	Residential; Affordable Housing; Specialist Residential; Community Facility; Employment; Green Space; BNG

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
03/24/001	0469381b-21f1-4a04-b2ec-dadf7e98494c	N/A	Beechleigh Farm, Hatfield Road, Birch Green Hertford SG14 2LP	Hertford	Hertford Rural	0.81	0.81	Grazing	Residential
03/24/002	7179df83-a343-49a3-99df-ddf960e2cb13	Terrace Wood Nursey	Terrace Wood Nursery, St Mary's Lane, Hertingfordbury, Hertford, SG14 2LF	Hertford	Hertford Castle	0.79	0.79	Horticultural	Residential
03/24/003	4a218a78-7ddb-4cae-af54-7b4a0ab1170e	Hertford Telephone Exchange	Hertford Telephone Exchange, Greencoates, Hertford, SG13 8AP	Hertford	Hertford Castle	0.57	0.39	Telephone Exchange (Sui generis)	Residential
03/24/004	89ec9252-ce54-4e7e-8368-83f7ff0192a4	Hertford Areas 13C Land East Of Queens Road	59 Queens Road Hertford SG13 8BB	Hertford	Hertford Castle	2.00	1.60	Leisure	Residential; Affordable Housing



SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
03/24/005	917d0fb1-baeb-4d37-93d2-e89d3cf3c9d1	Dunkirks Farm	Dunkirks Farm, Hertford, Hertfordshire	Hertford	Hertford Castle	14.40	14.40	Agricultural	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Green Space
03/24/006	3cadfedf-865d-4076-ab45-b59ee172ac97	Mead Lane	Emcogroup Ltd Units 2-10 Marshgate Drive	Hertford	Hertford Kingsmead	0.70	0.70	Industrial	Residential; Affordable Housing; Mixed Use
03/24/007	ca8ff4ea-166d-44df-8f79-48af054c81d1	N/A	Land adjacent to Woodville Place and Molewood Road, Molewood Road	Hertford	Hertford Bengoe	0.50	0.02	Current use - None Previous uses - waste storage, Pigsty	Residential; Renewable Energy; Green Space; BNG
03/24/008	6cca8106-85f1-4c49-a36f-4b33a58d83f3	Madford Retail Park	Ware Road	Hertford	Hertford Kingsmead	1.51	1.51	The site is currently in use as a retail park.	Residential; Retail; Mixed Use
03/24/009	b7700a84-b75f-4f24-a236-ab5141622073	Land at Bacons Farm	Land at Bacons Farm, Bramfield, Archers spring wood, Hertford	Hertford	Watton-at-stone	12.84	7.42	Agricultural land for developable field; forestry for wood	Residential; Leisure and Recreation; Employment; Green Space; BNG; Mixed Use

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
03/24/010	6a215391-4d33-4d99-a912-96927866c4d1	Land south of Welwyn Road	Land south of Welwyn Road	Hertford	Hertford Sele/ Hertford Rural	16.91	10.22	Agricultural	Mixed Use
03/24/011	3d8d5e53-c592-4320-859b-c2b9ce5cf1e9	Land east of Wadesmill Road, Bengo	Land east of Wadesmill Road, Bengo	Hertford	Hertford Bengo	24.11	10.00	Arable agriculture	Residential; Affordable Housing
03/24/012	812a5f15-0798-4890-a515-351afb9e13fc	Leahoe House	Leahoe House, Pegs Lane, Hertford SG13 8DQ	Hertford	Hertford Castle	3.10	3.10	Vacant. Formerly mixed use including residential.	Residential
03/24/013	bd025ef5-3531-42ed-8a68-12f16b6ddfe7	Wallfields	Wallfields Pegs Lane Hertford	Hertford	Hertford Castle	0.90	0.90	Employment Land (Office)	Residential; Affordable Housing; Specialist Residential; Employment
03/24/014	604d9a7b-bbfa-4e70-b1f3-7271df109e9c	Braziers Field	Braziers Field, former allotment gardens	Hertford	Hertford Kingsmead	0.58	0.58	Former allotment	Residential; BNG
03/24/015	7ea817d8-7cc4-4c03-a264-d5ffd06d2d4d	Land at Hawthorn Close	Land at Hawthorn Close, Sele Farm, Hertford	Hertford	Hertford Sele	0.12	0.12	Community Hall	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
03/24/016	9d7a59c8-d808-4920-85af-11238573380a	Old London Road Car Park	Old London Road Car Park, Hertford	Hertford	Hertford Kingsmead	0.26	0.26	Pay and Display Car Park	Residential; Employment
03/24/017	b4634835-3199-4ee3-879a-36f250a858e8	Land South of Hornsmill Road	Land South of Hornsmill Road, Hertford, SG13	Hertford	Hertford Castle	15.60	15.60	Nil - greenfield / scrubland	Residential; Affordable Housing; Specialist Residential; Green Space
03/24/018	d54b692c-dc6d-4299-a0e2-9bcbbced7c17	Corner of Beane Road / Molewood Road	N/A	Hertford	Hertford Bengo	0.20	0.20	Agricultural	Residential; Green Space; Other

EA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
04/24/001	4fa9db40-d327-4647-be8f-e52139214f8e	Redbricks	Redbricks, Redricks Lane, Sawbridgeworth CM21 0RL and Land adjoining Redricks Redricks Lane Sawbridgeworth CM21 0RL	Sawbridge worth	Sawbridgewo rth	5.67	5.67	Residential and Grazing	Residential
04/24/002	4c5203e8-2fef-4f49-b10b-1ef85a8d2df1	Former Triangle Nursery	Chaseways	Sawbridge worth	Sawbridgewo rth	3.91	3.90	Former plant nursery	Residential
04/24/003	d0af0d73-b5b2-4949-91b0-429d3608c08c	Land at Redricks Lane	Land at Redricks Lane Sawbridgeworth CM21 0RL	Sawbridge worth	Sawbridgewo rth	2.09	2.09	Vacant, last use Garden Nursery Use	Residential; Affordable Housing; Green Space
04/24/004	73de0c14-495f-484d-b02f-06aa5b80a8b1	Retained Land at Chalks Farm	Retained Land at Chalks Farm, West Road, Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	2.34	2.00	Uncultivated ground	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
04/24/005	2c3883c8-33f7-40a4-b221-c29ca6d678e4	N/A	Land South of Wychford Drive, Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	8.50	8.50	Previously grazing land	Residential; Affordable Housing; Community Facility; Renewable Energy; Green Space: BNG
04/24/006	7a51c99a-4f3f-47f7-8e12-ea89e2796ccb	Land at Thomas Rivers	High Wych Road, Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	21.00	6.40	Current use - Agriculture, County Wildlife Site, Orchard	Specialist Residential; Community Facility; Green Space; BNG
04/24/007	33b5a36f-a593-4ab7-bf70-970b1fe3922d	N/A	Land North of Leventhorpe School, Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	1.87	1.87	It is kept as mown grassland with No other use.	Residential; Affordable Housing
04/24/008	a97f23d0-214d-4337-9e83-fa1aff2863ab	Land west of Sawbridgeworth	Land west of Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	112.00	48.00	Agricultural	Mixed Use
04/24/009	5ff5b27a-17ef-4782-a302-f00e0e746acb	Kecksy's Farm	Cambridge Road, Sawbridgeworth, East Hertfordshire, CM21 9BZ	Sawbridge worth	Sawbridgewo rth	5.95	4.50	Leisure, Commercial Storage, Residential and Agricultural	Residential

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
04/24/010	fbc4d716-6420-4087-875f-8de5294c7390	Redricks Employment Site, under land title HD432408	Redricks Farm, Redricks Lane, Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	0.78	0.78	The barns are in light agricultural use, the house is currently vacant and has not been occupied for some time.	Employment; Renewable Energy
04/24/011	31b1ddf1-365f-471c-a501-490d815633c0	Land at Redricks Farm, title numbers HD441060 and HD432408	Land at Redricks Farm, Redricks Lane, Sawbridgeworth	Sawbridge worth	Sawbridgewo rth	34.64	29.00	Agricultural and leisure	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Retail; Employment; Renewable Energy; Green Space
04/24/012	c363a092-3765-446d-9f62-bdbaf7cfd39a	Grazing Land at Reedings Way	Grazing Land at Reedings Way	Sawbridge worth	Sawbridgewo rth	0.92	0.92	Grazing Land	Community Facility; Leisure and Recreation; Green Space; BNG

Ware									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
05/24/001	28070ee4-a1a0-4103-b3f0-10040aeb51c2	N/A	Field Farm Levens Green	Ware	The Mundens	4.05	4.05	Residential and Grazing	Residential; Gypsy and Traveller; Park Homes
05/24/002	f94814a5-50e8-42df-9fb0-6cb96a984be1	Pepper Hill	Gypsy Lane Ware	Ware	Great Amwell & Stansteads	0.60	0.60	Brown field land formerly quarried	Residential
05/24/003	4cf3ca6d-9417-47c1-9a1e-9c3506804b22	Land on the west side of Hoe Land adjacent to the A10	Land at Hoe Lane, Hoe Lane, Ware, Hertfordshire, SG12 9NZ	Ware	Ware Priory	0.74	0.74	Various	Residential; Affordable Housing; Specialist Residential; Gypsy and Traveller; Travelling Show People; Park Homes
05/24/004	149b5b26-2c2a-4b64-bfd6-fc0af8e3827c	Bakers End Farm	Bakers End Farm, Bakers End, Wareside, Ware SG12 7SH	Ware	Ware Rural	6.88	6.88	Grass	N/A
05/24/005	a87a2dc8-dbab-4dc6-8590-9f59520b22b7	Land Adjoining Westmill Road	Westmill Road, Ware	Ware	Ware St Marys	0.40	0.40	Empty land - No current or recent use	Residential; Affordable Housing

Submission Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
05/24/006	6dd8f316-7cf2-4ac2-9079-ca54df384ec4	Land West of London Road	Land West of London Road, Ware, Hertfordshire SG12 9QT	Ware	Ware Priory	8.08	4.00	Paddock	Residential
05/24/007	365299e8-70f4-4c98-88b9-5d736a788473	414 Fencing	Briggens Park, Ware	Ware	Hunsdon	3.00	3.00	Class E(a) and B8	Residential
05/24/008	e3752032-0920-41d6-a6c9-db87d2c6d40d	Land rear Barwick Yard	Land rear Barwick Yard, Barwick Farm, Barwick Ford, Ware, SG11 1DB	Ware	Braughing & Standon	12.84	12.84	Agricultural Land	Employment
05/24/009	47ed1663-80a6-4662-a368-885908a4928f	Caravan Field	Caravan Field, Barwick, Ware, SG11 1DA	Ware	Braughing & Standon	16.14	16.14	Agricultural Land	Residential; Affordable Housing
05/24/010	b61dcb61-a1d7-4e7d-8181-23fce40d73de	Land at Crane Mead	Land at Crane Mead, Ware	Ware	Ware Priory	0.15	0.15	N/A	Residential; Affordable Housing
05/24/011	1d828671-366f-4da7-af69-654844b35c3d	Land east of Crane Mead	Land east of Crane Mead, Ware	Ware	Ware Priory	3.20	3.20	Vacant	Residential; Affordable Housing



SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
05/24/012	e883d98d-5522-4da4-9146-f3c0d147cfac	Land at Chadwell Springs Golf Course, within title number HD463486	Chadwell Spring Golf Centre, Hertford Road, Ware	Ware	Ware Priory	4.00	2.40	The site is part of Chadwell Springs Golf Club, but comprises a lesser used pitch and putt short course. Development is this site would have no impact on the main 9-hole, 3-par golf course.	Residential; Affordable Housing; Renewable Energy; Green Space
05/24/013	569e80fe-76c5-4542-91c9-234c98c2d08a	Presdales Pit	Presdales Pit, Hoe Lane, Ware	Ware	Ware Priory	11.50	5.80	Unrestored former sand and gravel pit	Residential
05/24/014	be4973bf-0b18-4d45-9c24-c34a5675fd0b	Land at New River, London Road/Marsh Lane	Land at New River, London Road/Marsh Lane, Ware, SG12 9NH	Ware	Ware Priory	5.70	3.60	Open land	Residential; Employment; Green Space; BNG

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
05/24/015	d2fb1b43-a7b2-4c03-bd8a-0fe196140dcc	Presdales Pit	Presdales Pit, Hoe Lane, Ware	Ware	Ware Priory	11.50	5.80	Unrestored former gravel pit	Employment
05/24/016	608b872b-079b-48a7-89a7-8c0a25f1e677	Land at New River, Lower Road	Land at New River, Lower Road, Amwell Hill, SG12 9SZ	Ware	Great Amwell & Stansteads	3.90	3.40	Grazing	Residential; Green Space; BNG
05/24/017	4af932ce-ddd4-4bad-90e4-01feb58a494	Wadesmill Park	Land off Wadesmill Road Ware SG12 0UQ	Ware	Ware Trinity	9.80	4.13	Parkland (Not publicly accessible). Please see 'Heritage Context' section in attached Vision & Delivery Statement.	Residential
05/24/018	b6b554d4-4387-4ddd-b357-5579cbb2dc9e	Former Brazier Landfill Site	Land off Westmill Road, Ware	Ware	Hertford Bengo	55.84	35.61	Former landfill	Employment

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
05/24/019	bad6a776-33c7-4227-befc-f09dc9a509c0	Land adjacent to Appleton Farm, Babbs Green, Wareside	Land adjacent to Appleton Farm, Babbs Green, Wareside SG12 7RX	Ware	Ware Rural	0.70	0.70	Agricultural land	Residential; Affordable Housing
05/24/020	1b255ae0-db10-4257-9b22-703c1012cf36	Land at King George Road, Former Garage and Community Hall Site	Land at King George Road, Former Garage and Community Hall Site	Ware	Ware Trinity	0.20	0.20	Demolished Garages and community Hall Building	Residential; BNG
05/24/021	10a3b457-49c5-4209-b0af-e8ccc45e1947	Pomarium	Pomarium, Ware Park, Ware, SG12 0DX	Ware	Hertford Bengo	1.00	1.00	Disused brownfield land	Residential
05/24/022	40698122-212b-46c7-b5d1-ffeb41bfa085	Land adjacent to the Pomarium	Pomarium, Ware Park, Ware, SG12 0DX	Ware	Hertford Bengo	2.00	2.00	Disused green space	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
06/24/001	70dc9819-1655-4d44-92fb-c3154c1885cb	N/A	The Old Bell, Anstey	Anstey	Little Hadham & The Pelhams	4.00	4.00	Set Aside	Residential; Affordable Housing; Mixed Use; Other
06/24/002	055ad6b5-0cd1-43eb-b5af-25bb054f373e	N/A	Land at St. Georges End, Anstey SG9 OBY	Anstey	Little Hadham & The Pelhams	0.75	0.35	Vacant - previous agricultural buildings	Residential
06/24/003	405542a3-1f72-4d8b-b797-067a6e1deec4	Anstey Paddock	Land east of Cheapside, Anstey	Anstey	Little Hadham & The Pelhams	1.19	1.19	Agricultural Grazing	Residential; Affordable Housing

Ardeley									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
07/24/001	a3fc6823-e0e4-4e07-b083-c9a0affc3862	The Jolly Waggoners	The Jolly Waggoners, Widford Road, Ardeley, SG10 6EZ	Ardeley	The Mundens	0.79	0.40	9 residential units (+ Land for Ecological Benefit)	Residential
07/24/002	b62bab15-7efe-4c57-9a00-96ee2b886e59	Land to Rear of 1-6 The Glebe, School Lane	Land to Rear of 1-6 The Glebe, School Lane, Ardeley	Ardeley	The Mundens	0.06	0.06	Part vacant, and part residential garden	Residential

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Aston

Submission Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
08/24/001	171451c0-7912-4535-8699-9ab4b8c7f914	Land East of Stevenage	Land south of Stevenage Road, Aston End, SG2 7HH	Aston	Aston, Datchworth & Walkern	65.00	26.00	Agricultural	Residential; Affordable Housing; Specialist Residential; Leisure and Recreation;

Bayford									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
09/24/001	1fce20d8-6dfe-4b18-9598-722d2ad27215	Land at Church Lane	Land at Church Lane, Church Lane, Bayford, SG13 8PP	Bayford	Hertford Rural	3.30	2.95	Undeveloped agricultural land	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
10/24/001	c35d46c2-42bc-46fc-9760-7f7edfaf09c8	Lingfields House	Lingfields House, Whempstead Road, Benington, Hertfordshire, SG2 7BX	Benington	Aston, Datchworth & Walkern	0.26	0.26	Ancillary land to the residential use of the Lingfields property	Residential
10/24/002	ed09ae43-e979-4ca8-89e0-49a0e785c230	Land at Benington Bury Stud Farm	Walkern Road, Benington, Stevenage	Benington	Aston, Datchworth & Walkern	1.00	1.00	Equine Stud Farm	Residential; Affordable Housing



Birch Green

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
11/24/001	7f2e64f0-d451-48c8-a713-35733d190699	N/A	Unnamed Road, Birch Green (leading to Pipers End/Chapel Ln from Birch Green)	Birch Green	Hertford Rural	0.26	0.26	Private land used for family recreation and business storage facilities	Residential; Affordable Housing
11/24/002	46cf7067-346f-4b40-aa3a-b3505aa8e3b2	Land west of Birch Green	Land west of Birch Green	Birch Green	Hertford Rural	8.61	8.61	Agriculture	Residential; Affordable Housing; Specialist Residential; Leisure and Recreation; Green Space; BNG

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
12/24/001	d58fb66c-41f3-4c4d-8647-3e33e52a3158	Bramfield Place Farm	Bramfield Place Farm, Main Road, Bramfield, Hertford	Bramfield	Watton-at-Stone	0.60	0.60	The site is currently in mixed commercial use, including office, light industrial, and storage business. The buildings are currently fully occupied by tenants, and any vacancies are quickly filled through marketing.	Employment; Renewable Energy
12/24/002	697bcd42-ac49-4dce-a70f-bd69fc0c6b73	Land west of Bramfield Place Farm	Land west of Bramfield Place Farm, Main Road, Bramfield, Hertford, SG14 2FD	Bramfield	Watton-at-Stone	1.20	0.70	Land is currently in arable agricultural use.	Residential; Affordable Housing; Renewable Energy

## Braughing

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
13/24/001	6a39398c-c4ea-4188-94ed-24b97267a49c	Down Field	Down Field, Green End (B1368), Braughing, Hertfordshire, SG11 2PQ	Braughing	Braughing & Standon	20.00	3.00	Various	Residential; Affordable Housing; Specialist Residential; Gypsy and Traveller; Travelling Show People; Park Homes; Retail; Employment; Renewable Energy; Mixed Use
13/24/002	af24a4e5-56bc-4948-b0b0-6221c9b7f635	Down Field Site 5	Down Field Site 5, Green End (B1368), Braughing, SG11 2PQ	Braughing	Braughing & Standon	1.70	1.70	Various	Residential; Affordable Housing

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
13/24/003	6345d53e-3e76-4137-8797-17fdd5047c8d	Larks Hill (and access route)	Larks Hill, Green End, Braughing	Braughing	Braughing & Standon	4.14	4.14	Northern field is under farm stewardship scheme, southern field is horse grazing paddock	Residential; Employment; Mixed Use
13/24/004	02959dc8-b1e2-4038-be18-ac4d58313e56	Hamels Park Farm	Land and buildings at Hamels Park Farm, Hamels Lane, Herts SG9 9NA	Braughing	Braughing & Standon	0.56	0.56	Agricultural	Residential
13/24/005	eac68b4c-174e-4ab9-880e-ca297128f10c	Arden Meadow	Land North of Friars Road, Braughing	Braughing	Braughing & Standon	1.50	1.50	Grade 4 Agricultural Land	Residential
13/24/006	972b74ac-57c8-40dc-9aea-19b52082277f	Land Fronting B1368	Land at Quinbury Farm, Hay Street, Braughing	Braughing	Braughing & Standon	0.83	0.83	Grade 4 Agricultural Land	Residential

Brent Pelham

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
14/24/001	7d2b3299-5a19-4e83-afa8-8c3e4615d316	Land east of The Causeway Brent Pelham	Land east of The Causeway Brent Pelham Hertfordshire SG9 0HW	Brent Pelham	Little Hadham & The Pelhams	0.30	0.30	Agricultural	Residential
14/24/002	6a9e5093-1625-4c52-8365-64c995fac33a	The Kennels	The Kennels Brent Pelham Buntingford Hertfordshire SG9 0AT	Brent Pelham	Little Hadham & The Pelhams	0.35	0.35	Commercial (Hunt Yard use) and residential (adjoining but not within the proposed site)	Residential

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Brickendon									
SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
15/24/001	4243903a-ab23-4eed-9383-a3f400ab714a	Maintenance compound, Brickendon Grange Golf Club	Brickendon Grange Golf Club, Pembridge Lane, Brickendon	Brickendon	Hertford Heath & Brickendon	0.31	0.25	Golf course maintenance compound	Residential
15/24/002	49f220e6-f258-4ee1-af86-c2d8a303b818	Land at Brickendon Grange Golf Club	Brickendon Grange Golf Club, Pembridge Lane, Brickendon	Brickendon	Hertford Heath & Brickendon	0.25	0.22	Unused	Residential

Broxbourne									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
16/24/001	3f9ba498-781a-4196-b635-f4f686333765	N/A	Vacant field between, White Stubbs Manor, White Stubbs Ln, Broxbourne EN10 7QA and Silver Birches, White Stubbs Ln, Broxbourne EN10 7QA	Broxbourne	Hertford Heath & Brickendon	1.50	1.50	N/A	Residential
16/24/002	62faf50b-d9c0-4ebb-9173-0064e01f66fe	Hertfordshire Zoo	Hertfordshire Zoo, White Stubbs Lane, Broxbourne, EN10 7QA	Broxbourne	Hertford Heath & Brickendon	25.95	25.95	Zoo, car parks, woodland and fields	Leisure and Recreation

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Buckland									
PLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
17/24/001	82b3b193-9554-4abc-af6e-e19d26b23140	Land at Buckland	Land at Buckland, Hill View, Buckland	Buckland	Buntingford	0.19	0.19	Vacant, scrubland. Has been unused for more than 10 years	Residential



Cole Green

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
18/24/001	9e9570f5-dcce-4aba-a7ad-0226d1186f62	Land at Munn's Farm, Cole Green	Land at Munn's Farm, Cole Green	Cole Green	Hertford Rural	3.20	3.20	Agriculture	Residential; Affordable Housing; Specialist Residential; Gypsy and Traveller; Travelling Show People; Park Homes; Leisure and Recreation; Retail; Employment; Renewable Energy; Green Space; BNG
18/24/002	b65fa09e-d5c2-41d4-9828-8d801ada5ae0	Land at Cole Green	Land at Cole Green	Cole Green	Hertford Rural	1.25	1.25	Agriculture	Residential

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
18/24/003	5f73cedc-0501-489e-a743-ebd8cead0c9f	B P Mitchell (Haulage Contractors) Ltd Highfields, Birchall Lane Hertfordshire, SG14 2NR	Birchall Lane, Hertfordshire, SG14 2NR	Cole Green	Hertford Rural	11.00	8.80	Waste - recycling of aggregate	Employment

Colliers End

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
19/24/001	cd3cabf8-4a97-42ee-bf1b-ca1b5c7a206d	Ryders Mead and Camp Field	Ermine Street Colliers End	Colliers End	Braughing & Standon	7.60	7.60	Agricultural	Residential
19/24/002	4c0ba735-aa38-4e54-a1e0-880e076a04d7	Land at Dowsetts Lane/Ermine Street (West of Wellington Cottages)	Land at Dowsetts Lane/Ermine Street (West of Wellington Cottages) Colliers End Ware, SG11 1EE	Colliers End	Braughing & Standon	0.35	0.21	Agricultural	Residential; Renewable Energy; BNG
19/24/003	7663ea66-46f7-480b-806b-7beb1a5a550a	Land at Dowsetts Lane (East of Wellington Cottages)	Land at Dowsetts Lane (East of Wellington Cottages), Collier's End, Ware, SG11 1EE	Colliers End	Braughing & Standon	0.51	0.31	Agricultural	Residential; Affordable Housing; Renewable Energy; BNG

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
19/24/004	83a069d0-b6d8-4842-8c8a-28f7ef1e9ae3	Land at Collier's End within title number HD467690	Land lying to the west of Ermine Street, Collier's End	Colliers End	Braughing & Standon	1.00	0.60	The land is unproductive agricultural land, used for sporadic grazing, however it is vacant for much of the year due to its unsuitability for modern farming practices	Residential; Affordable Housing
19/24/005	61725ec5-be7c-4d81-997d-2c6fb6c29297	Land Adjacent Quakers Farm	Land Adjacent Quakers Farm, Colliers End, Ware, SG11 1ER	Colliers End	Braughing & Standon	1.80	1.50	Agricultural	Residential
19/24/006	faf6a106-f245-458d-8e45-94447f4409a0	Lower Wheeler	Lower Wheeler, Colliers End, Ware, SG11 1ET	Colliers End	Braughing & Standon	1.33	0.79	Residential garden space	Residential
19/24/007	94571b4f-0df5-4f6a-a22f-339e7c49e5d1	Collier End Business Park	Colliers End Business Park Dowsett's Lane Colliers End	Colliers End	Braughing & Standon	6.00	5.00	B8 storage	Employment

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
19/24/008	54aa1576-39c8-4b95-91f5-c499c1302f7c	Land to West of Ermine Street	Land to West of Ermine Street, Colliers End, Ware, Herts, SG11 1EN	Colliers End	Braughing & Standon	1.60	1.30	Old Agricultural and Industrial	Residential; Affordable Housing

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Cottered									
PAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
20/24/001	557463ba-1f61-4234-80ca-133356b3ac4c	Land Adj. To The Old Rectory	Land Adj. To The Old Rectory Cottered, Buntingford SG9 9QP	Cottered	Buntingford	2.00	2.00	Agricultural (hay field)	Residential; Affordable Housing
20/24/002	5e1f10e6-3b17-44b1-966a-55004c980738	Peascroft	Peascroft, Next to the Council Houses, Cottered, Herts SG9	Cottered	Buntingford	13.76	5.00	Grass; Arable; was farmed until my husband passed away.	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
20/24/003	d41b829c-038f-4d02-968e-aa76a7cf4635	Land to the East of Warren Lane, Cottered	Land to the East of Warren Lane Warren Lane Cottered SG9 9QA	Cottered	Buntingford	5.17	5.17	The site was previously paddock land/amenity grazing. However, technical details consent for four residential dwellings on part of the site was granted by application 3/22/1830/FUL on 2nd May 2024. The balance of the land remains paddock land.	Residential

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Datchworth									
SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
21/24/001	1710cb4f-5512-4221-860d-2776df8a720f	Land west of Moat Farm	Land west of Moat Farm, Bulls Green, Datchworth, Knebworth, SG3 6SE	Datchworth	Hertford Rural	1.00	0.60	Equestrian paddocks	Residential; Affordable Housing; Renewable Energy
21/24/002	c919772a-5266-4692-b0b9-19baab496aea	Land North of Burnham Green Road	Land North of Burnham Green Road, Datchworth, Welwyn	Datchworth	Watton-at-Stone	4.65	4.65	Paddock Land	Residential; Affordable Housing; Green Space



Eastwick & Gilston

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
22/24/001	f8e97c86-9127-4a32-85c6-c03296b9e247	Fiddlers Brook Stables	Fiddlers Brook Stables, Gilston Lane, Gilston, CM20 2RD	Gilston	Hunsdon	2.26	2.00	Stables	Residential; Affordable Housing; Renewable Energy; Green Space; BNG

Submission Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
22/24/002	b5489178-1b08-441c-8de9-fad8ba022016	Land at Redricks, Gilston	Land to the south of Eastwick Road, Gilston CM20 2RP	Gilston	Hunsdon	47.60	16.55	The site has been extensively used for landfill following gravel extraction. Currently, the site is vacant due to access/constructions works over the land in relation to the Eastern Stort Crossing. The site would also qualify as grey belt in relation to the draft NPPF which will be assessed further once the NPPF is finalised.	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Retail; Employment; Renewable Energy; Green Space; BNG; Mixed Use; Other

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
22/24/003	03197d15-d82f-4402-9ed6-6f7e3ba7ca43	Land South of Redricks Lane	Land South of Redricks Lane, Gilston, Harlow, CM20 2RP	Gilston	Sawbridgeworth	14.27	8.00	Historically landfill, more recently used for outdoor leisure facilities as a clay pigeon shooting ground	Residential; Affordable Housing; Employment; Renewable Energy; Green Space; BNG; Mixed Use
22/24/004	3f6f7063-06e3-4382-9bea-e5bd85e390ea	Grazing Land at Eastwick	Grazing Land at Eastwick	Eastwick	Hunsdon	0.28	0.28	Grazing Land	BNG

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Furneux Pelham									
SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
23/24/001	bac19df0-35f9-4a90-bac9-f30d6afec46a	Land between Wych Elm and Barleycroft Works	Land between Wych Elm and Barleycroft Works, Barleycroft End, Furneux Pelham	Furneux Pelham	Little Hadham & The Pelhams	0.32	0.32	Unmanaged grassland	Residential
23/24/002	74e097f7-79ee-4749-933e-41431aa7d56d	Whitebarns	Land to the east of Whitebarns Lane, Furneux Pelham, Buntingford, Hertfordshire, SG9 0JH	Furneux Pelham	Little Hadham & The Pelhams	0.60	0.60	Agricultural field	Residential
23/24/003	35967319-3ba2-4da8-a3bd-d70683bc277f	Barleycroft Works	Barleycroft Works, Barleycroft End, Furneux Pelham, Herts	Furneux Pelham	Little Hadham & The Pelhams	1.70	1.70	Commercial	Employment

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
23/24/004	3f0036f8-d5b6-4d47-89c2-3ca9e06db4a2	Land at Whitebarns Lane	Land at Whitebarns Lane, Furneux Pelham	Furneux Pelham	Little Hadham & The Pelhams	0.15	0.15	Garden extension	Residential
23/24/005	fb220423-3900-4280-9f45-a1782001806c	Land East of Barleycroft Works	Land East of Barleycroft Works, Barleycroft End, Furneux Pelham, SG9 0LL	Furneux Pelham	Little Hadham & The Pelhams	11.00	11.00	Agriculture	Residential; Affordable Housing
23/24/006	180635bc-d6f1-4e2a-a5cf-bb2ae61ef137	Land East of Willows Farm	Land East of Willows Farm, Ginns Road, Furneux Pelham, Buntingford	Furneux Pelham	Little Hadham & The Pelhams	0.60	0.60	Agriculture	Residential
23/24/007	dcf7d237-24a8-47c0-b7a1-4c68a4ff2d1b	Land South of Stocking Pelham	Land South of Stocking Pelham, Ginns Road, Furneux Pelham, Herts	Furneux Pelham	Little Hadham & The Pelhams	2.60	2.40	Agricultural	Residential

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
23/24/008	44bb3c0a-6194-4dbb-b97f-8bd68bdef2a0	Land East of Violets Lane	Land East of Violets Lane, The Street, Furneux Pelham, Herts	Furneux Pelham	Little Hadham & The Pelhams	0.90	0.90	Agricultural	Residential

Great Amwell									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
24/24/001	57d2b423-e48f-4470-bb2f-1eb50b739de1	Land rear of Waggon & Horses	Waggon & Horses Pepper Hill Great Amwell Ware SG12 9RQ	Great Amwell	Great Amwell & Stansteads	0.51	0.27	Vacant land to rear of public house	Residential
24/24/002	fd370e77-b01f-48d9-9f8e-4e38818764c4	The Vicar's Field, Great Amwell	Hillside Lane, Great Amwell	Great Amwell	Great Amwell & Stansteads	0.50	0.00	Mowed grass, used by St. John the Baptist CE VA Primary School	Green Space
24/24/003	39b94e9e-94c0-495a-85c5-052552854e03	Landcroft and Byfield Nursery	Landcroft, Amwell Hill, Great Amwell Byfield Nursery, Gypsy Lane, Great Amwell SG12 9RG	Great Amwell	Great Amwell & Stansteads	3.40	3.40	Residential and horticultural	Residential; Affordable Housing
24/24/004	18ab8cf5-f901-47ac-b68e-d1989759e22d	Land at C. U. Phosco Lighting	Charles House, Lower Rd, Great Amwell, Ware	Great Amwell	Great Amwell & Stansteads	2.30	1.40	Existing Site usage is employment in the form of an office and associated industrial units (Use Class B1/B2/B8).	Residential

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Great Hornead									
SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
25/24/001	2cdb8c8c-8ff1-4a7b-94a3-6b596e478ecc	Barnfield	Hall Lane, Great Hornead	Great Hornead	Buntingford	0.41	0.41	Paddock	Residential
25/24/002	25dd5e19-a77c-4cf7-a8a4-8b629331111f	Land North of Park Road,	Land North of Park Road, Great Hornead, Buntingford, SG9 ONW	Great Hornead	Buntingford	1.50	1.50	Agricultural	Residential
25/24/003	ec5030f6-ebb7-48e5-b20f-0512d5081e64	Land to the west of Gt Hornead Village Hall and east and west of Hornead COE First & Nursery	Land to the west of Gt Hornead Village Hall and east and west of Hornead COE First School & Nursery, SG9 ONS	Great Hornead	Buntingford	8.00	8.00	Agricultural	Mixed Use



Great Munden									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
26/24/001	fede8e8f-083e-483d-b049-529c51da4b9b	Mentley	Mentley, Mentley Lane West, Great Munden, Ware, SG11 1TW	Great Munden	Braughing & Standon	11.59	11.59	Agricultural arable land	Residential; Employment; Mixed Use

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Hare Street

Submission Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
27/24/001	a8ed7928-ad83-41a0-9513-09bc162dc556	Hare Street Estate (Eric's Wood)	Hare Street Estate, Hare Street (B1368), Hare Street, Buntingford, SG9 0DX	Hare Street	Buntingford	7.00	3.00	Various	Residential; Affordable Housing
27/24/002	75891ecd-bee9-43fb-8fab-71bd9de75933	Land North of Bluebell Cottage	Bluebell Cottage, Hare Street, Herts, SG9 0DY	Hare Street	Buntingford	2.11	1.72	Residential garden	Residential; Affordable Housing
27/24/003	b8395ed9-14dc-4808-9e19-115863394e1e	Land adjacent to Bluebell Cottage	Bluebell Cottage, Hare Street, Hertfordshire, SG9 0DY	Hare Street	Buntingford	0.50	0.50	Residential garden	Residential
27/24/004	3ee875ad-6d41-4ee7-ba7d-8ba8ac5d7e46	Land at Heatherdown	Heatherdown, Hare Street, Hertfordshire, SG9 0AE	Hare Street	Buntingford	0.52	0.29	Residential garden	Residential
27/24/005	dfbe0f67-b058-46ba-a9c7-13d885ae8782	(Former) Livery Yard	Livery Yard Hare Street Buntingford Herts SG9 0DX	Hare Street	Buntingford	3.20	2.80	Previously Developed Land	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
27/24/006	7c04d3a0-9df6-4785-8f1f-c274e05e8b7d	Land Adjacent Howe Engineering	Land Adjacent Howe Engineering, Hare Street, Buntingford, SG9 ODY	Hare Street	Buntingford	0.37	0.37	Residential	Employment
27/24/007	aefb9d16-b6e3-49b7-91a8-f3e6173e9248	Land Adjacent The Chimneys	Land Adjacent The Chimneys, Hare Street, Buntingford, SG9	Hare Street	Buntingford	1.72	1.72	Agricultural	Residential
27/24/008	c5adc185-af3c-4731-a76d-b434e67a6f84	Land off Hare Street	Land off Hare Street, Anstey	Hare Street	Buntingford	0.78	0.78	Agricultural Grazing	Residential; Affordable Housing
27/24/009	b2f764b4-713c-41c6-b6ed-7dd035583efb	Rowney Close	Rowney Close Hare Street Buntingford	Hare Street	Buntingford	1.38	1.38	Agriculture	Residential; Affordable Housing; Park Homes
27/24/010	4751451f-8fe1-4d49-9ad3-639fc0da55e1	Land to the west of the Beehive Public House	Land to the North of Hare Street Road and to the west of the Beehive PH.	Hare Street	Buntingford	4.80	4.80	Agricultural	Mixed Use

PA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
27/24/011	bd2b478d-2376-472e-8b48-1e7cb86d5088	Kemps Close	Kemps Close Hare Street Buntingford SG9 0DZ	Hare Street	Buntingford	1.30	1.00	Garden	Residential; Affordbale Housing

Harlow

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
28/24/001	66159b03-137d-4f0b-9192-4213ca6a5567	Land to the west and south of the Dusty Miller within title number HD336731	Land to the west and south of the Dusty Miller, south of Eastwick Road, Harlow	Harlow	Hunsdon	0.83	0.50	The land is unproductive agricultural land, used for sporadic grazing, however it is vacant for much of the year due to its unsuitability for modern farming practices.	Residential; Affordable Housing; Renewable Energy

Hertford Heath

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
29/24/001	4a68b568-2bc1-46ed-8773-5febf2d958ea	Barclay Grange	Barclay Grange, Land West of London Road, Hertford Heath, Herts SG13 7RH	Hertford Heath	Hertford Heath & Brickendon	5.45	5.45	Intensively managed agricultural field for hay crop, identified as being of limited ecological value and not suitable for arable cultivation	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Retail; Employment; Green Space; Mixed Use
29/24/002	239baf0e-b2e1-4e0c-8c82-baef9cb0e5f6	The Roundings	The Roundings	Hertford Heath	Hertford Heath & Brickendon	3.00	3.00	Grazing under farm tenancy	Residential; BNG
29/24/003	173fffb6-a4b3-49ef-977d-a9fdac895d77	South of Hailey Lane field	Field South of Hailey Lane	Hertford Heath	Hertford Heath & Brickendon	6.90	6.90	Grazing/Arable under farm tenancy	Renewable Energy

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
29/24/004	2547cd00-4cca-469b-ac86-fa47491da6f4	Land adjacent to College Farm, Hertford Heath, title number HD503974	Land to the west of College Farm, Hailey Lane, Hertford Heath SG13 7NX	Hertford Heath	Hertford Heath & Brickendon	0.63	0.40	Agricultural grazing land, Not cultivated	Residential; Affordable Housing; Renewable Energy; BNG
29/24/005	4a1124a9-8cf9-4c94-9d69-a62c8deddd41	Land Adjacent Priors Close, London Rd, Hertford Heath	Land Adjacent Priors Close, London Rd, Hertford Heath, Hertford, SG13	Hertford Heath	Hertford Heath & Brickendon	1.80	1.50	Paddock	Residential
29/24/006	21e9e148-a1c3-4fbe-975b-601997c9c44a	Land at Amwell Place Farm site 2	Amwell Place Farm, Downfield Road, Hertford Heath	Hertford Heath	Hertford Heath & Brickendon	5.00	5.00	Buildings related to agriculture/employment	Residential

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Hertingfordbury									
PAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
30/24/001	8f0e557a-6bd5-4e34-a87b-7ed16238e1a0	Land at St Marys Lane	Land at St Marys Lane, Hertingfordbury	Hertingfordbury	Hertford Castle	1.80	1.80	Agricultural Use	Residential



## High Cross

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
31/24/001	3df1818f-9502-4e33-8977-dfb0d07b93d1	Land to the east of Canterbury Park (T8)	Land east of Canterbury Park, High Cross, near Ware, SG11 1AR	High Cross	Ware Rural	0.78	0.78	Occasional grazing	Residential
31/24/002	67502fec-b8d8-4dfb-bfb1-3ef4a2c977cb	Land west of High Road, High Cross	High Road, High Cross, Ware, SG11 1AZ	High Cross	Ware Rural	2.26	1.87	Pony paddocks	Residential; Affordable Housing; Leisure and Recreation
31/24/003	20729e73-45b1-4793-b5a4-5dc6e74f7244	Land to the East of High Road	Land at Sites Farm, High Cross, SG11 1BE	High Cross	Ware Rural	12.98	6.50	Arable	Residential; Affordable Housing; Community Facility; Green Space; Other
31/24/004	e58ee046-d79b-4c6e-aa40-d929c3224ac4	Land south of Oakley Coachworks referenced as T6	Land south of Oakley Coachworks, High Cross, near Ware	High Cross	Ware Rural	1.50	1.50	An open piece of grassland	Mixed Use

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
31/24/005	3f2df068-211c-4868-a443-2aa77ed0e17c	Sutes Farm, High Cross	Sutes Farm, High Cross, Ware, Hertfordshire, SG11 1BE	High Cross	Ware Rural	2.06	2.06	The site is currently in mixed agricultural and commercial use, including florist, storage and light industrial business. The buildings are currently fully occupied by tenants, and any vacancies are quickly filled through marketing.	Employment; Renewable Energy; BNG
31/24/006	6168449a-761b-4482-a8d3-81515bfe225b	Land on North Drive	Land on North Drive	High Cross	Ware Rural	0.55	0.55	Agricultural	Residential; BNG

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
31/24/007	e48d4a1e-836f-4a72-9587-3fd1f9501897	Land east of Oakley Coachworks referenced as T7	Land east of Oakley Coachworks, High Cross, near Ware	High Cross	Ware Rural	0.53	0.53	Part used for storage associated with the factory with the remainder being open land	Residential

32/24/001 SAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
32/24/001	043e2a79-0ad3-4fab-b040-093ad79b27e1	Land South Of Lauden Lodge	Land South Of Lauden Lodge, High Wych, Sawbridgeworth, CM21 0JE	High Wych	Much Hadham	54.10	50.00	Agricultural	Mixed Use
32/24/002	421cb389-9ea3-4b8f-93b0-ca8494c7f026	Land North High Wych Primary School	Land North High Wych Primary School, High Wych, Sawbridgeworth, Herts CM21 0JE	High Wych	Much Hadham	29.30	26.00	Agricultural	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Green Space
32/24/003	4110edff-82c4-44a0-aba9-7ab3da7904b2	Land East Sayes Park Farm	Land East Sayes Park Farm, High Wych, Sawbridgeworth, CM21 0JE	High Wych	Much Hadham	66.20	60.00	Agricultural	Residential; Affordable Housing; Community Facility; Retail; Green Space
32/24/004	a33c720f-0210-42ff-9c77-98464d4123ee	Land West of Sayes Park Farm	Land West of Sayes Park Farm, High Wych, Sawbridgeworth, CM21 0JE	High Wych	Much Hadham	85.50	80.00	Agriculture	Residential; Affordable Housing; Community Facility; Retail; Green Space

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
32/24/005	7d8149d4-d574-40ba-aaf1-2e0f3ae318fe	Land East Sayes Park Farm	Land East of Sayes Park Farm, High Wych, Sawbridgeworth, CM21 0JE	High Wych	Much Hadham	46.00	40.00	Agricultural	Residential; Community Facility; Employment; Green Space
32/24/006	68c354bd-7cc2-4893-9429-4b3536306a4c	Land West Of Sayes Park Farm	Land West of Sayes Park Farm, Highwych Road, High Wych, Sawbridgeworth CM21 0JE	High Wych	Much Hadham	52.00	50.00	Agricultural	Residential; Community Facility; Leisure and Recreation; Employment
32/24/007	6888dd83-b7c9-4e00-b1ea-056be803d5a1	Land South of Sayes Park Farm	Land South of Sayes Park Farm, High Wych Road, High Wych, Sawbridgeworth, CM21 0JE	High Wych	Much Hadham	33.00	30.00	Agricultural	Residential; Community Facility; Leisure and Recreation; Employment

PLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
33/24/001	d9c546e1-ca39-4922-a477-2716cf8fc986	Rye Gate	Land North of St. Margarets Road	Hoddesdon	Great Amwell & Stansteads	34.40	34.40	Grazing	Residential; Affordable Housing; Specialist Residential; Employment; Green Space; BNG
33/24/002	e5804b36-4918-44e7-b7ab-c988ef1aab26	Hillside Nursery	Hillside Nursery Ware Road Hailey Hoddesdon	Hoddesdon	Great Amwell & Stansteads	1.90	1.90	Mixed agricultural and commercial	Residential; Affordable Housing

Hunsdon									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
34/24/001	956a9aab-6afd-47f1-9551-3b972b3b8591	Land adj Walnut Tree House	As above SG12 8PG	Hunsdon	Hunsdon	1.86	0.00	Grazing	Residential
34/24/002	4e5179dc-3d4a-44db-8082-a054765ca26d	Land west of Acorn Street, Hunsdon	Land west of Acorn Street, Hunsdon, Ware, SG12 8PQ	Hunsdon	Hunsdon	4.85	3.10	Agriculture	Residential; Affordable Housing; Green Space
34/24/003	6d0b2cff-9a3b-43d9-9dd4-008daa459e66	Land to the South of Ellison Close, Hunsdon	Land South of Ellison Close, Stanstead Road, Hunsdon, Ware, SG12 8FG	Hunsdon	Hunsdon	0.50	0.30	Agriculture	Residential; Renewable Energy; BNG
34/24/004	abf77530-bb1b-42c4-a75d-3b2bef4df66f	Land at Samuels Farm	Samuels Farm, Hunsdon, Ware, SG12 8NN	Hunsdon	Hunsdon	30.50	15.00	Agricultural Land	Residential; Affordable Housing; Specialist Residential; Leisure and Recreation; Renewable Energy; Green Space; BNG

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
34/24/005	e668274e-2c30-45a7-807a-9b50a26ec03c	Land at Acorn Street	Land at Acorn Street, Hunsdon	Hunsdon	Hunsdon	4.64	4.64	Agricultural Use	Residential; Affordable Housing
34/24/006	0479cada-9bc6-4b3b-a9d4-7fbd3aa41185	Land west of Widford Road, Hunsdon	Land west of Widford Road, Hunsdon SG12 8NN	Hunsdon	Hunsdon	0.95	0.75	Grazing land	Residential; Affordable Housing



Letty Green

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
35/24/001	91c4f2c3-d314-4164-b7fa-9f57be5d1a21	Land off Deadfield Lane, Letty Green	Land off Deadfield Lane	Letty Green	Hertford Rural	8.97	8.97	Agricultural	Renewable Energy; BNG

Little Berkhamsted

Submission Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
36/24/001	6a3c9fed-7059-413e-9b9b-0627d526eadf	Land off Little Berkhamsted Lane	Land off Little Berkhamsted Lane, Berkhamsted Lane, Little Berkhamsted	Little Berkhamsted	Hertford Rural	0.92	0.59	Residential	Residential
36/24/002	f39083bf-80f4-42e8-8704-8b5dd430c3ee	Land West of Church Road	Land West of Church Road, Little Berkhamsted	Little Berkhamsted	Hertford Rural	2.98	2.98	Agricultural Land - last used as grazing land for animals, now scrub land.	Residential
36/24/003	1cd77129-46c9-4d8d-bfb3-7ab535c42032	Land East of Church Road	Land East of Church Road, Little Berkhamsted	Little Berkhamsted	Hertford Rural	2.29	2.29	Agricultural Land - last used as grazing land for animals, now scrub land.	Residential; Community Facility
36/24/004	9b704c86-fd1e-4212-a66c-6c943b70eb9f	Little Stockings House	Little Stockings House, Stockings Lane, Little Berkhamsted, Hertford, SG13 8LW	Little Berkhamsted	Hertford Rural	0.30	0.30	Former paddock within curtilage of home, around 1 acre	Residential

Little Hadham

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
37/24/001	c829243c-83f3-4fba-859f-c409ad3a8681	Northbank	Northbank, Standon Road, Little Hadham, SG11 2EB	Little Hadham	Little Hadham & The Pelhams	0.32	0.32	Residential garden	Residential
37/24/002	079bc63b-feac-4fcc-85d3-d97236716fcb	Land at Side Hilly	Land at Side Hilly, The Ford, Little Hadham	Little Hadham	Little Hadham & The Pelhams	1.12	0.60	Disused gravel pit with CLEUD on part for external storage, B8.	Residential
37/24/003	91151416-48b8-4eb3-9a1a-2f5404d4152b	Land on the South Side of Standon Road	Standon Road Little Hadham Ware	Little Hadham	Little Hadham & The Pelhams	19.90	14.00	Greenfield	Residential
37/24/004	1ceb5e94-6bd6-4826-b25e-2d9442a804da	Land East of Albury Road, Little Hadham, title number HD554147	Land East of Albury Road, Little Hadham, Ware, SG11 2DN	Little Hadham	Little Hadham & The Pelhams	0.50	0.30	Agricultural grazing	Residential; Affordable Housing; Renewable Energy; BNG

DA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
37/24/005	187fa3d2-a3ba-45c7-bca4-e3187c007476	Church End Farm, Little Hadham	Church End Farm, Little Hadham, Ware, SG11 2DY	Little Hadham	Little Hadham & The Pelhams	1.40	1.40	The site is currently in commercial use, including leisure, storage and light industrial business. The buildings are currently fully occupied by tenants, and any vacancies are quickly filled through marketing.	Employment

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
37/24/006	e452cac6-c2fe-430b-b4ec-4fbd5c79a040	Land West of Albury Road and South of Lime Kiln Place	Land West of Albury Road and South of Lime Kiln Place	Little Hadham	Little Hadham & The Pelhams	1.78	1.00	The site comprises previously developed land. It was formally a chalk quarry and Lime Kiln site dating back to the 1960's. It has Not been the subject any formal restoration and there are No planning conditions or obligations requiring any future reclamation.	Residential; Affordable Housing

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
37/24/007	4f90444d-71cc-4567-b012-fc1537007047	Land West of Lime Kiln Place	Land West of Lime Kiln Place	Little Hadham	Little Hadham & The Pelhams	0.57	0.43	The site forms part of what was a chalk quarry dating back to the 1960's. It has not been subject any formal restoration and there are no planning conditions or obligations requiring this.	Residential
37/24/008	b2586bc0-7409-4e8c-8e97-750ef87f3983	Land at Little Hadham within the A120 Little Hadham bypass	Little Hadham	Little Hadham	Little Hadham & The Pelhams	106.00	60.00	Agricultural with small areas of recreational space, for example the fishing lakes and woodland, which would be retained.	Residential; Affordable Housing; Community Facility; Leisure and Recreation; Retail; Employment; Renewable Energy; Green Space

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
37/24/009	6a8825ce-58ca-49b6-84d2-2c8ced0d54cd	Lands adjacent to Little Hadham	Lands adjacent to Little Hadham	Little Hadham	Little Hadham & The Pelhams	33.00	23.00	Agricultural	Residential; Affordable Housing; Green Space; BNG
37/24/010	806c23e0-cb36-4be3-a164-025497ba7799	Land North of Stortford Road	Land North of Stortford Road Little Hadham SG11 2DY	Little Hadham	Little Hadham & The Pelhams	11.80	7.50	Agricultural land	Residential; Affordable Housing; Community Facility; Retail

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Much Hadham									
EA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
38/24/001	2fa75302-e01d-43c7-a048-9cddcf7741cd	Land at Hill House	Tower Hill, Much Hadham	Much Hadham	Much Hadham	3.47	1.50	Currently vacant land	Residential; Affordable Housing
38/24/002	177c48a4-7cdd-48e4-b32a-5b30f58b9056	Old Station Yard	Easting (x): 542231 Northing (y):218197 Millers View	Much Hadham	Much Hadham	0.40	0.20	Previously developed land for railway siding and yard.	Residential; Affordable Housing; Specialist Residential
38/24/003	034f4b1b-ad30-48ac-a3b9-8295ef90a901	G.G.L. Nursery Site	G.G.L. Nursery, Kettle Green Lane, Much Hadham	Much Hadham	Much Hadham	2.81	2.81	Brownfield site comprising glasshouses, brich structures, storage tanks and significant concrete foundations and roadways.	Residential
38/24/004	feed9844-4f25-4df2-bdfe-fb3121fd9b87	Cherry Orchard	Cherry Orchard, Much Hadham, SG10 6HJ	Much Hadham	Much Hadham	4.93	4.93	Agricultural	Residential; Affordable Housing



SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
38/24/005	c72ff12a-96b4-47c0-bbc2-8ab81cbc7676	Dolans	Dolans, Much Hadham, SG10 6HQ	Much Hadham	Much Hadham	3.74	3.74	Agricultural Land	Residential; Affordable Housing
38/24/006	246f03c9-fbf1-4c22-a09f-cf828c866e00	Barn Field	Barn Field, Much Hadham, SG10 6HJ	Much Hadham	Much Hadham	3.99	3.99	Agricultural Land	Residential; Affordable Housing
38/24/007	5410945b-6917-46f0-aa77-3c31cc7b9575	Land and Millers, Kettle Green Farm	Land and Millers, Kettle Green Farm, Much Hadham	Much Hadham	Much Hadham	18.00	17.66	Agricultural Land	Residential; Affordable Housing
38/24/008	8665f32a-0256-4b88-a381-fbd7257e6382	St Elizabeth's Centre	St Elizabeth's Centre, South End, Much Hadham, Herts, SG10 6EW	Much Hadham	Much Hadham	16.00	16.00	Specialist school for children with learning disabilities with associated supported living and children's home, as well as adult day college for those with special educational needs.	Residential; Employment

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
38/24/009	6f2de4fd-a677-4aa0-96ee-3813ec998d0e	N/A	Laylock Cottage, High Street, Much Hadham, SG10 6BS	Much Hadham	Much Hadham	0.44	0.40	Pasture	Residential; Affordable Housing

Puckeridge

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
39/24/001	75236811-8393-4356-bd64-a5e500632235	Puckeridge North	Puckeridge North, Station Road (B1368), Puckeridge, SG11 1RT	Puckeridge	Braughing & Standon	1.12	1.12	Various	Residential; Affordable Housing
39/24/002	02536b6d-4bd3-4c6a-a81a-61d0f053580b	Wickham Hall	Wickham Hall Station Road (Puckeridge) SG11 1RT	Puckeridge	Braughing & Standon	1.57	1.57	Agricultural arable use	Residential; Employment; Mixed Use
39/24/003	68f93a91-8504-4406-b43e-9ca578968217	Land west of Cambridge Road and east of A10	Land west of Cambridge Road and east of A10, Puckeridge	Puckeridge	Braughing & Standon	2.00	2.00	Scrub land	N/A
39/24/004	59b2c59c-6a4a-4b4c-be58-11d3ad758570	Land south of St Thomas RC Primary School	Land south of St Thomas RC Primary School and west of Cambridge Road/High Street, Puckeridge	Puckeridge	Braughing & Standon	1.70	1.70	Scrub land	Residential; Specialist Residential; Community Facility; Retail; Mixed Use

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
39/24/005	a69574c4-42b0-4488-a8b0-9c682ca21f0e	St Thomas Primary School	St Thomas of Canterbury Catholic School, Cambridge Road, Puckeridge, Ware SG11 1RZ	Puckeridge	Braughing & Standon	1.70	0.00	School	Other
39/24/006	97d3454c-e521-42dc-b313-2c2f68747212	Land at Chapmans Field & Perowne Way, Puckeridge	Land Reg Title HD373257 land lying to the North of Station Road, Puckeridge, Ware, Land to North East of Chapmans End, Puckeridge SG11 1SR	Puckeridge	Braughing & Standon	8.69	8.69	Agricultural land classification grade 3. Occasional grazing. Labelled SHLAA neutral.	Residential; Affordable Housing; Employment
39/24/007	fea7f5f0-4fbf-4a41-bf8f-03b986f53882	Land North of Standon Hill	Land North Of Standon Hill, Puckeridge	Puckeridge	Braughing & Standon	6.07	3.00	Agriculture	Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
39/24/008	79cfcde8-479f-4021-9289-d70d8993aca6	Land east of Buntingford Road and south of Station Road	Land east of Buntingford Road and south of B1368 Station Road, Puckeridge	Puckeridge	Braughing & Standon	0.75	0.75	Meadow with some planting around site boundaries	Residential; Affordable Housing; Specialist Residential
39/24/009	5adb2f4e-b9f3-4fa2-beca-818a29ddbb70	Land south of B1368 Station Road	Land south of B1368 Station Road	Puckeridge	Braughing & Standon	0.43	0.43	Woodland and meadow	Green Space; BNG

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
40/24/001	363a6e9a-d4bd-43bc-994a-c748054b1b18	Land at Cambridge Road / Spellbrook Lane East	Land at Cambridge Road / Spellbrook Lane East, Spellbrook, CM23 4AU	Spellbrook	Sawbridgeworth	3.00	3.00	Part residential property, part open fields for grazing of pet	Residential
40/24/002	1e7b7f4b-2e1b-443a-bfe2-9b73b9f92fc3	Land Rear of The Paddocks	The Paddocks, London Road, Spellbrook, Bishops Stortford, CM23 4AX	Spellbrook	Sawbridgeworth	0.36	0.36	Garden Space	Residential
40/24/003	9fd66019-61ab-4834-9a6f-ca2f8fa3407c	Land at Spellbrook	Land at Spellbrook, Spellbrook	Spellbrook	Sawbridgeworth	1.43	1.43	Equestrian grazing	Residential; Affordable Housing

Standon									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
41/24/001	4d636eb5-b7db-47b5-8fda-bdaec7f947c0	Land East of Hawken Close (site c)	Land East of Hawken Close Standon	Standon	Braughing & Standon	12.00	0.00	Agriculture	Residential; Affordable Housing
41/24/002	4c3dc295-51d0-42db-8b50-1f70e0b30d3a	Land East of Hawken Drive (B)	Land East of Hawken Drive Standon SG11 1FD	Standon	Braughing & Standon	2.40	2.40	Agriculture	Residential; Affordable Housing
41/24/003	abac3d96-50e0-4f71-af46-4cd85f79df05	Standon East option 1	Land East of Hawken Close Standon	Standon	Braughing & Standon	0.90	0.90	Agriculture	Residential; Affordable Housing
41/24/004	40ae6acc-6256-4ff3-9eba-2e45029de94d	Standon Business Park	Standon Business Park Stortford Road Standon SG11 1PH	Standon	Braughing & Standon	0.98	0.98	The site is currently in industrial use	Residential; Affordable Housing

Stansstead Abbotts and St Margarets

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
42/24/001	0990c088-175d-4d99-a145-fe951251f4c8	Land to North of Springle House	Land to North of Springle House, St Margarets, Ware, SG13 7NZ	Stanstead St Margarets	Great Amwell & Stansteads	18.00	14.00	Residential and agricultural	Residential; Affordable Housing; Specialist Residential
42/24/002	aa9bc5ee-54a7-40a1-9f92-58eb57ced87a	N/A	Land to the east of Netherfield Lane, Stanstead Abbotts.	Stanstead Abbotts	Great Amwell & Stansteads	3.20	3.20	Former office, storage and general industrial buildings and hardstandings, and greenfield.	Residential; Mixed Use
42/24/003	e38c8878-4d2e-44c0-bcfe-8b05583563be	Kitten Lane East	Kitten Lane East, Stanstead Abbotts, Ware, SG12 8JR	Stanstead Abbotts	Great Amwell & Stansteads	3.20	3.00	Various	Residential; Affordable Housing
42/24/004	968f9170-99c7-4e6a-8087-cb0e4abad37b	East of A10 North of Hailey Lane	51.77650452639342, - 0.020912811011240047	Stanstead St Margarets	Great Amwell & Stansteads	4.65	4.65	Arable under farm tenancy	Renewable Energy; Green Space; BNG
42/24/005	e13efc5c-ecd8-4041-87f5-7bd19f436bae	East of A10 South of Hailey Lane	51.77687286569645, - 0.02096342440769811	Stanstead St Margarets	Great Amwell & Stansteads	6.30	6.30	Arable under farm tenancy	Residential; Renewable Energy; BNG



SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
42/24/006	92ff8c91-5935-49f1-871f-fa059cde50fa	N/A	Briggens Park Stanstead Abbots Ware	Stanstead St Margarets	Great Amwell & Stansteads	4.30	4.30	Temporary Tree Nursery (Formerly Briggens Home Farm)	Residential
42/24/007	fddab215-dba0-40c1-a47d-0e111fc56282	Land south of Hillside Farm, adjacent to Stanstead Abbots, title number HD503974	Land south of Hillside Farm and west of Hillside Lane, Stanstead Abbots, Ware Easting: 537521, Northing: 211770	Stanstead St Margarets	Great Amwell & Stansteads	4.59	2.75	Agricultural grazing land, Not cultivated	Residential; Affordable Housing; Renewable Energy; Green Space; BNG
42/24/008	712139ec-c373-4d08-8ee9-4688c6b78b4c	N/A	Land South of High Street, Stanstead St. Margarets	Stanstead St Margarets	Great Amwell & Stansteads	9.91	9.91	Grazing	Residential; Affordable Housing
42/24/009	42fd0cf0-c1cd-41d8-87c4-ae570acaff96	Briggens House Estate	Briggens House Estate Stanstead Abbots SG12 8LD	Stanstead St Margarets	Great Amwell & Stansteads	31.20	6.00	Previously hotel use	Residential

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Stapleford									
EA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
43/24/001	7f5e5530-d572-4a61-aa68-17f393baaf69	Land North of Stapleford	Land south of Gobions Lane and west of the A119, High Road, Stapleford, Hertford	Stapleford	Watton-at-Stone	4.00	2.40	Currently used for grazing	Residential; Affordable Housing; Renewable Energy
43/24/002	4d7bf037-32d8-4a3b-9e61-8b80c857dac3	Land west of Warrenwood Industrial Estate	Land west of Warrenwood Industrial Estate, Stapleford, Hertford	Stapleford	Watton-at-Stone	4.80	2.90	Arable agricultural land	Employment; Renewable Energy
43/24/003	ebb568cf-a565-4dcf-b081-2aa3e4d8f7a4	Land North of Stapleford	Land south of Gobions Lane and west of the A119, High Road, Stapleford, Hertford	Stapleford	Watton-at-Stone	0.50	0.30	Land is currently used for grazing	Residential; Renewable Energy

Tewin

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
44/24/001	a48aed7b-8383-4918-a518-067802daa821	Land at Tewin Hill and Upper Green Road	Tewin Hill Tewin AL6 0LJ	Tewin	Hertford Rural	2.00	1.00	Grazing	Residential; Green Space; BNG
44/24/002	d74d338b-4226-4c2b-a84a-2d6926d8278e	Lower Mimram Valley	Lower Mimram Valley Tewin Welwyn AL6 0JX	Tewin	Hertford Rural	700.00	0.00	Primarily Agricultural/Vacant	Green Space; BNG

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
44/24/003	0a5e4ed2-2616-4012-b56c-e63b579a2305	N/A	Upper Green, Tewin, Herts, AL6	Tewin	Hertford Rural	3.74	3.74	Agriculture	Residential; Affordable Housing; Specialist Residential; Gypsy and Traveller; Travelling Show People; Park Homes; Community Facility; Leisure and Recreation; Retail; Employment; Renewable Energy; Mixed Use; Other

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
44/24/004	9d7c5d5b-76dc-40a9-9011-c21003484d88	N/A	Upper Green, Tewin, Herts, AL6	Tewin	Hertford Rural	4.03	4.03	Agriculture	Residential; Affordable Housing; Specialist Residential; Gypsy and Traveller; Travelling Show People; Park Homes; Community Facility; Leisure and Recreation; Retail; Employment; Renewable Energy; Mixed Use; Other
44/24/005	979c38c3-99e4-4dd5-a311-4bc2b490c566	Land East of Upper Green Road	Land East of Upper Green Road, Tewin, Welwyn	Tewin	Hertford Rural	0.82	0.82	Vacant	Residential

CAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
44/24/006	edf30956-511d-4e42-8146-28ceb37aa77f	Land East of Upper Green Road	Land East of Upper Green Road, Tewin, Welwyn	Tewin	Hertford Rural	0.30	0.30	Vacant	Residential
44/24/007	0a4c0ce3-aa68-4127-97d3-5f99359067e6	Land Rear of Godfries Close	Land Rear of Godfries Close Tewin	Tewin	Hertford Rural	0.32	0.32	Vacant	Residential
44/24/008	891632e9-4070-4092-b00e-7926d9dc6615	Seven Acres Farm	Seven Acres Farm, Seven Acres, Tewin	Tewin	Hertford Rural	1.90	1.90	Formerly an Agricultural Holding with Barn, Workshop and grazing land. Land and Barn now vacant.	Residential
44/24/009	9ec49692-8527-47e0-9a40-1a2bdc820291	63-65 Burnham Green Road	House and Land to the Rear	Tewin	Aston, Datchworth & Walkern	0.07	0.07	Residential and Informal Woodland	Residential

Thundridge

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
45/24/001	8c2e4d58-d8ea-472d-bc42-296b22b59460	Land West of Ermine Street, Thundridge	Land West of Ermine Street Thundridge	Thundridge	Ware Rural	2.60	2.60	Agricultural	Residential; Affordable Housing
45/24/002	df87b719-4323-44c6-9570-13c26ee1e378	Land off Poles Lane	Cambridge Road	Thundridge	Ware Rural	3.82	1.59	N/A	Residential
45/24/003	66e9aaf6-3dc1-4335-ac41-64e3c8f57588	Land at Poles Lane	Land North of Poles Lane, Cambridge Road, Thundridge	Thundridge	Ware Rural	3.82	1.58	Green Field	Residential; Affordable Housing; Specialist Residential; Community Facility; Green Space; BNG
45/24/004	d4e97fbc-5c95-431c-956f-3b2df62a8a55	Land North of Poles Lane	Cambridge Road	Thundridge	Ware Rural	3.82	1.59	Greenfield semi-maintained grassland	Residential; Affordable Housing; Specialist Residential; Community Facility; Green Space; BNG

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Tonwell

DA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
46/24/001	e542e180-090c-4c04-b533-c2c51ffc8de8	Burrs Green Farm	Burrs Green Farm, Tonwell, Ware	Tonwell	The Mundens	0.50	0.50	The site comprises a redundant agricultural farmyard. One building within the traditional courtyard was granted planning permission for light industrial use in 1990, and has been subsequently used for commercial purposes.	Employment; Renewable Energy
46/24/002	9f89821e-496c-402a-8588-bedd00e572d6	Land West of A602, Tonwell	Land North of the B158 Wadesmill Road and west of the A602, Tonwell, Ware	Tonwell	The Mundens	3.70	3.70	Arable agricultural land	Employment; Renewable Energy; Other



SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
46/24/003	cef9b819-fd59-467b-95f3-c975362451a9	Land west of Ware Road, Tonwell	Land west of Ware Road, Tonwell, Ware	Tonwell	The Mundens	0.80	0.48	Grazing land, Not cultivated	Residential; Affordable Housing; Renewable Energy
46/24/004	186cb02c-cd44-4abd-8e29-46b6cb86cd14	Land east of Tonwell	Land east of Tonwell, Ware	Tonwell	The Mundens	5.50	3.30	Land is currently in arable agricultural use, but Not the most productive land in the Estate.	Residential; Affordable Housing; Community Facility; Renewable Energy
46/24/005	58eee94f-c6a3-479f-bcd4-f9e062ba0956	Land south of Ware Road, Tonwell	Land south of Ware Road, east of the A602, Tonwell	Tonwell	The Mundens	0.60	0.36	The site currently comprises a single residential dwelling, No. 2 Ware Road, with its residential garden and grazing land to the south.	Residential; Affordable Housing; Renewable Energy

SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
46/24/006	221422c0-1957-4bfe-8562-1f9b135e23cc	Land North of Tonwell	Land North of Tonwell, east of the A602	Tonwell	The Mundens	6.00	3.60	Land is currently in arable agricultural use.	Residential; Affordable Housing; Renewable Energy
46/24/007	06a319a2-7b8c-42f8-b42a-0085a9a27932	Land at Tonwell within title number HD474610	Land lying to the south of Ware Road, Tonwell	Tonwell	The Mundens	0.40	0.25	The land is unproductive agricultural land, used for sporadic grazing, however it is vacant for much of the year due to its unsuitability for modern farming practices.	Residential; Renewable Energy

Walkern

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
47/24/001	d9afb2a7-13f3-48a7-8c5f-879d267093fd	Land to South of Stevenage Road	Land to South of Stevenage Road, Walkern, Herts. SG2 7NN	Walkern	Aston, Datchworth & Walkern	2.95	1.00	Horse Field, Storage and Access Road	Residential; Affordable Housing; Renewable Energy; Mixed Use
47/24/002	baeae811-09d9-4e19-84aa-1fffc06ee3b0	Land at Finches End	Land at Finches End, Walkern, Stevenage, Hertfordshire, SG2 7RG	Walkern	Aston, Datchworth & Walkern	0.41	0.00	Garden Land	Residential; Affordable Housing; Specialist Residential; Gypsy and Traveller; Travelling Show People; Park Homes; Retail; Employment; Mixed Use
47/24/003	46e4ec04-ae42-42a1-86fd-0d29dcc33340	Land to West of 2 Kitcheners Lane	Land to West of 2 Kitcheners Lane, Walkern, Stevenage, SG2 7PF	Walkern	Aston, Datchworth & Walkern	0.40	0.30	Outbuildings and Garden	Residential

Submission Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
47/24/004	ee831c3c-6f7c-4fee-b7db-0be6cc92ff62	Old Walkern Nursery	50 Froghall Lane Walkern SG2 7PH	Walkern	Aston, Datchworth & Walkern	2.60	2.10	Residential	Residential; Affordable Housing
47/24/005	377bdfdd-a675-4ff5-b727-24cfc3b4f080	Land to North of The Old Rectory Farm	Land to the North of The Old Rectory Farm, Walkern, Stevenage, SG2 7PD	Walkern	Aston, Datchworth & Walkern	4.10	2.00	Low Grade Agricultural. Part Field with existing consent for residential conversion of grade 2 listed building.	Residential; Specialist Residential
47/24/006	86cc4ab4-8951-4fb9-897f-fe6a46a5634f	Land North of Stevenage Road, Walkern	Land North of Stevenage Road, Walkern, SG2 7NE	Walkern	Aston, Datchworth & Walkern	3.40	2.60	Agricultural Grassland.	Residential; Affordable Housing; Green Space; BNG
47/24/007	29646da9-fb43-4e65-9159-3aa71ead6d24	Land at Bockings, Church End	Land at Bockings, Church End, Walkern, SG2 7PB	Walkern	Aston, Datchworth & Walkern	1.35	0.00	Part residential garage site, domestic paddock land and informal overspill parking.	Residential; Affordable Housing; Specialist Residential

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
47/24/008	84e0ff30-3077-4894-a0a0-76fb2f4ffc18	Land adjacent to 11 Glebe View, Walkern	Land adjacent to 11 Glebe View, Walkern	Walkern	Aston, Datchworth & Walkern	0.84	0.70	The site has historically been used for grazing purposes. The current owners of No.11 Glebe View keep some animals on the land and have allowed horses to graze it.	Residential; Affordable Housing
47/24/009	6967855d-6e4a-4822-a738-1c06b83ac512	Land West of High Street	Land West of High Street, Walkern	Walkern	Aston, Datchworth & Walkern	5.70	4.80	Agricultural	Residential; Specialist Residential

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Watton-at-Stone

SAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
48/24/001	0600d86e-2b3c-4b15-91c2-9749147a1920	Land at Clappers Lane	Land at Clappers Lane, Watton-at-Stone	Watton-at-Stone	Watton-at-Stone	0.17	0.17	Vacant	Residential
48/24/002	bbb76d9b-3f28-49c6-8c40-a87c99a2e6ee	Land North of Ware Road, west of the A602	Land North of Ware Road and west of the A602, Watton-at-Stone	Watton-at-Stone	Watton-at-Stone	3.00	3.00	Land is currently uncultivated scrubland, with woodland to the east. Previously the site was temporarily used as a construction compound in connection with the A602 roadworks.	Community Facility; Leisure and Recreation
48/24/003	1fced8ff-e5e5-4b8e-a955-14c9c017efdc	Land south of Stevenage Road, Watton-at-Stone	Land south of Stevenage Road, Watton-at-Stone	Watton-at-Stone	Watton-at-Stone	2.70	1.60	Arable agricultural land, but will become severed and landlocked following development of WAS4.	Residential; Affordable Housing; Renewable Energy

SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
48/24/004	ceb90d31-cb43-4319-9b2f-0b67d62940e0	Land south of Stevenage Road, Watton-at-Stone	Land south of Stevenage Road, Watton-at-Stone	Watton-at-Stone	Watton-at-Stone	3.00	1.80	Arable agricultural land	Residential; Affordable Housing; Renewable Energy
48/24/005	d1d34a77-5d98-4d05-a1bc-2afe3a09a47c	Bardolphins Farm Yard	Bardolphins Farm, Ware Road, Watton-at-Stone, Hertford, SG14 3NP	Watton-at-Stone	Watton-at-Stone	1.50	1.50	Existing buildings are mostly leased for low-key commercial purposes.	Leisure and Recreation; Retail; Employment; Renewable Energy; Mixed Use

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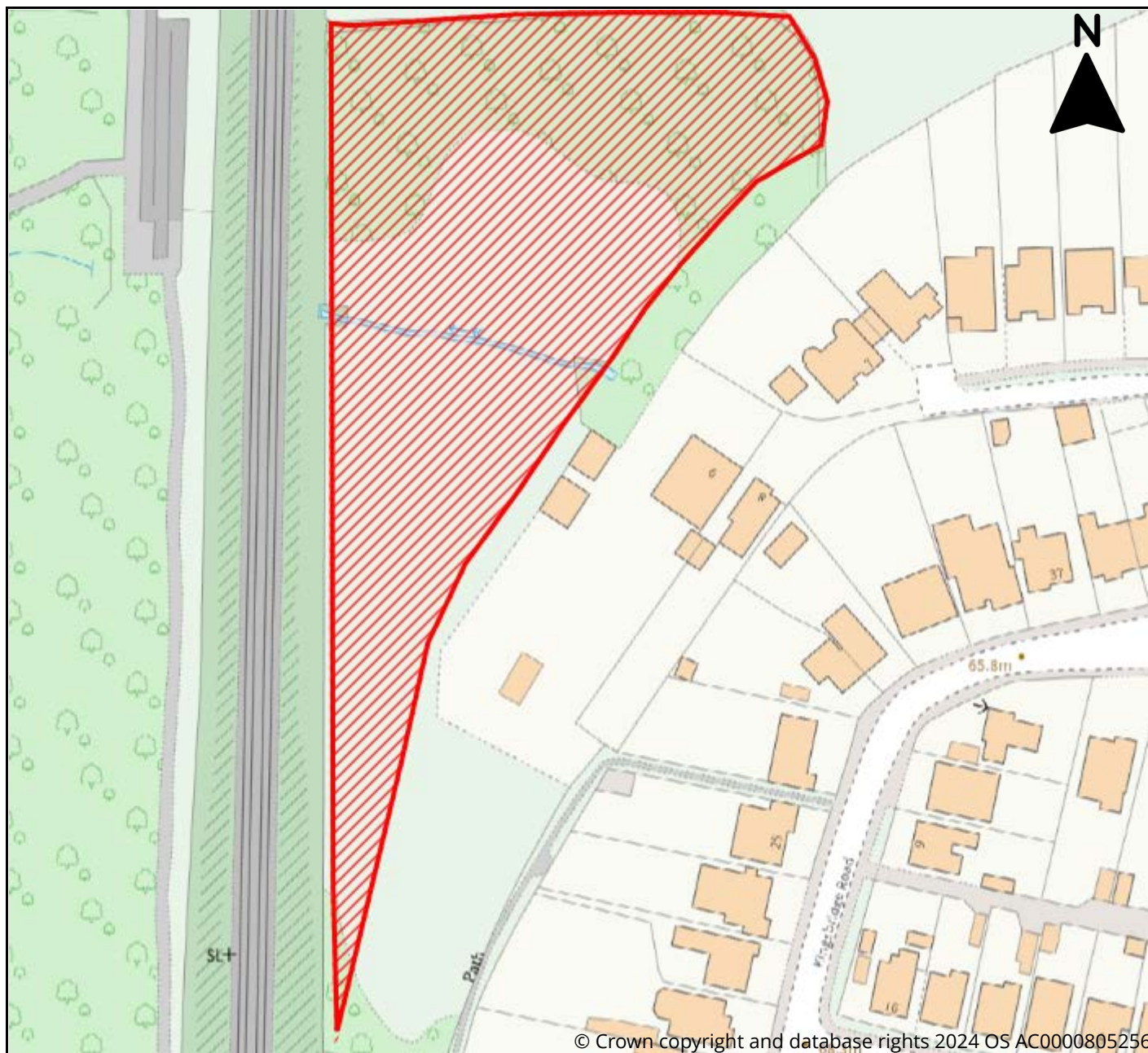
Widford									
SLA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
49/24/001	b852e302-d8c6-41c0-8dcb-c7cca6e72f01	Land East of Hunsdon Road/B180, Widford	Priory Farm, High Street, Widford	Widford	Ware Rural	1.31	1.00	Agricultural	Residential; Affordable Housing; BNG
49/24/002	9fdb958d-acb7-4e48-b98d-a2215c8ed0cb	Land to North and East of Wilmoor	Wilmoor Ware Road Widford	Widford	Ware Rural	1.00	1.00	Grade 3 agicultural	Residential
49/24/003	318c68f7-ac16-4a3d-8b99-34e8112ea706	Land East of Priory Farm Yard, Widford	Priory Farm, High Street, Widford	Widford	Ware Rural	1.00	0.60	Agricultural	Residential; Affordable Housing; BNG
49/24/004	b677857f-e49e-4740-b904-27e7434c1033	Land at Priory Farm Yard	Land at Priory Farm Yard, High Street, Widford, SG12 8RA	Widford	Ware Rural	27.28	0.00	Agricultural land in arable production	BNG



Other									
SLAA Reference	Submission Reference	Site Name	Site Address	Site Settlement	Site Ward	Gross Site Area (Ha)	Net Site Area (Ha)	Current Land Use/s	Proposed Land Use/s
50/24/001	4324f0c5-6310-4bba-a7be-d04886499a78	The Big Field	The Big Field, X Road, Y Town, Z Postal Town	Bury	N/A	22.00	22.00	Agriculture	Other
50/24/002	dff54350-3836-4408-acd7-216136879ea0	The Big Field	The Big Field, X Road, Y Town, Z Postal Town	Bury	N/A	22.00	22.00	Agriculture	Other

## Appendix C

Overview of Individual Call for Sites Submissions,  
including Location Plan, Site Area and Key  
Information



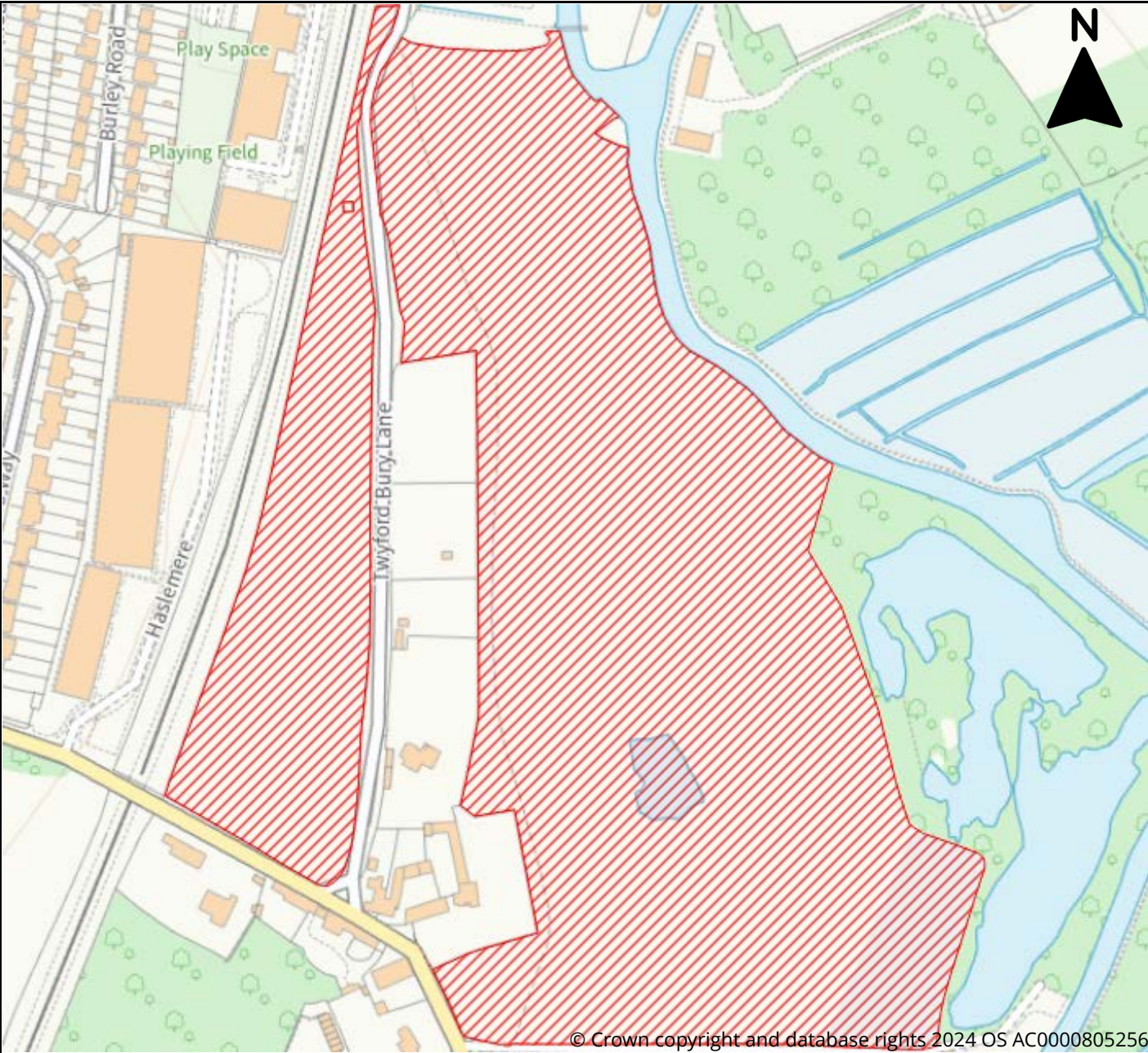
#### Site Information

<b>Reference</b>	11fad2df-160b-48aa-9348-2cfe02117b70
<b>SLAA Ref</b>	01/24/001
<b>Site Name</b>	Land North of Dolphin Way
<b>Address</b>	To the north west of 9 Dolphin Way, Bishop's Stortford, CM23 2AH
<b>Total Area (ha)</b>	0.73
<b>Development Area (ha)</b>	0.73
<b>Proposed Use</b>	Residential, Affordable Housing, Leisure & Recreation





East Herts District Plan Review  
Call for Sites 2024

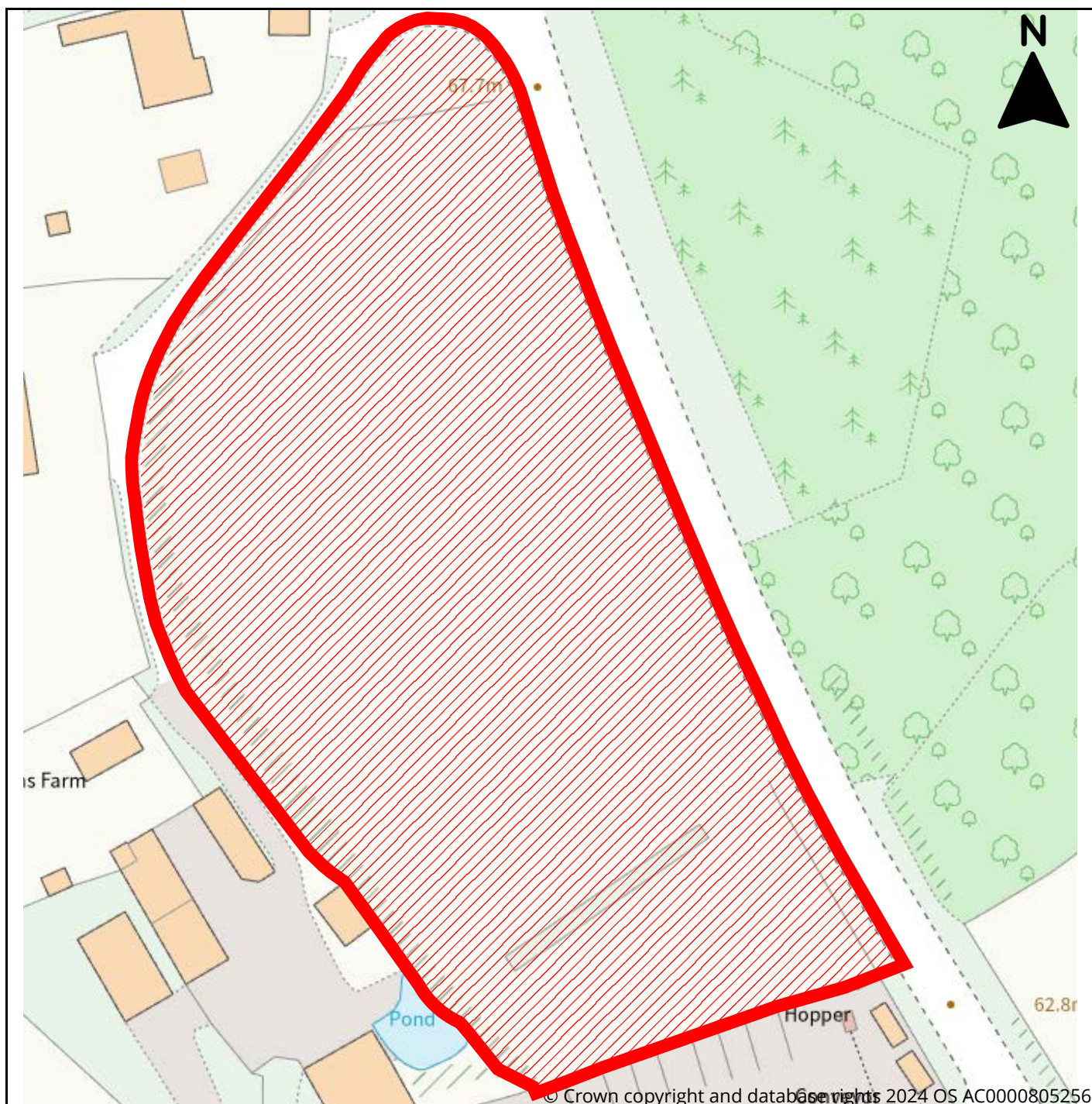


Site Information	
Reference	22ea64d0-8dee-4ecb-bc2b-ed5869473fb5
SLAA Ref	01/24/002
Site Name	Land at Twyford Bury Lane
Address	Bishops Stortford, CM22 7QA
Total Area (ha)	10
Development Area (ha)	0
Proposed Use	Residential





## East Herts District Plan Review Call for Sites 2024



### Reference

SLAA Ref

Site Name

Address

Total Area (ha)

Development

Area (ha)

Proposed Use

### Site Information

fed8049e-ff77-4e6f-a650-22d922da7576

01/24/003

Stylemans Farm

Top Field, Stylemans Farm, Hallingbury Rd, Bishop's Stortford,  
CM22 7QJ

1

1

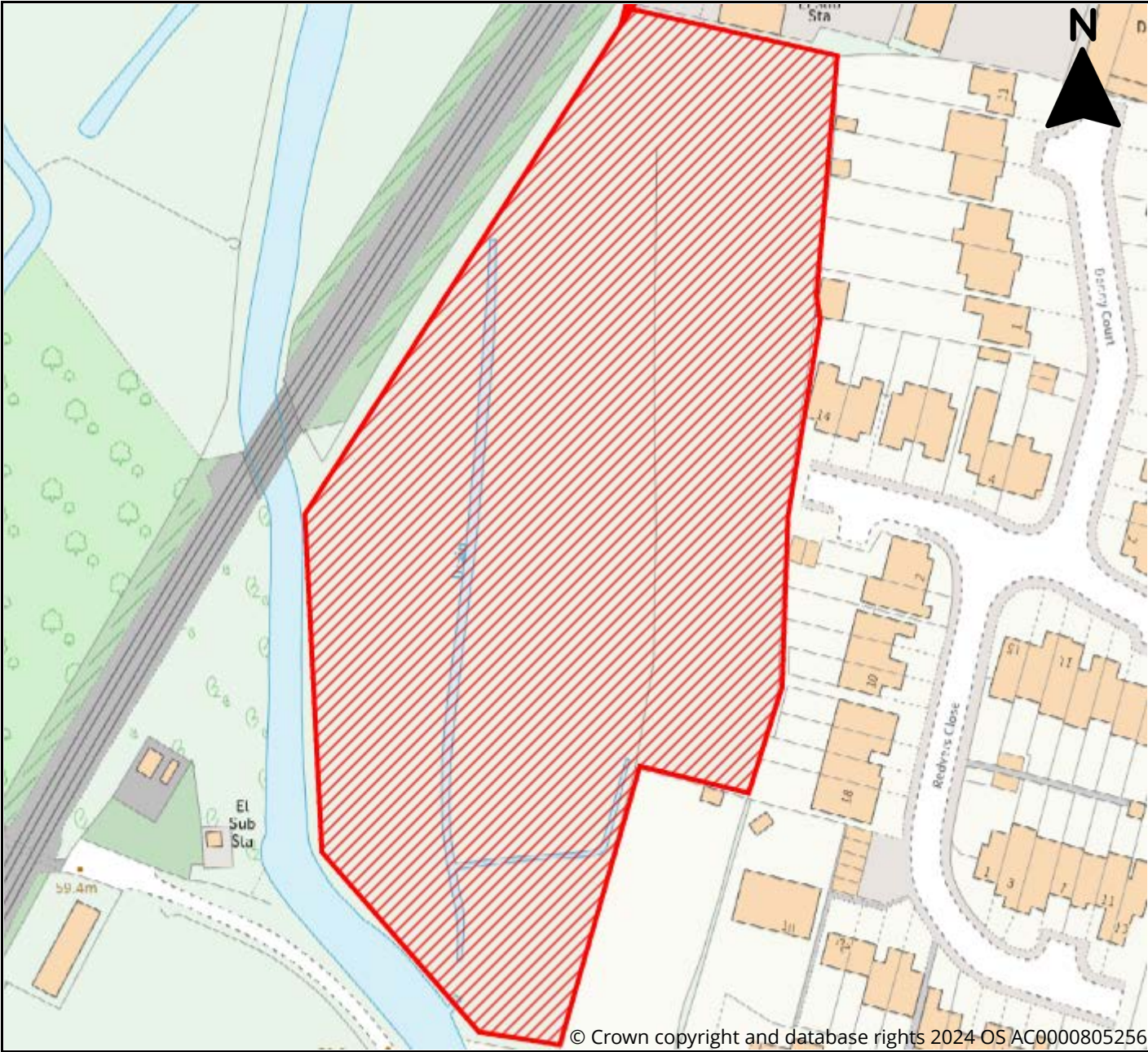
Residential, Affordable Housing

Page 363



Site Information	
Reference	87de4e2a-8cd6-4f93-955f-cb386e56d00d
SLAA Ref	01/24/004
Site Name	(a) Meadowlands Development Site and (b) Meads Greenways
Address	(a) Meadowlands, Bishop's Stortford (b) Gift of North-South Meads Greenway and East-West Meads Greenway accessed from Rye Street, Bishop's Stortford, opposite Foxdell's Lane, CM23 2HY
Total Area (ha)	0.44
Development Area (ha)	0.25
Proposed Use	Residential



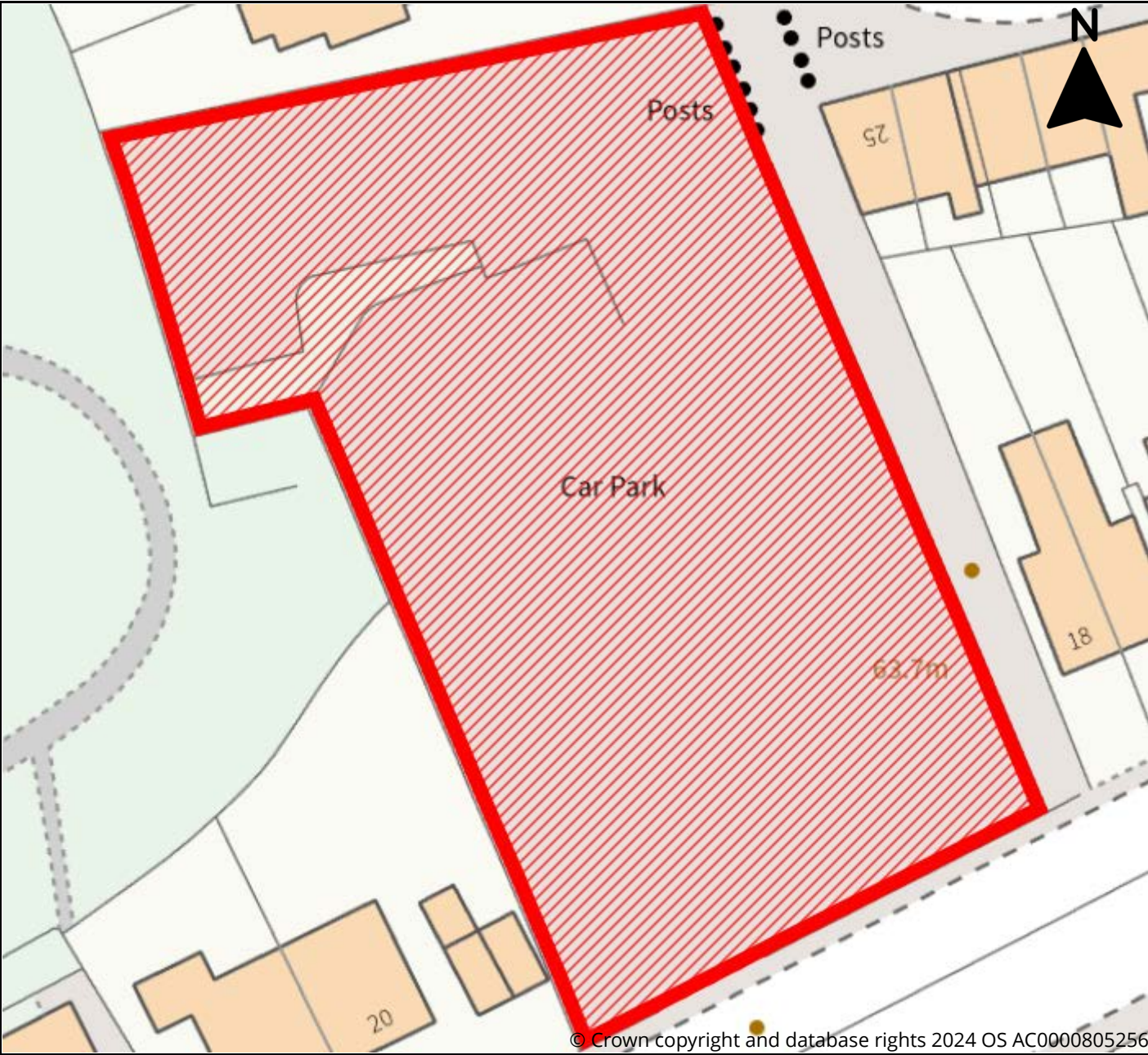


Site Information	
Reference	8b03cb39-a393-4c3f-8e26-0199396c3cb3
SLAA Ref	01/24/005
Site Name	Land at Aynsworth Avenue
Address	Land at Aynsworth Avenue, Bishop's Stortford, CM23 2DG
Total Area (ha)	1.3
Development Area (ha)	0.174
Proposed Use	Biodiversity Offset



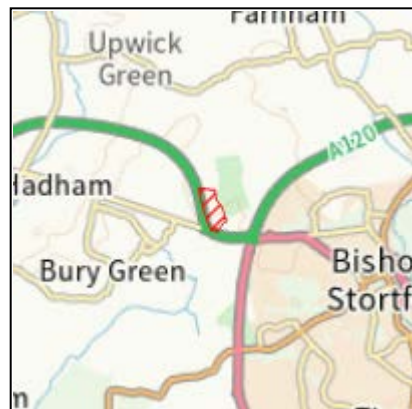
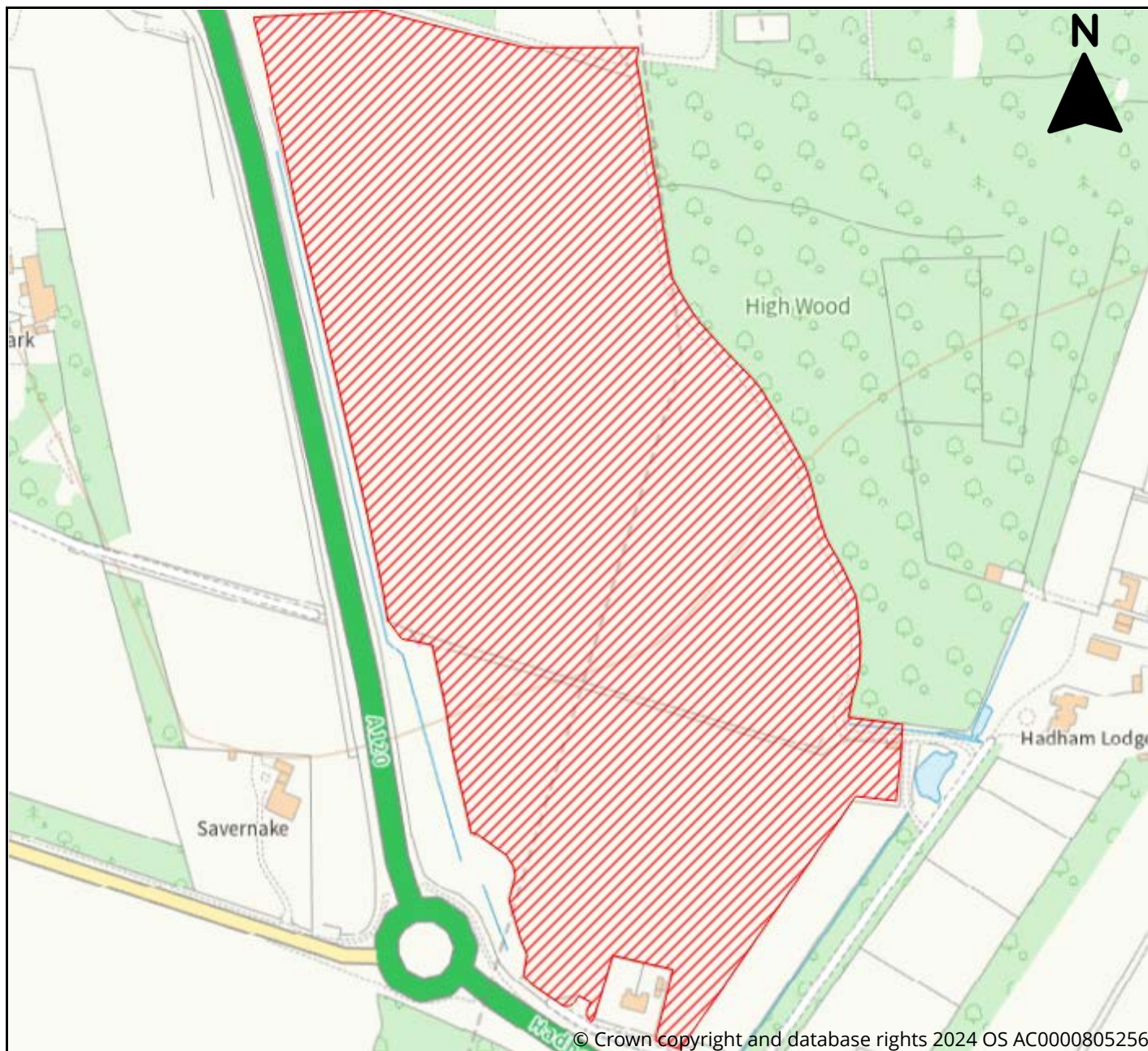


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Call for Sites 2024



Site Information	
Reference	ea042120-b0c5-42f2-aec3-1213a22e9a19
SLAA Ref	01/24/006
Site Name	Apton Road Car Park
Address	Apton Road Car Park, Bishop's Stortford
Total Area (ha)	0.22
Development Area (ha)	0.22
Proposed Use	Residential, Specialist Residential

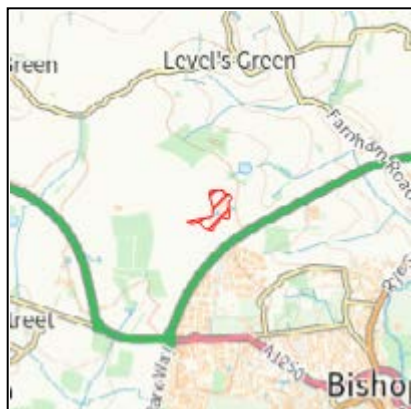
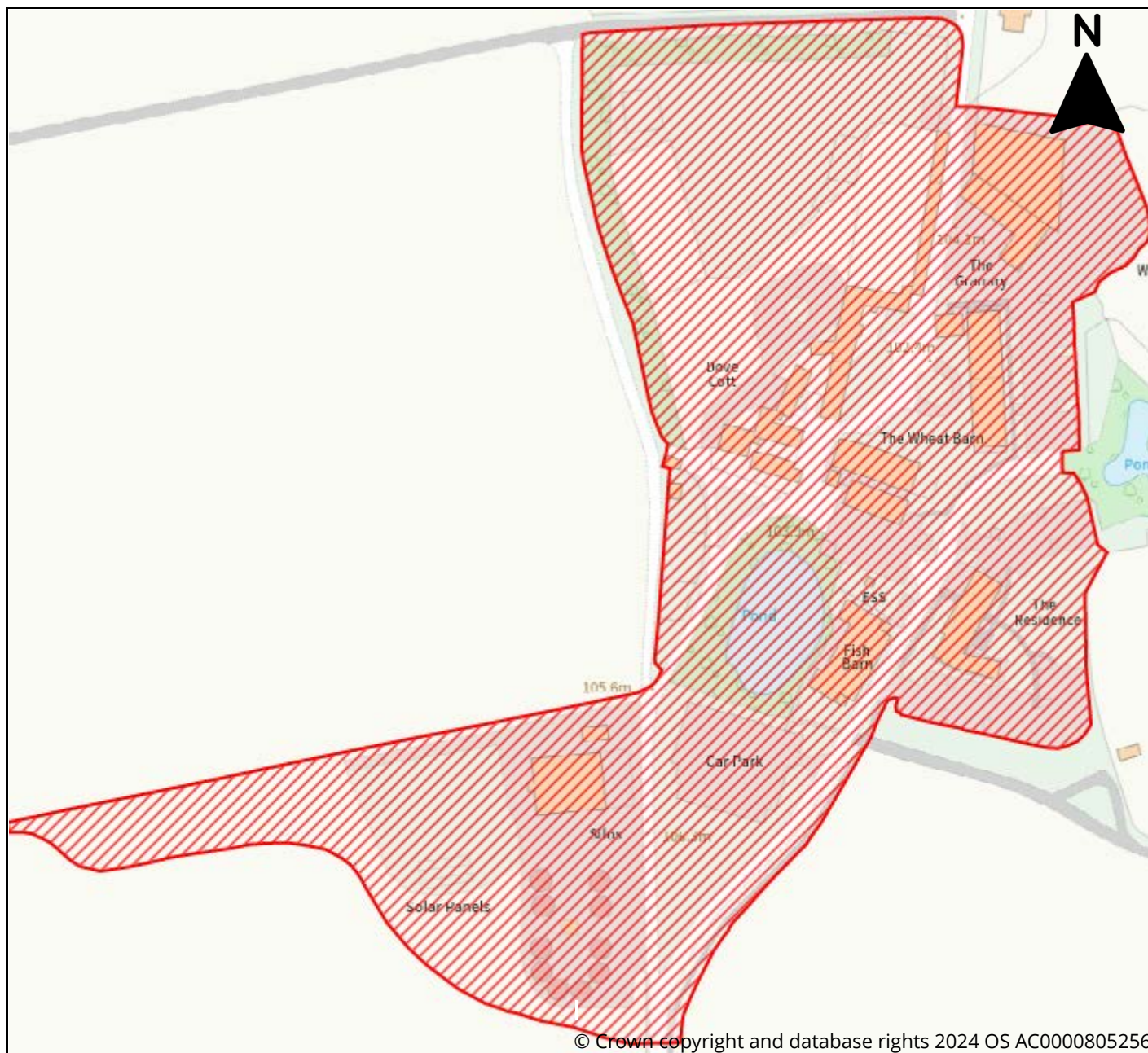




### Site Information

<b>Reference</b>	2211b3eb-0e22-4b11-b11f-a0e622439e0b
<b>SLAA Ref</b>	01/24/007
<b>Site Name</b>	Land North of Plantains Wood Cottages, and East of the A120 Little Hadham Bypass
<b>Address</b>	Land North of Plantains Wood Cottages, and East of the A120 Little Hadham Bypass, Bishop's Stortford, CM23 1JH
<b>Total Area (ha)</b>	11.5
<b>Development Area (ha)</b>	6.9
<b>Proposed Use</b>	Employment, Renewable Energy



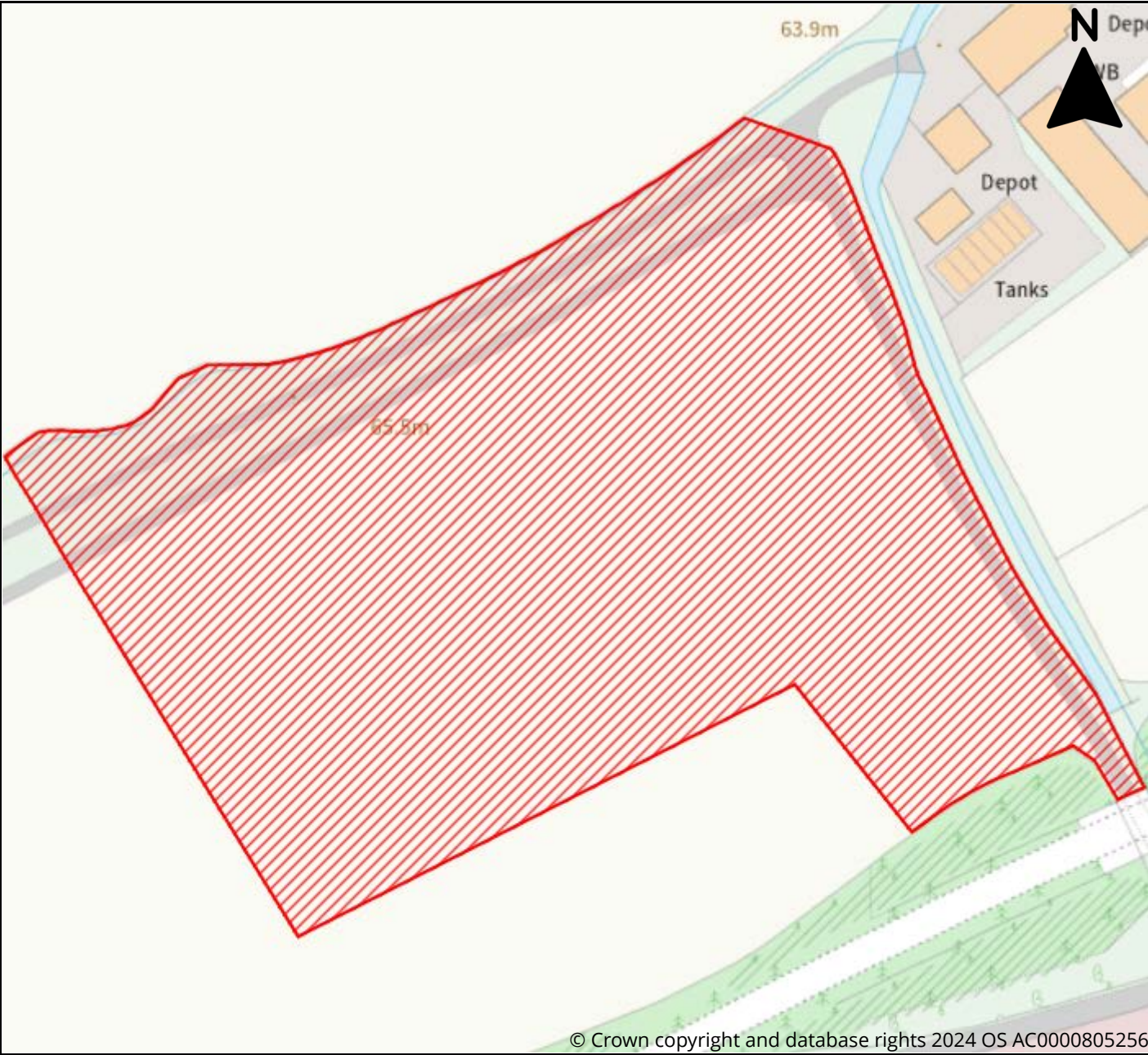


Site Information	
Reference	4d225a4a-2990-4322-99b6-e5d4b5e72fb8
SLAA Ref	01/24/008
Site Name	Wickham Hall
Address	Wickham Hall, Hadham Road, Bishop's Stortford, CM23 1JG
Total Area (ha)	4.9
Development Area (ha)	4
Proposed Use	Employment





East Herts District Plan Review  
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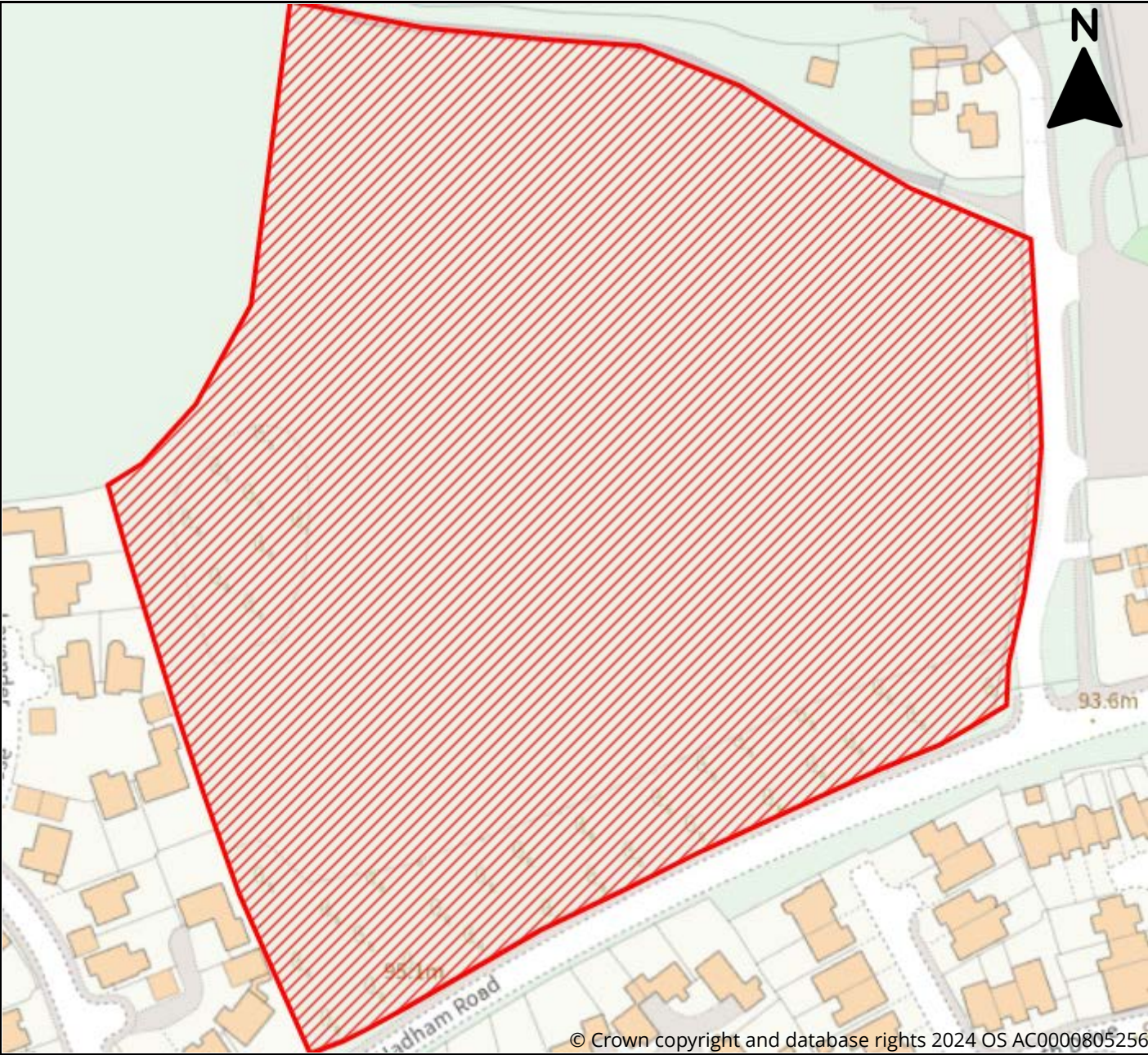


Site Information	
Reference	02c9b8aa-f98e-4da6-81dd-6f985fa513ac
SLAA Ref	01/24/009
Site Name	Land east of Avanti Grange Sports Pitches, north of the A120
Address	Land east of Avanti Grange Sports Pitches, north of the A120, Bishop's Stortford,
Total Area (ha)	2.5
Development Area (ha)	2.5
Proposed Use	Leisure & Recreation





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Site Information	
Reference	d3ff5be9-dc92-407d-8a38-9abf803315e5
SLAA Ref	01/24/010
Site Name	Land North of Great Hadham Road
Address	East of Monkwood Drive, Bishop's Stortford, CM23 4LN
Total Area (ha)	3.25
Development Area (ha)	2.5
Proposed Use	Residential, Affordable Housing, Community Facility, Renewable Energy, Greenspace



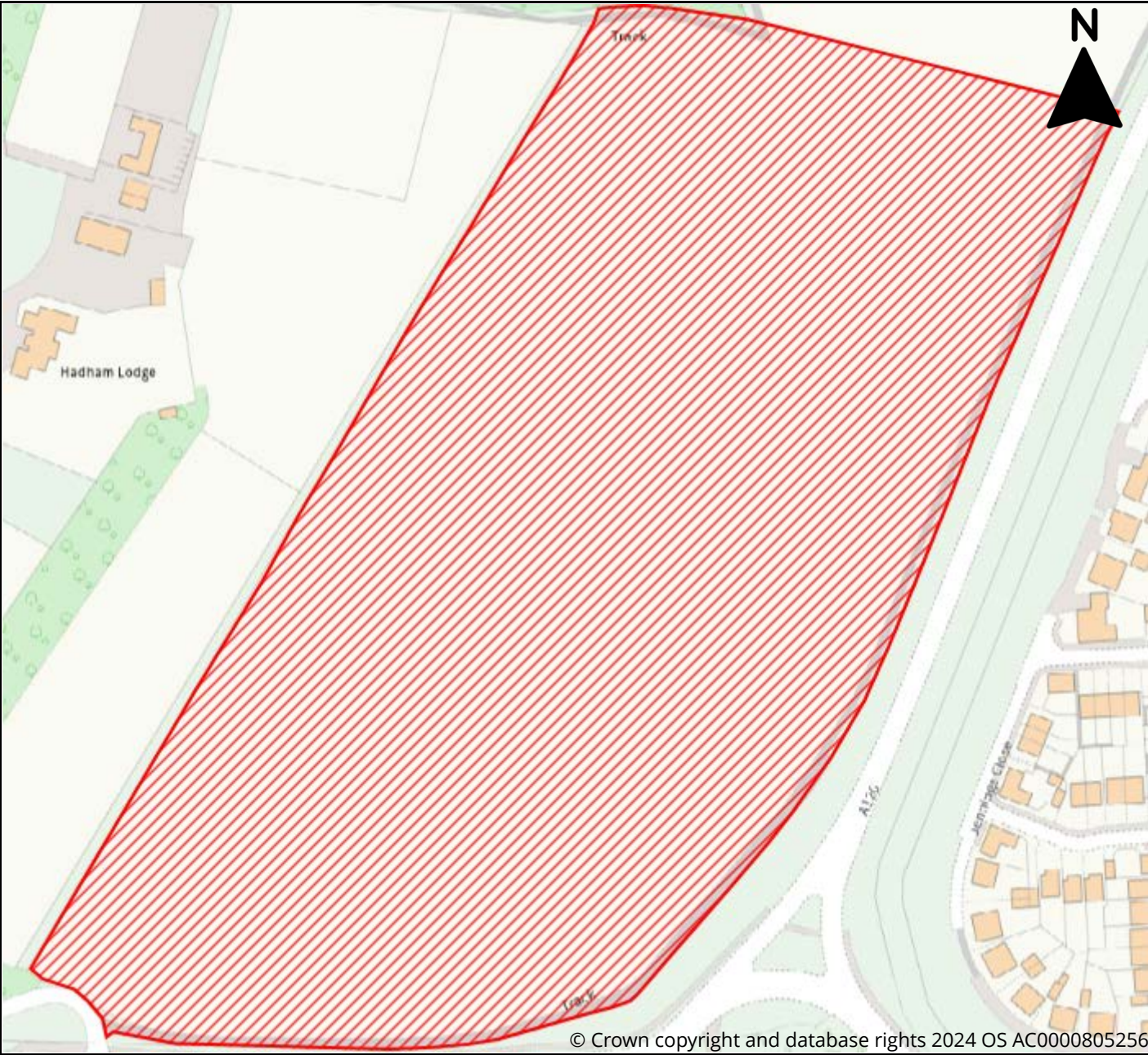


Site Information	
Reference	81aa040b-3b21-4092-8de9-ff6d71351c0d
SLAA Ref	01/24/011
Site Name	Land adjacent to The Rectory
Address	Land adjacent to The Rectory, Thorley Lane East, Bishop's Stortford, Herts, CM23 4BQ
Total Area (ha)	0.75
Development Area (ha)	0.5
Proposed Use	Residential





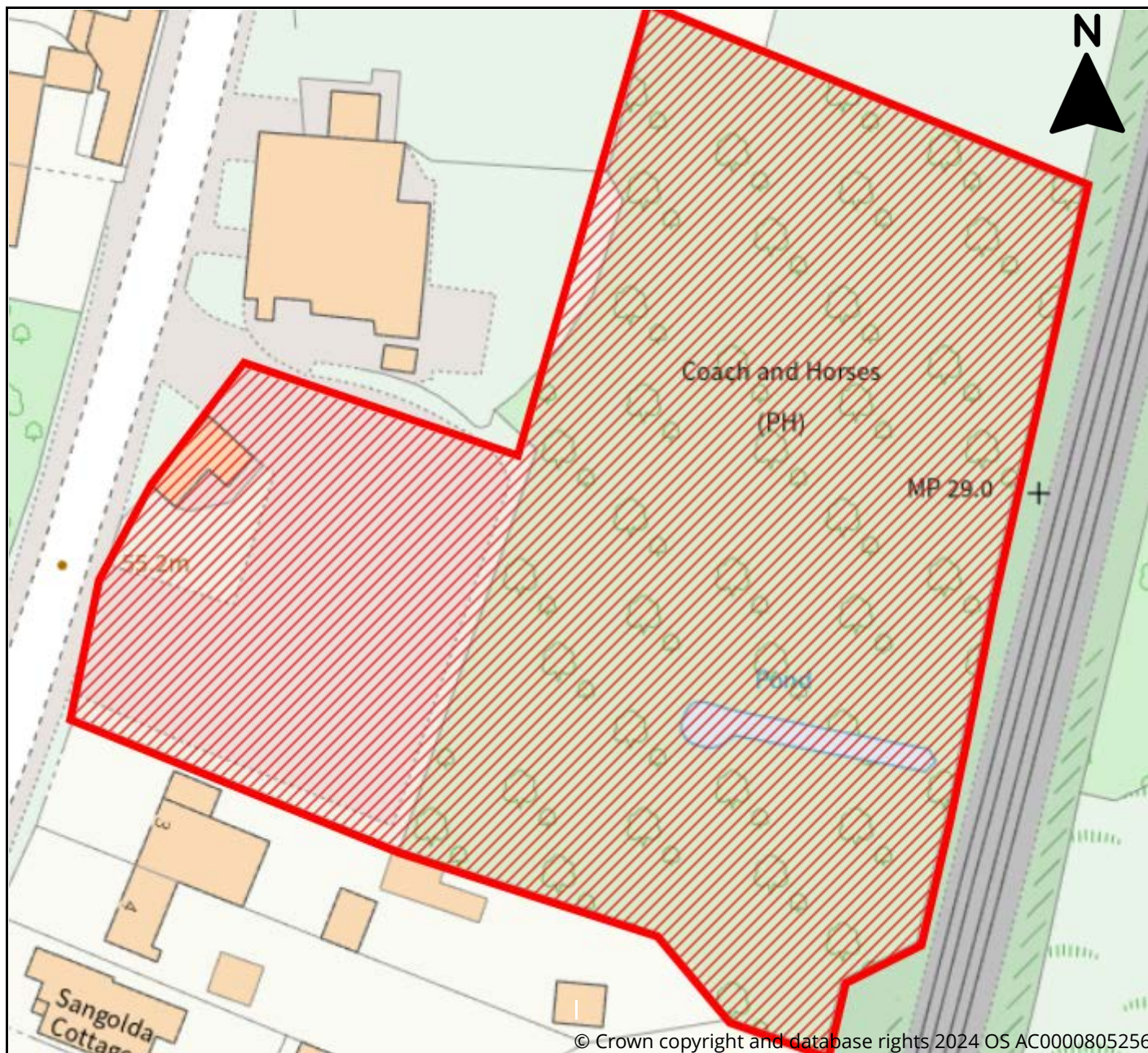
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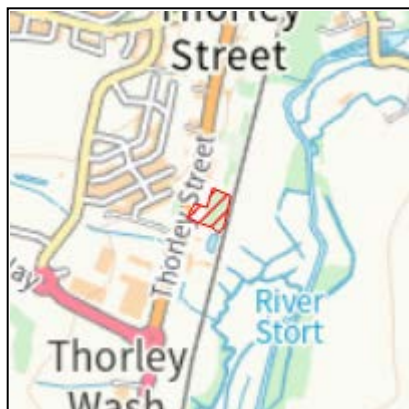
**Site Information**

<b>Reference</b>	5c989c77-330c-47f1-b055-76e3d8287a19
<b>SLAA Ref</b>	01/24/012
<b>Site Name</b>	Land north and west of A120
<b>Address</b>	Land north and west of A120, Bishop's Stortford
<b>Total Area (ha)</b>	7.2
<b>Development Area (ha)</b>	4.3
<b>Proposed Use</b>	Residential, Affordable Housing, Retail, Employment, Renewable Energy, Greenspace, Mixed Use, Other Use





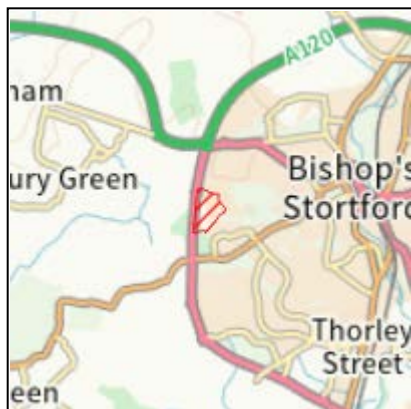
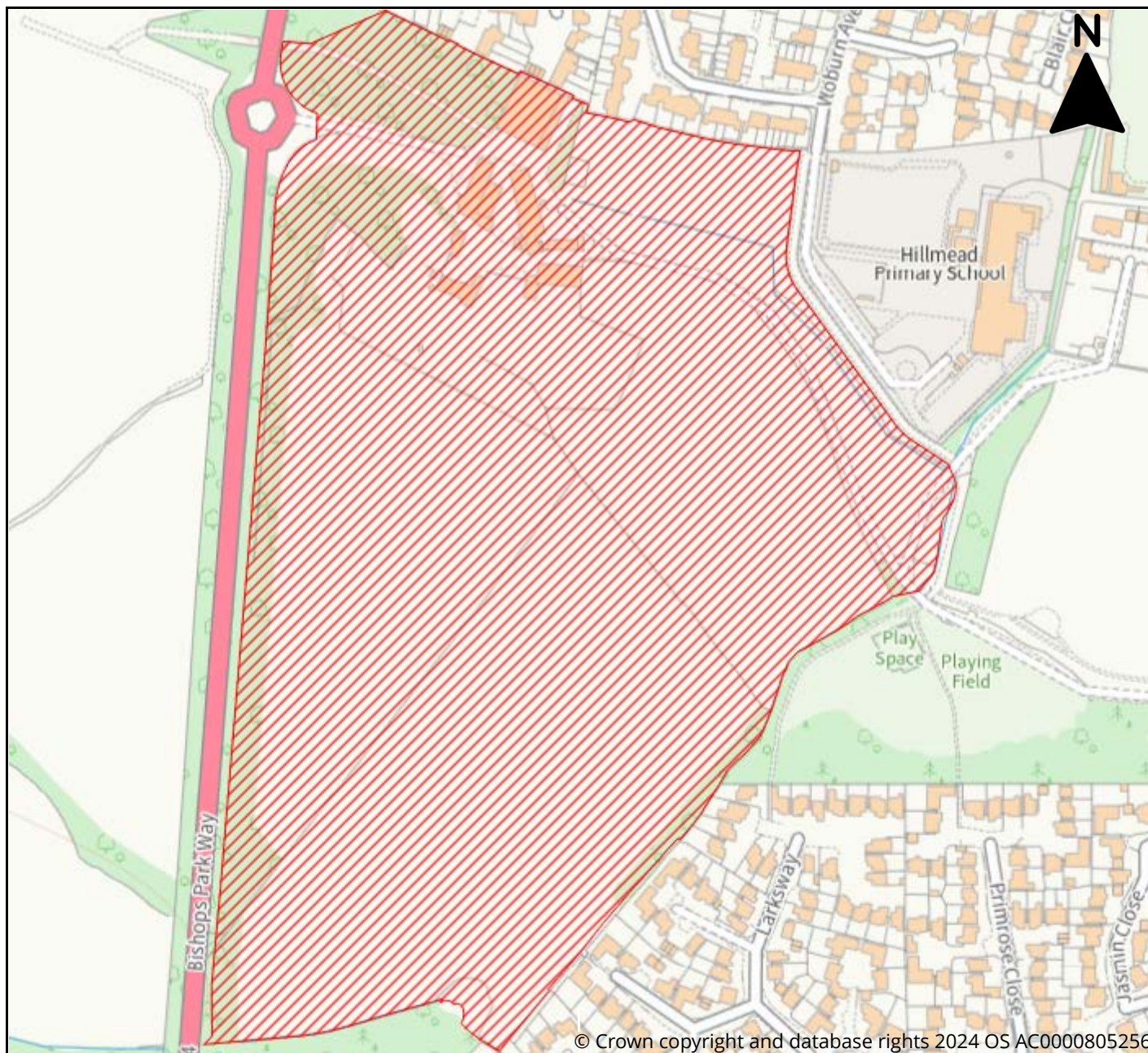
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### Site Information

<b>Reference</b>	23a3ab7b-e466-4428-8336-95fbc89d67ef
<b>SLAA Ref</b>	01/24/013
<b>Site Name</b>	Land to the rear (east) of the Coach and Horses, within title number HD389376
<b>Address</b>	Coach and Horses, Thorley Street, Bishop's Stortford, CM23 4AS
<b>Total Area (ha)</b>	0.73
<b>Development Area (ha)</b>	0.58
<b>Proposed Use</b>	Residential, Affordable Housing, Renewable Energy, Biodiversity Offset





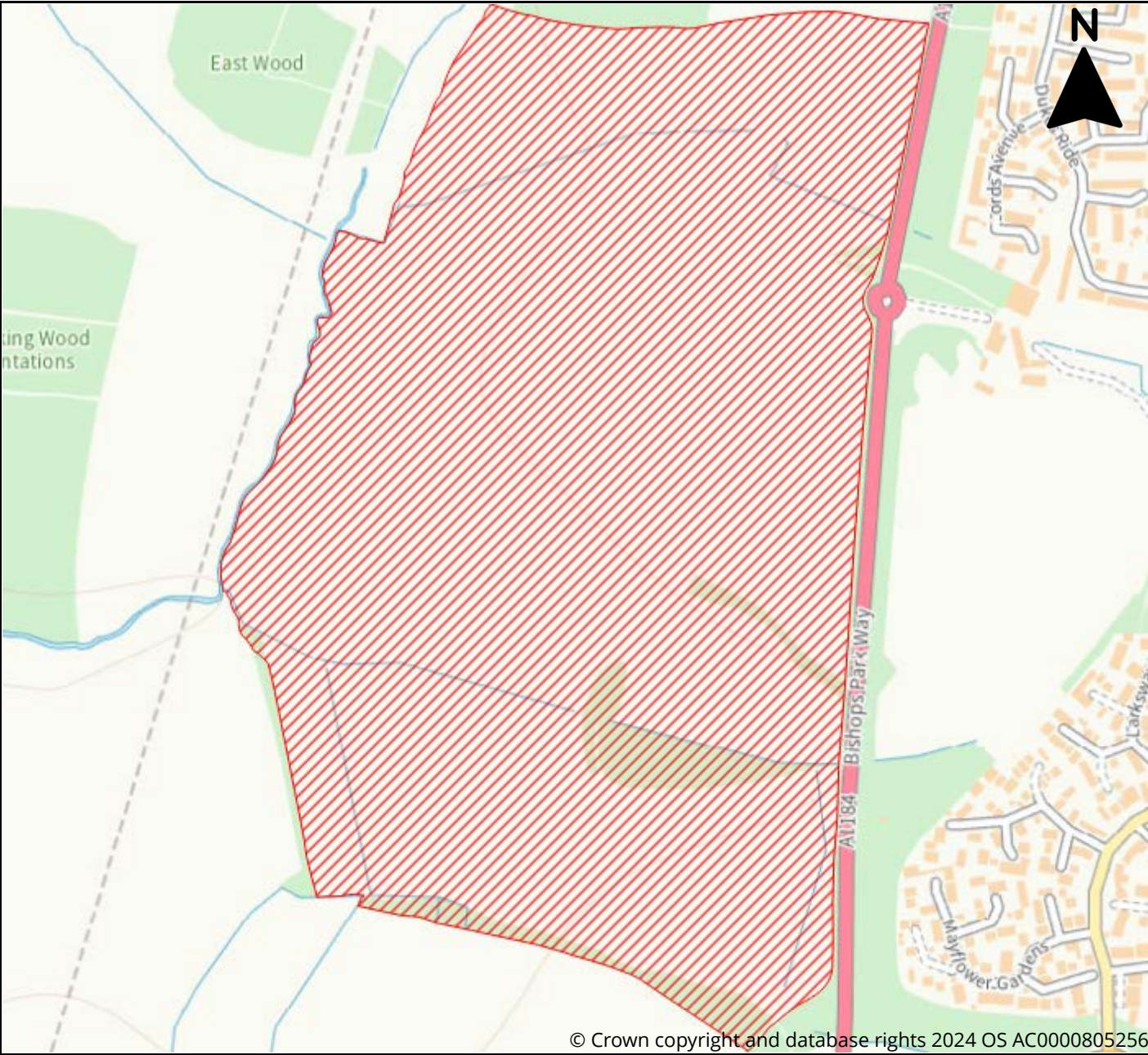
### Site Information

<b>Reference</b>	618e9774-1a50-40f0-9c76-ae107d6bde7b
<b>SLAA Ref</b>	01/24/014
<b>Site Name</b>	Land at Stortford Park Farm
<b>Address</b>	Land at Stortford Park Farm, east of A1184, Bishop's Stortford, CM23 4PB
<b>Total Area (ha)</b>	14.8
<b>Development Area (ha)</b>	9
<b>Proposed Use</b>	Residential, Affordable Housing, Renewable Energy

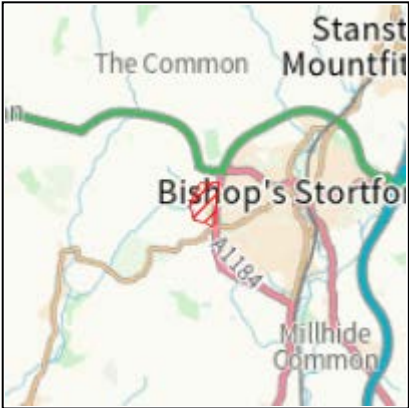




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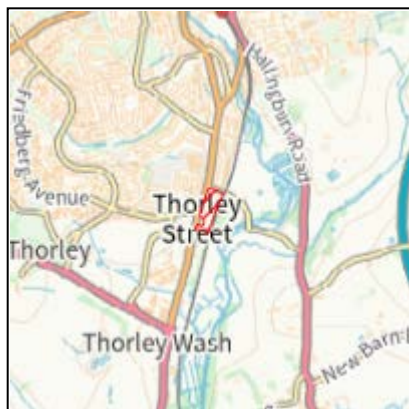
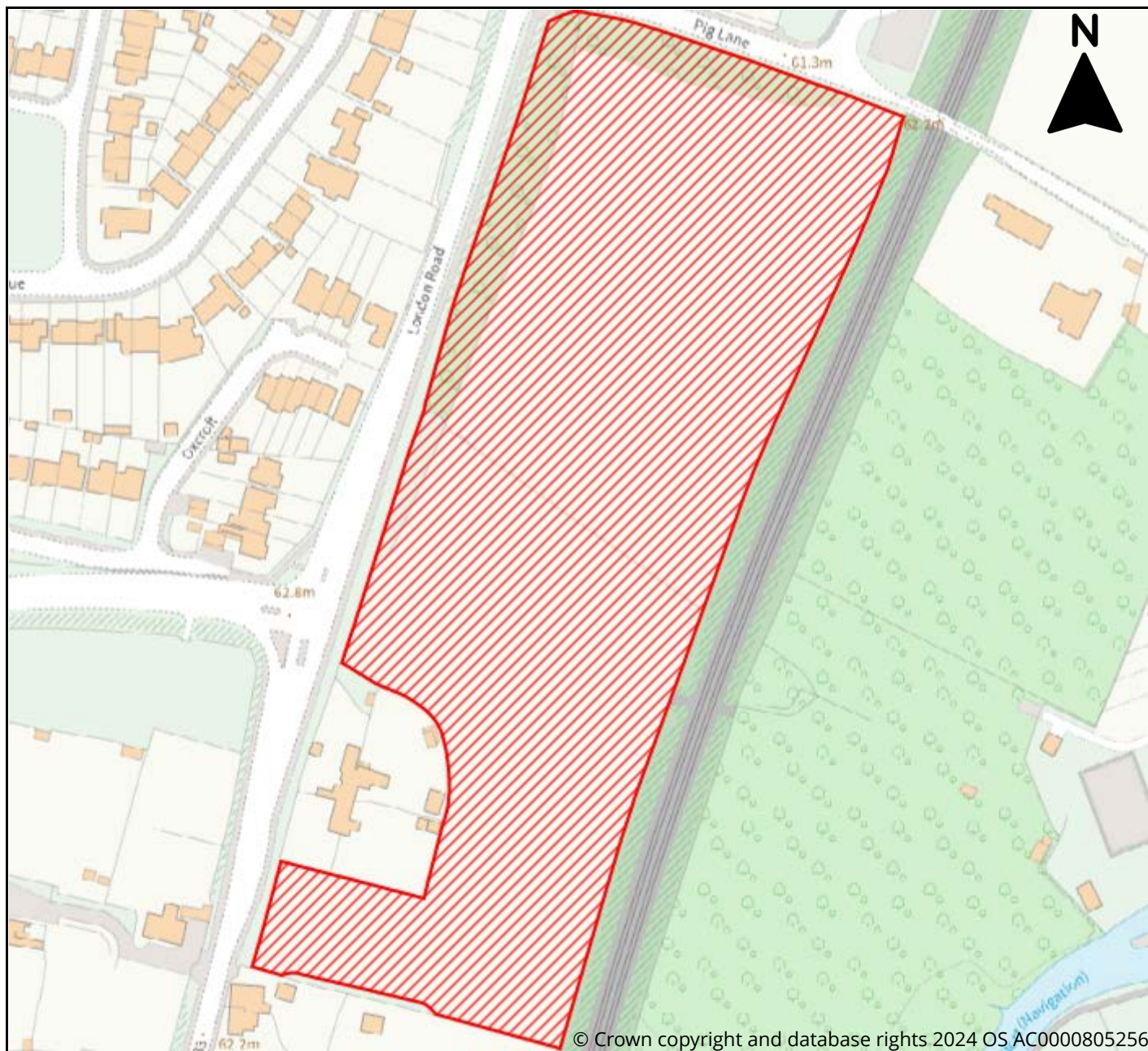


Site Information	
Reference	8399befc-5a0f-480e-ac0b-a927881700ad
SLAA Ref	01/24/015
Site Name	Land at Stortford Park Farm
Address	Land at Stortford Park Farm, west of A1184, Bishop's Stortford, CM23 4PB
Total Area (ha)	61
Development Area (ha)	36.6
Proposed Use	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Retail, Renewable Energy



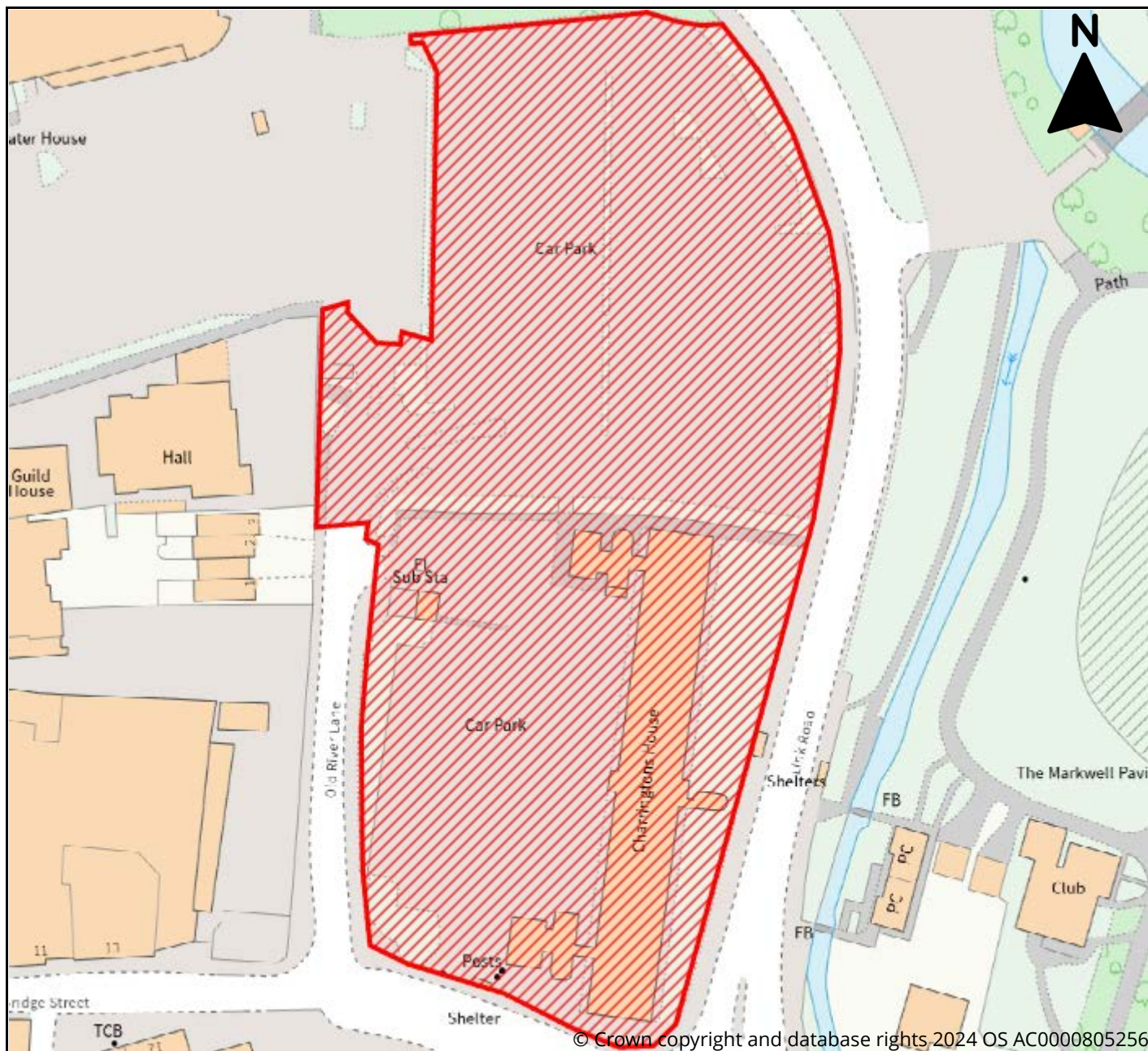


## East Herts District Plan Review Call for Sites 2024



Site Information	
Reference	f4fd5088-33b7-4dc6-b4d1-346fb2fc6339
SLAA Ref	01/24/016
Site Name	Land Adjacent to London Road / Thorley Street / Pig Lane
Address	Thorley, Bishop's Stortford, CM23 3EL
Total Area (ha)	3.38
Development Area (ha)	3
Proposed Use	Residential



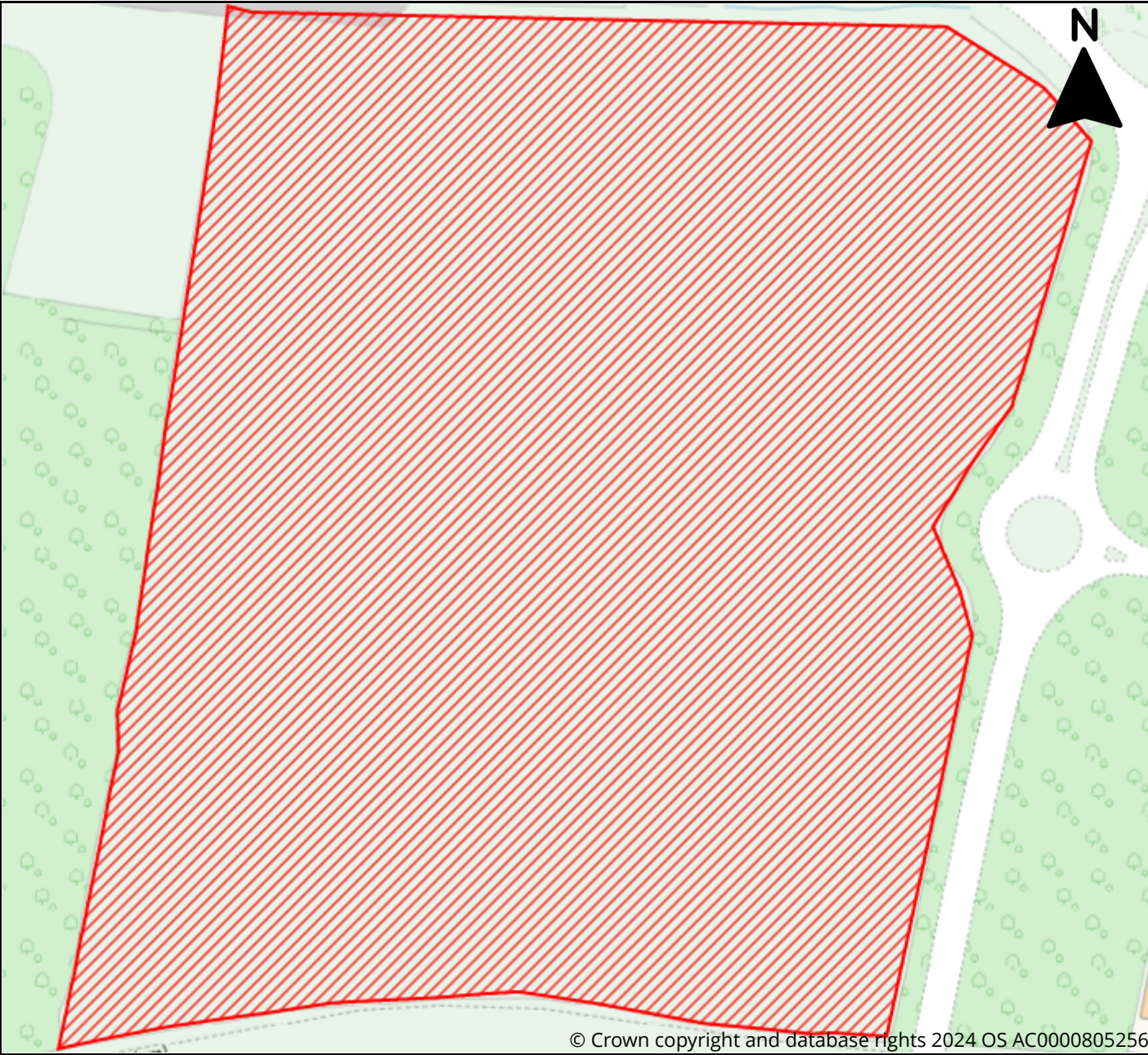


## Site Information

<b>Reference</b>	4ce4d3ab-fa20-4bc2-b030-07da0195eadf
<b>SLAA Ref</b>	01/24/017
<b>Site Name</b>	Old River Lane
<b>Address</b>	Old River Lane, Bishop's Stortford, East Hertfordshire, CM23 2EN
<b>Total Area (ha)</b>	1.23
<b>Development Area (ha)</b>	1.23
<b>Proposed Use</b>	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Employment, Renewable Energy, Greenspace, Biodiversity Offset, Mixed Use



East Herts District Plan Review  
Call for Sites 2024

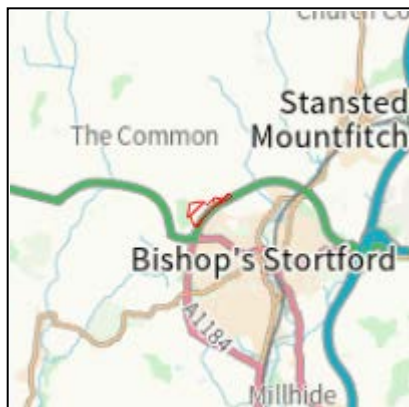
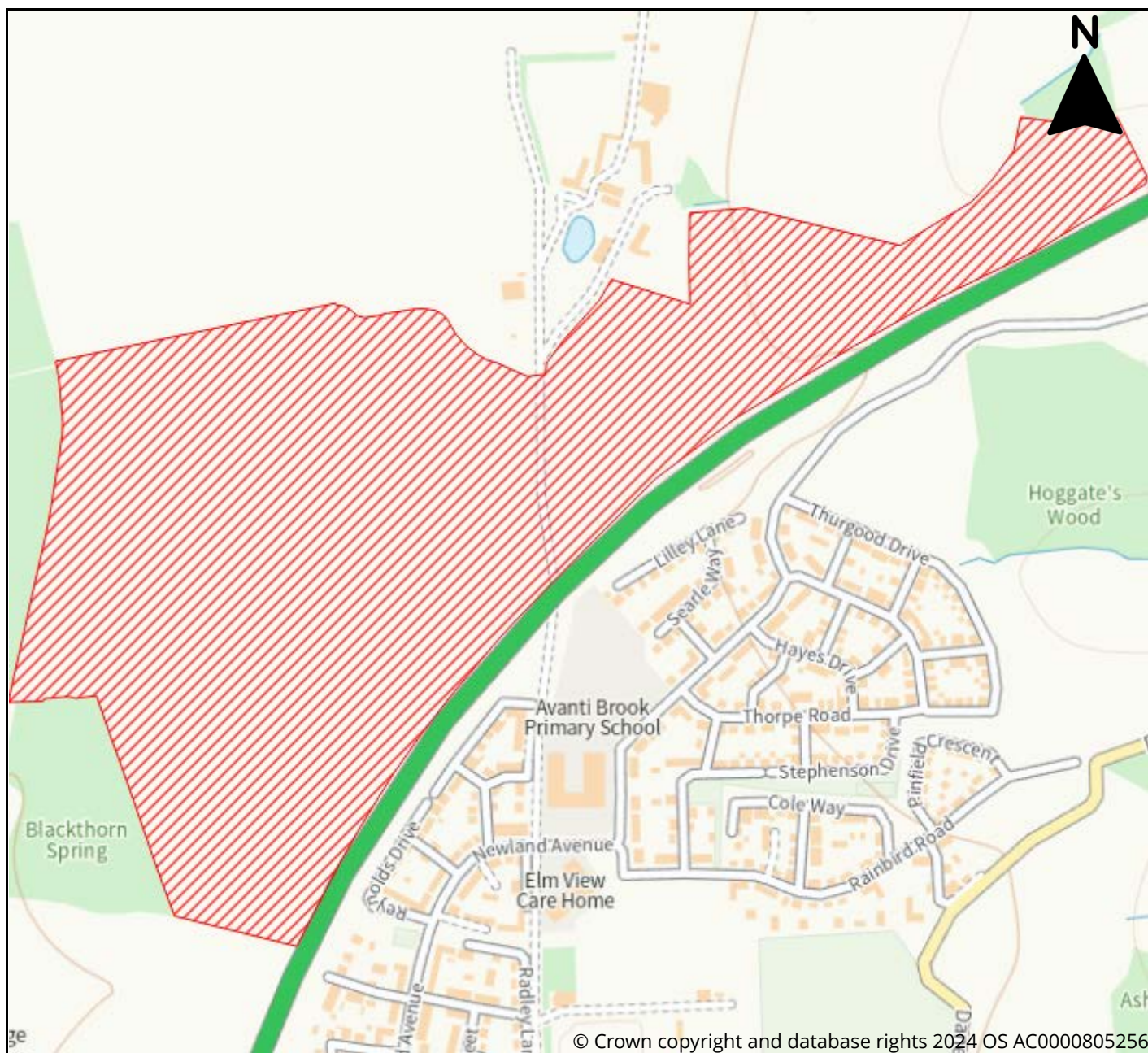


Site Information	
Reference	c7aefe7e-2a19-4540-9efd-3cbc24a2ed9e
SLAA Ref	01/24/018
Site Name	Land South of A120 and West of the A1184
Address	Land South of A120 and West of the A1184, Bishop's Stortford
Total Area (ha)	7
Development Area (ha)	4.2
Proposed Use	Residential, Affordable Housing, Renewable Energy





## East Herts District Plan Review Call for Sites 2024



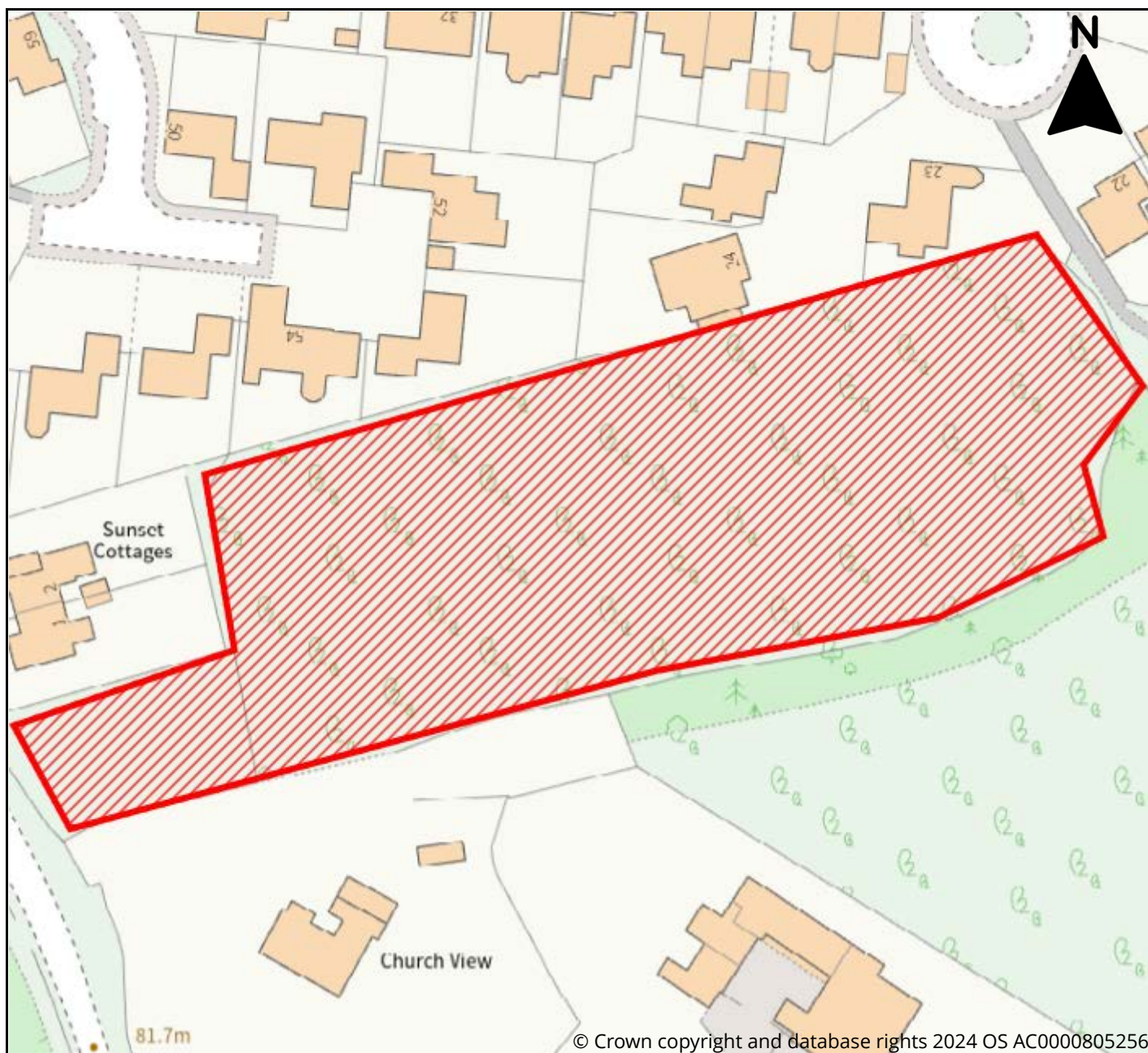
### Site Information

<b>Reference</b>	738036e5-e8b2-4461-abe1-459c67731176
<b>SLAA Ref</b>	01/24/019
<b>Site Name</b>	Land North of the A120 and South of Wickham Hall
<b>Address</b>	Land North of the A120 and South of Wickham Hall, Bishop's Stortford, CM23 1JG
<b>Total Area (ha)</b>	34
<b>Development Area (ha)</b>	20
<b>Proposed Use</b>	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Retail, Employment, Mixed Use, Other Use





## East Herts District Plan Review Call for Sites 2024

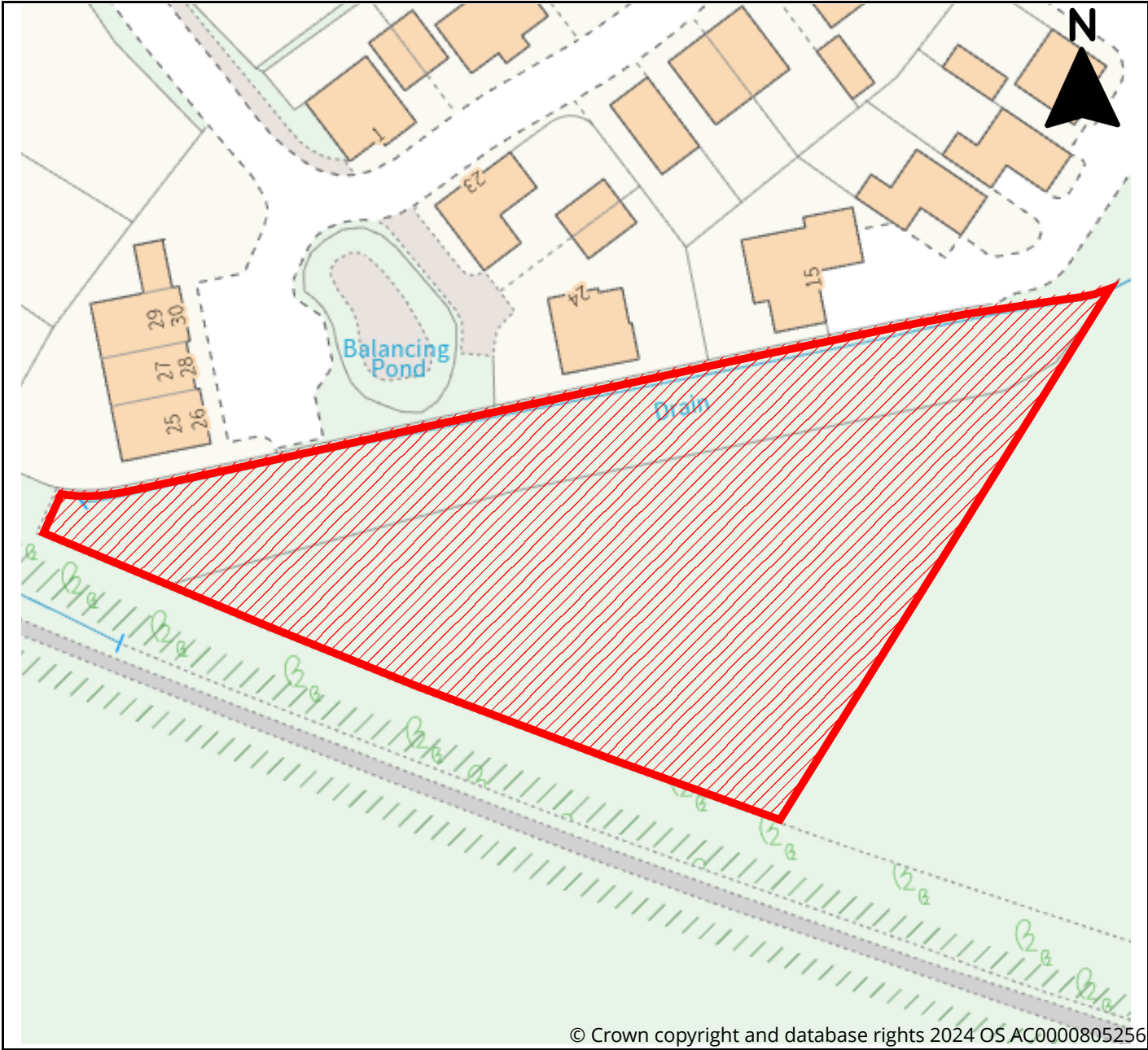


### Site Information

<b>Reference</b>	d708aa41-1d43-4280-b56c-03ab1590fc92
<b>SLAA Ref</b>	01/24/020
<b>Site Name</b>	Land East of Thorley Lane East
<b>Address</b>	Land East of Thorley Lane East, Bishop's Stortford, CM23 4BH
<b>Total Area (ha)</b>	0.7
<b>Development Area (ha)</b>	0.4
<b>Proposed Use</b>	Residential, Affordable Housing



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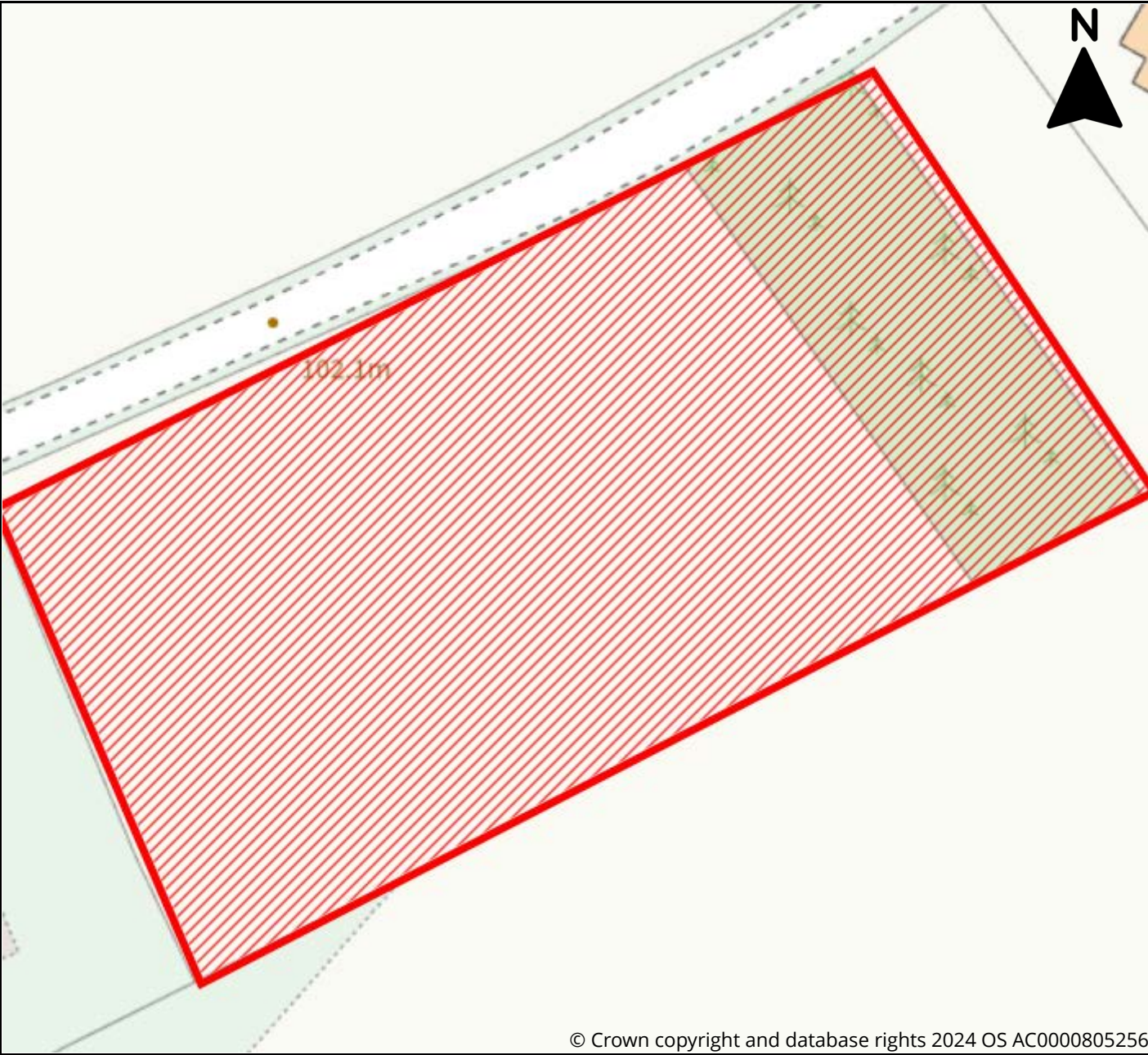


Site Information	
Reference	760cb3d9-463e-4ec0-9002-4ccb536e2738
SLAA Ref	01/24/021
Site Name	Land off Vardon Drive
Address	Land off Vardon Drive, Bishop's Stortford, CM23
	5FT
Total Area (ha)	0.25
Development Area (ha)	0.25
Proposed Use	Residential





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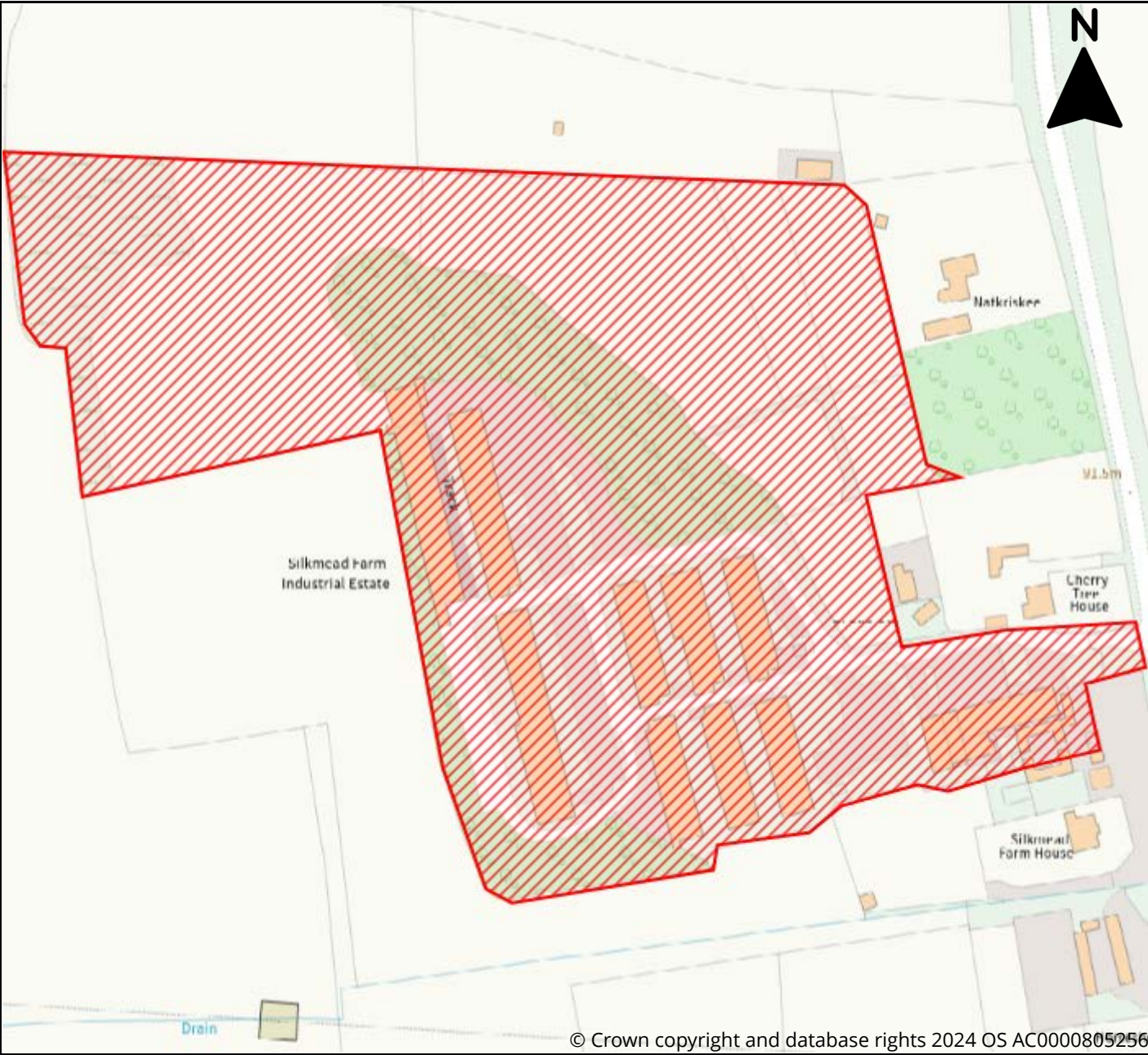


Site Information	
Reference	09e288b9-6c8c-4ba0-8f7f-355c207aaa21
SLAA Ref	02/24/001
Site Name	n/a
Address	Cherry Green Lane, Westmill, Buntingford, SG9 9LD
Total Area (ha)	0.71
Development Area (ha)	0.71
Proposed Use	Residential



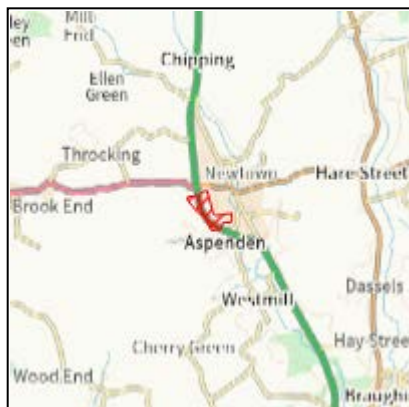
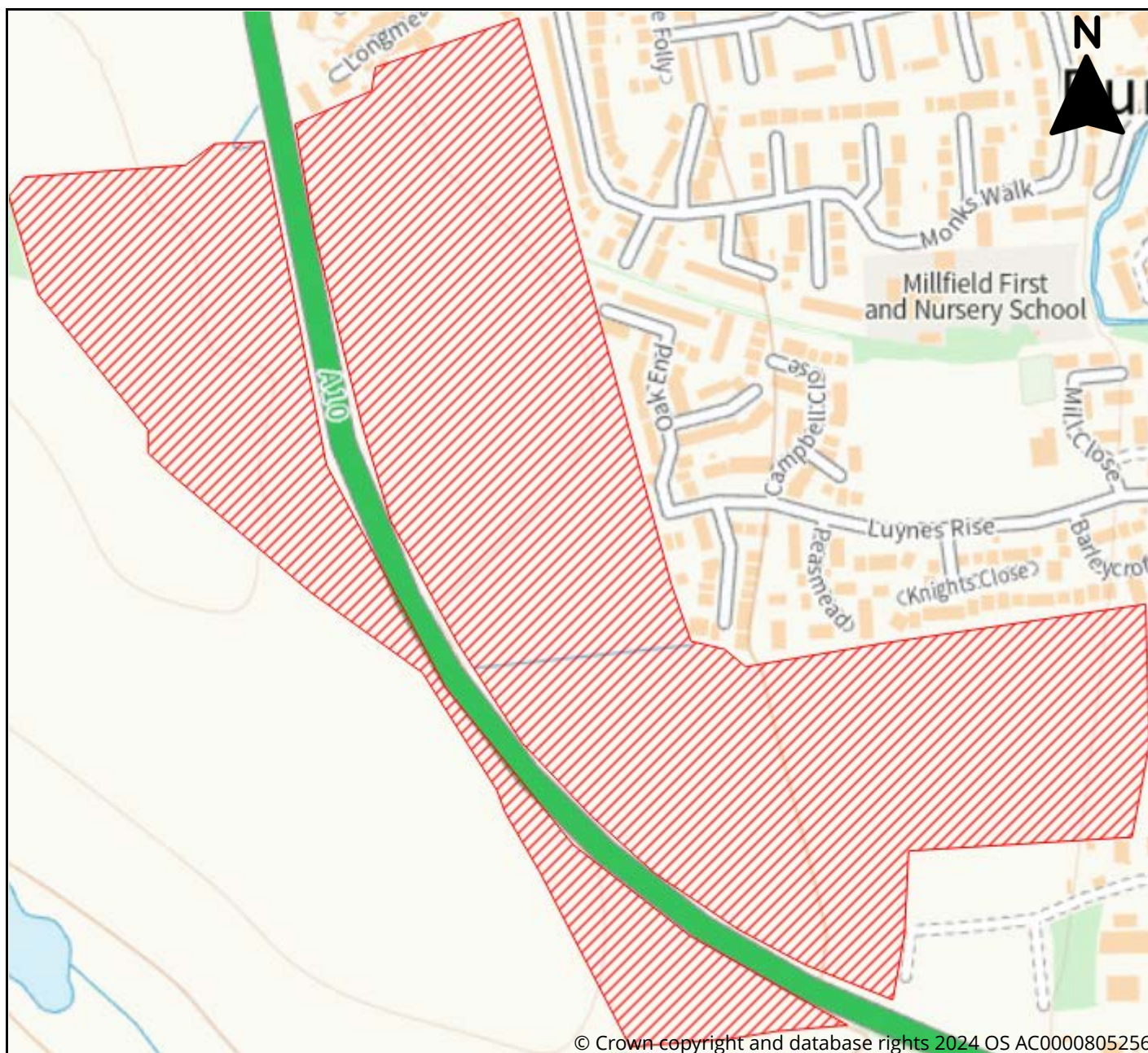


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Site Information	
Reference	0a564813-0e44-43ec-9e06-cbe392a1a340
SLAA Ref	02/24/002
Site Name	Silk mead Farm
Address	Silkmead Farm, Hare Street, Buntingford, SG9 0DX, Buntingford, SG9 0DX
Total Area (ha)	5.5
Development Area (ha)	5.5
Proposed Use	Residential, Affordable Housing, Employment, Mixed Use





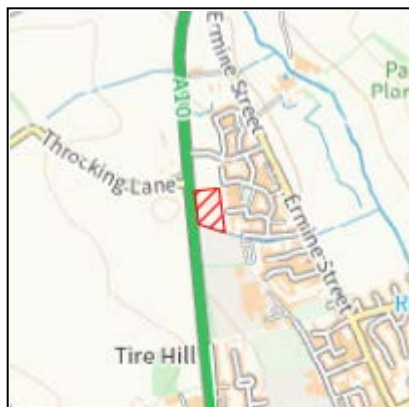
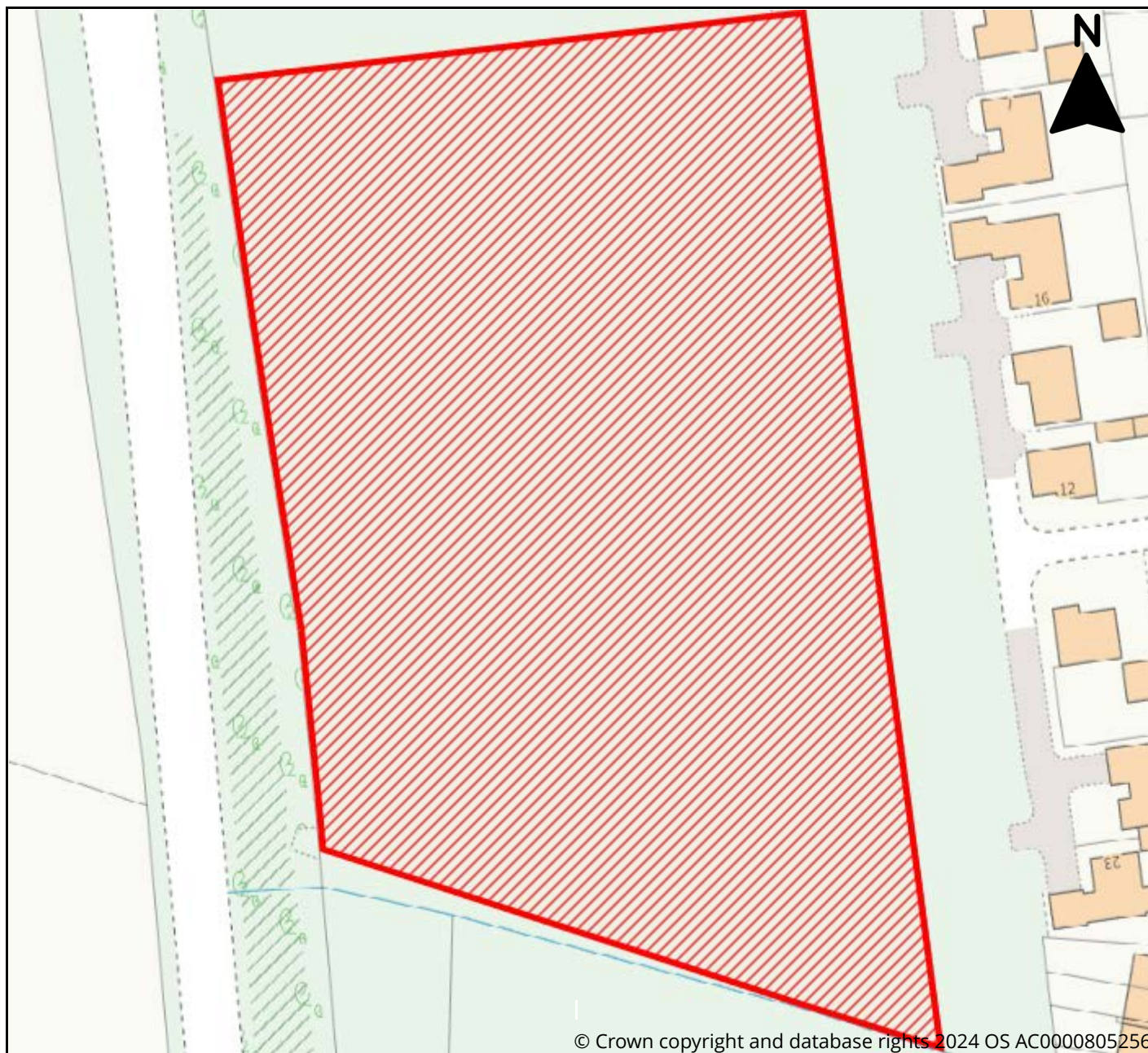
## Site Information

<b>Reference</b>	4b1c0b48-0137-4319-938a-532ddb6b9226
<b>SLAA Ref</b>	02/24/003
<b>Site Name</b>	Buntingford West
<b>Address</b>	Land East of the A10, Buntingford, Hertfordshire, SG9
<b>Total Area (ha)</b>	28.95
<b>Development Area (ha)</b>	21.1
<b>Proposed Use</b>	Residential, Affordable Housing, Community Facility, Employment, Renewable Energy, Greenspace, Biodiversity Offset





## East Herts District Plan Review Call for Sites 2024



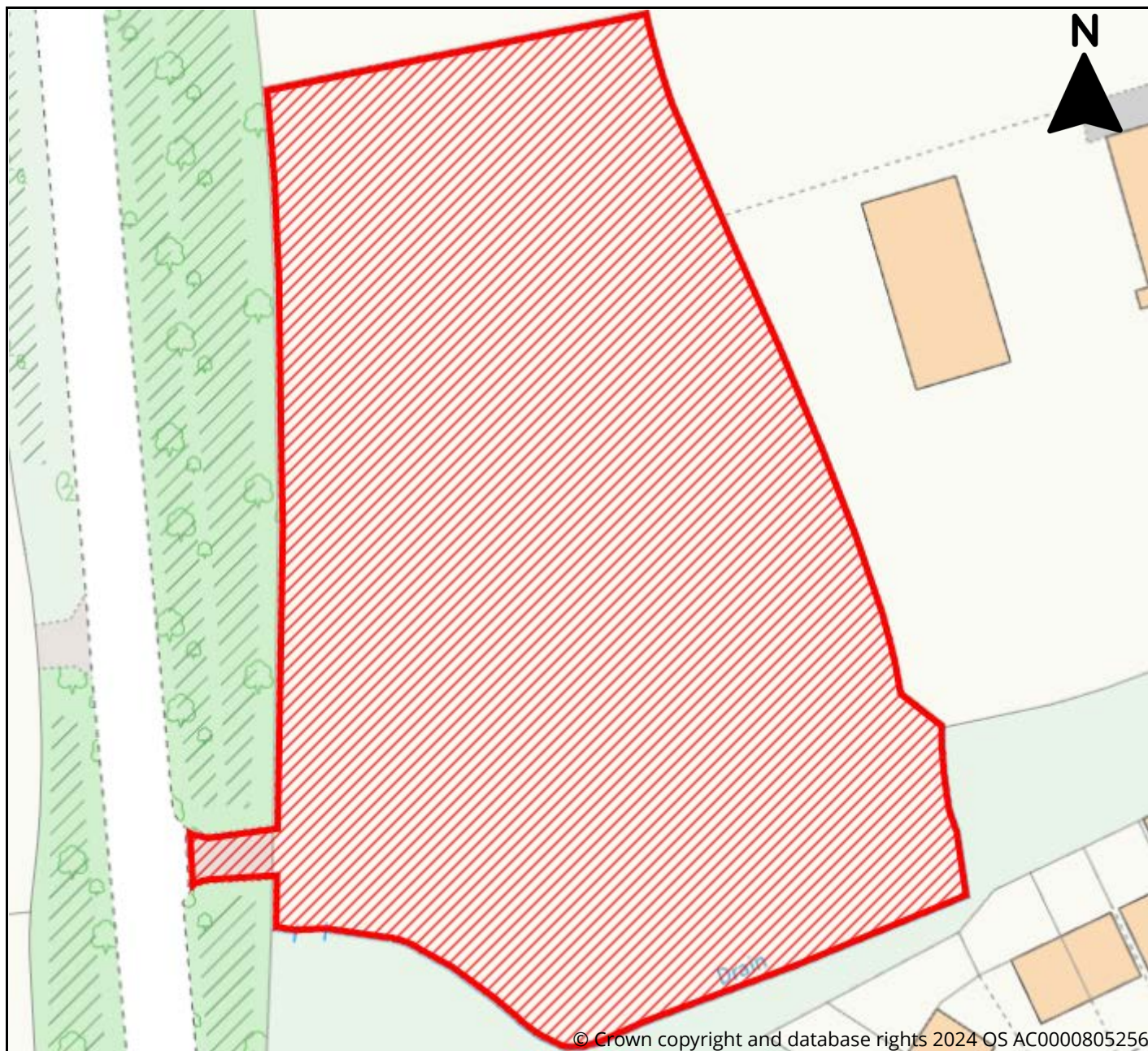
### Site Information

<b>Reference</b>	21bf2237-ea49-4419-829d-fb5724317f1e
<b>SLAA Ref</b>	02/24/004
<b>Site Name</b>	Land north of Freman College
<b>Address</b>	Land north of Freman College, East of A10, Buntingford, SG9 9BT
<b>Total Area (ha)</b>	1.34
<b>Development Area (ha)</b>	1.34
<b>Proposed Use</b>	Community Facility



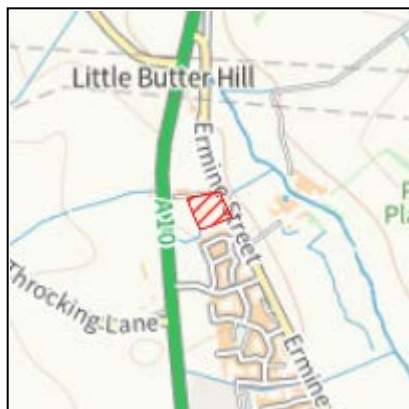
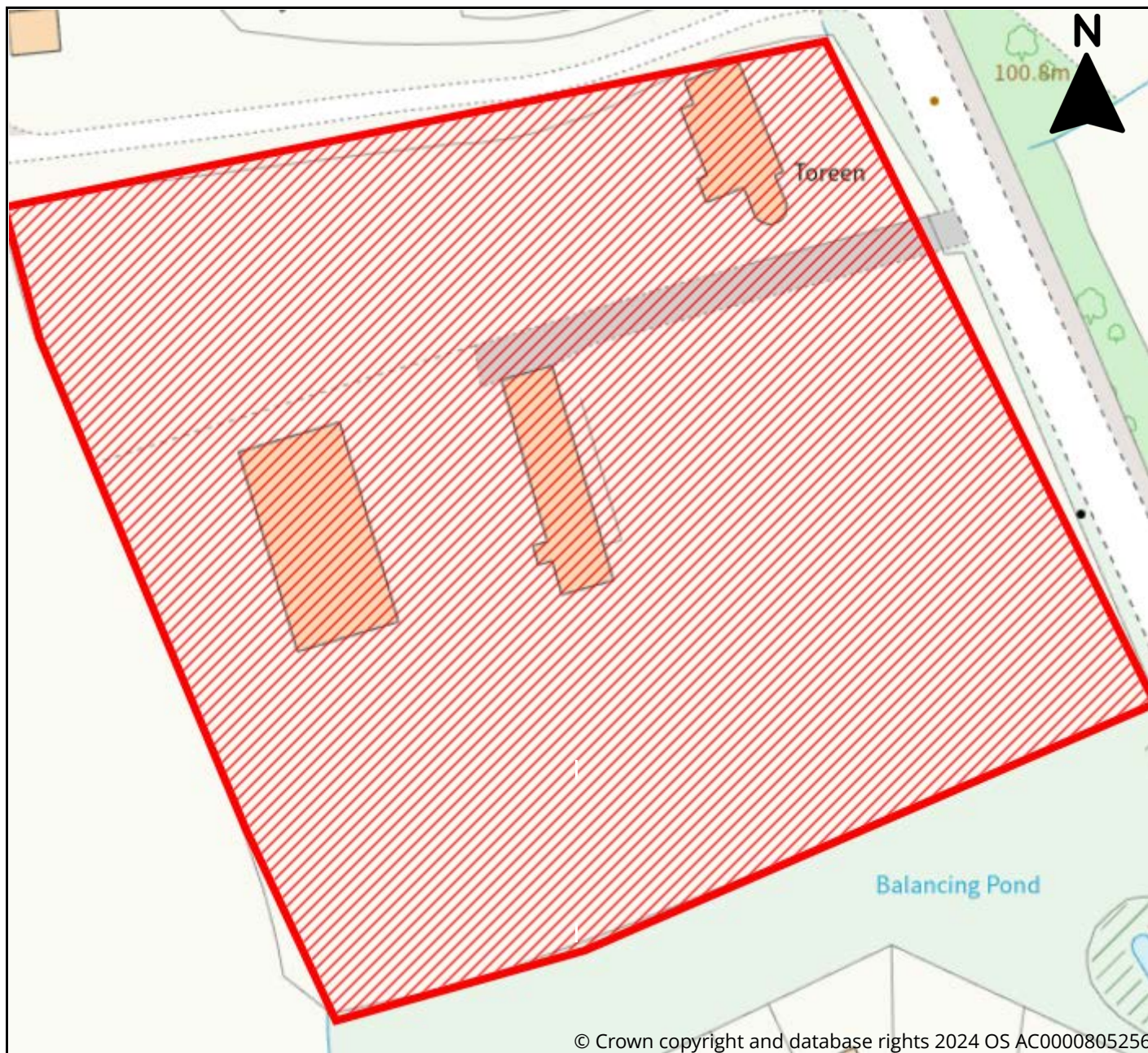


## East Herts District Plan Review Call for Sites 2024



Site Information	
Reference	873c771f-0c69-413f-a576-55eec2d2290b
SLAA Ref	02/24/005
Site Name	Land Adjoining Prestwick
Address	Land Adjoining Prestwick, Parkside, Royston Road, Buntingford, SG9 9RT
Total Area (ha)	0.92
Development Area (ha)	0.92
Proposed Use	Residential

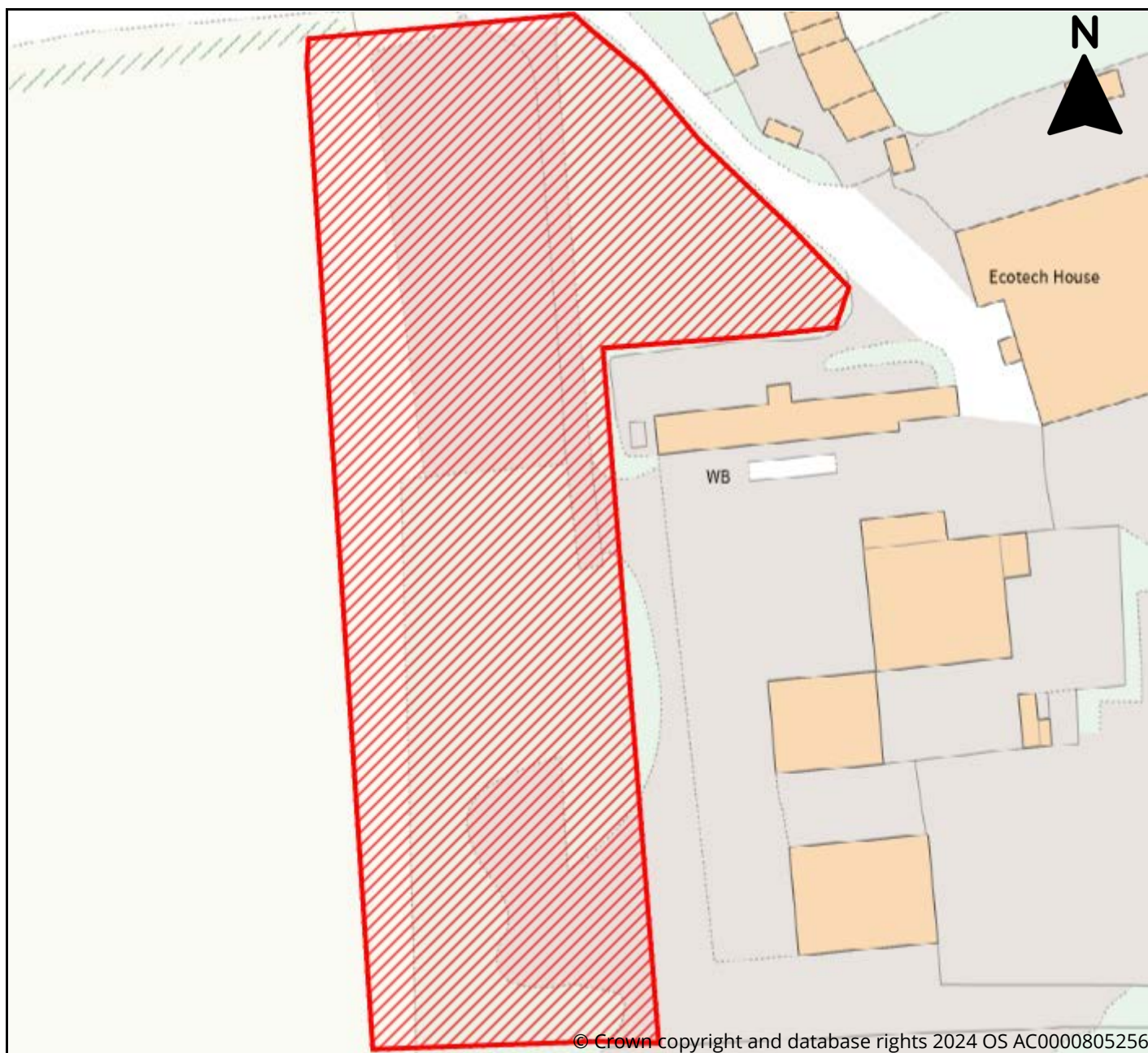




## Site Information

<b>Reference</b>	59f1624c-7fab-4437-a336-d705b6d494e8
<b>SLAA Ref</b>	02/24/006
<b>Site Name</b>	Land adjoining Torreen, Buntingford
<b>Address</b>	Torreen, Ermine Street, Buntingford, SG9 9RT
<b>Total Area (ha)</b>	1.085
<b>Development Area (ha)</b>	1.085
<b>Proposed Use</b>	Residential, Affordable Housing



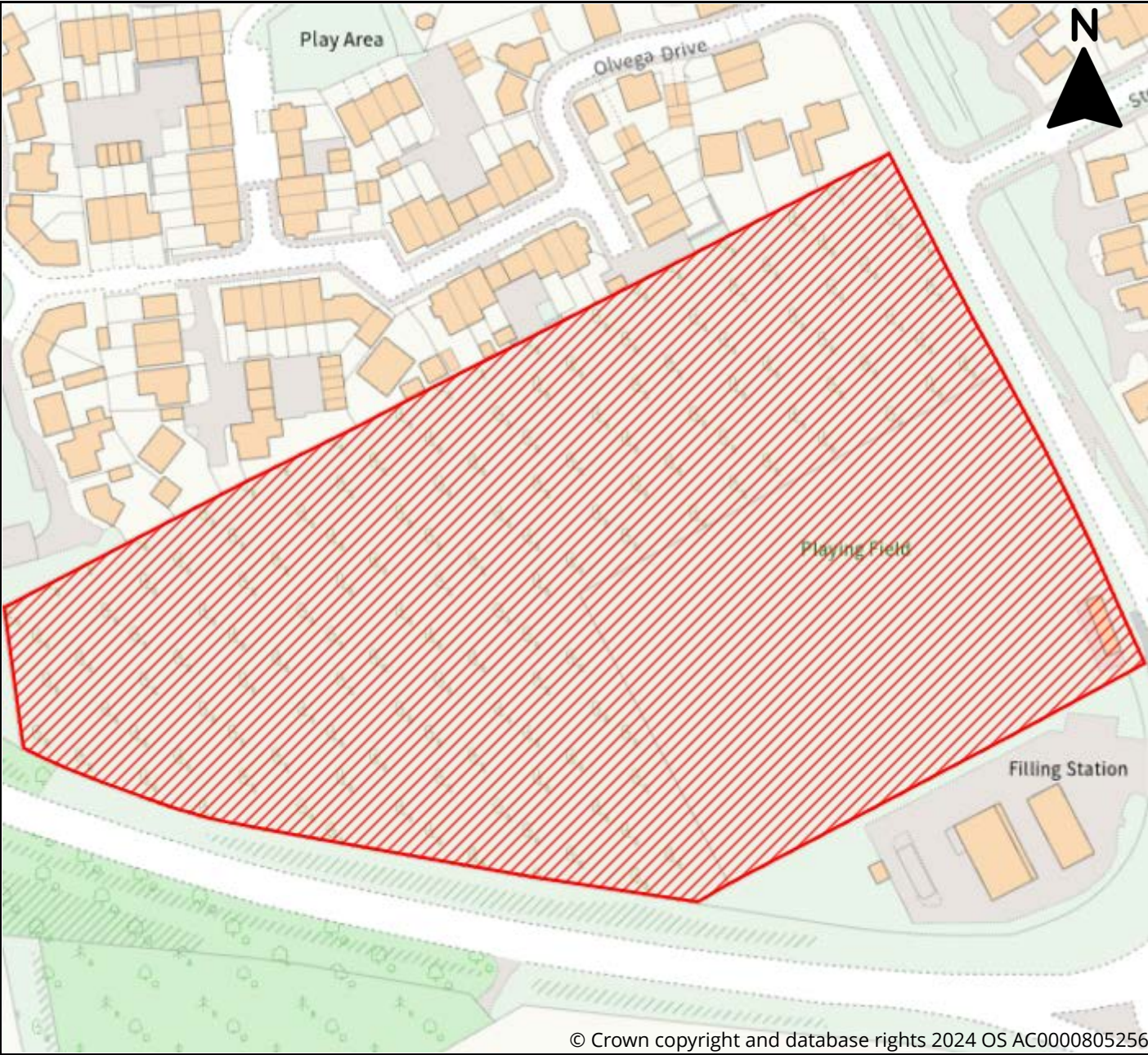


Site Information	
Reference	921c65fa-4319-4fbb-99ba-31f7586e236b
SLAA Ref	02/24/007
Site Name	Land West of Buttermilk Hall Farm
Address	Land West of Buttermilk Hall Farm, Baldock Road, Buntingford, SG9 9RH
Total Area (ha)	0.94
Development Area (ha)	0.94
Proposed Use	Employment





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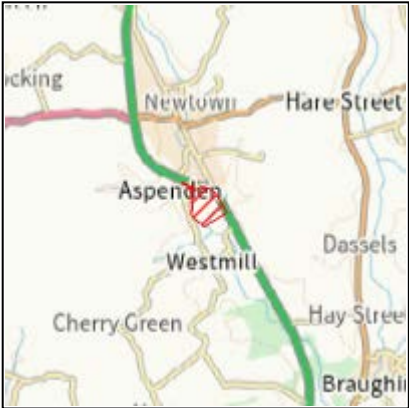
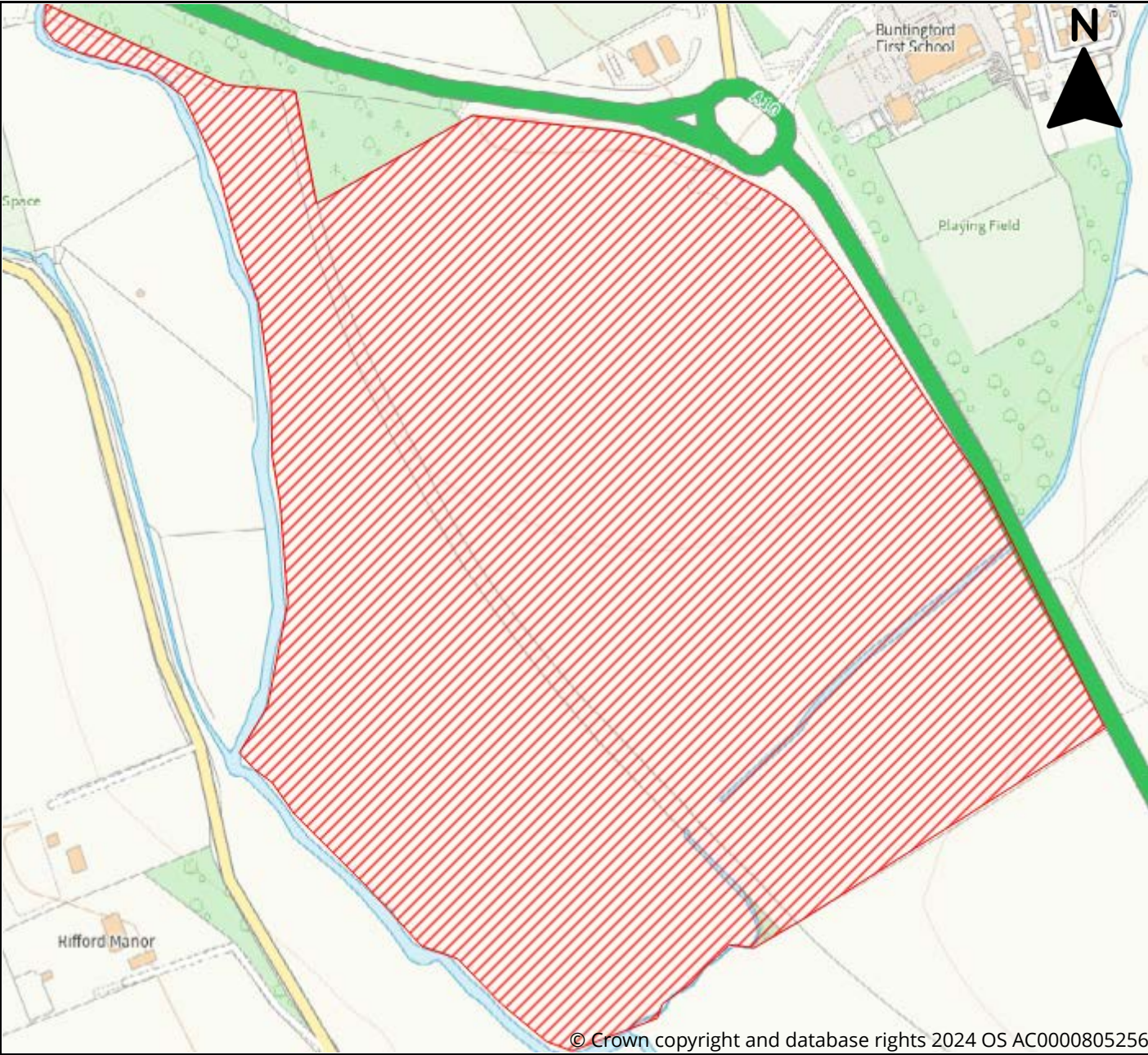


Site Information	
Reference	35f36757-08d7-43a1-83f4-575590ff6b42
SLAA Ref	02/24/008
Site Name	Land West of London Road
Address	Land West of London Road, Buntingford
Total Area (ha)	3.16
Development Area (ha)	2.43
Proposed Use	Residential





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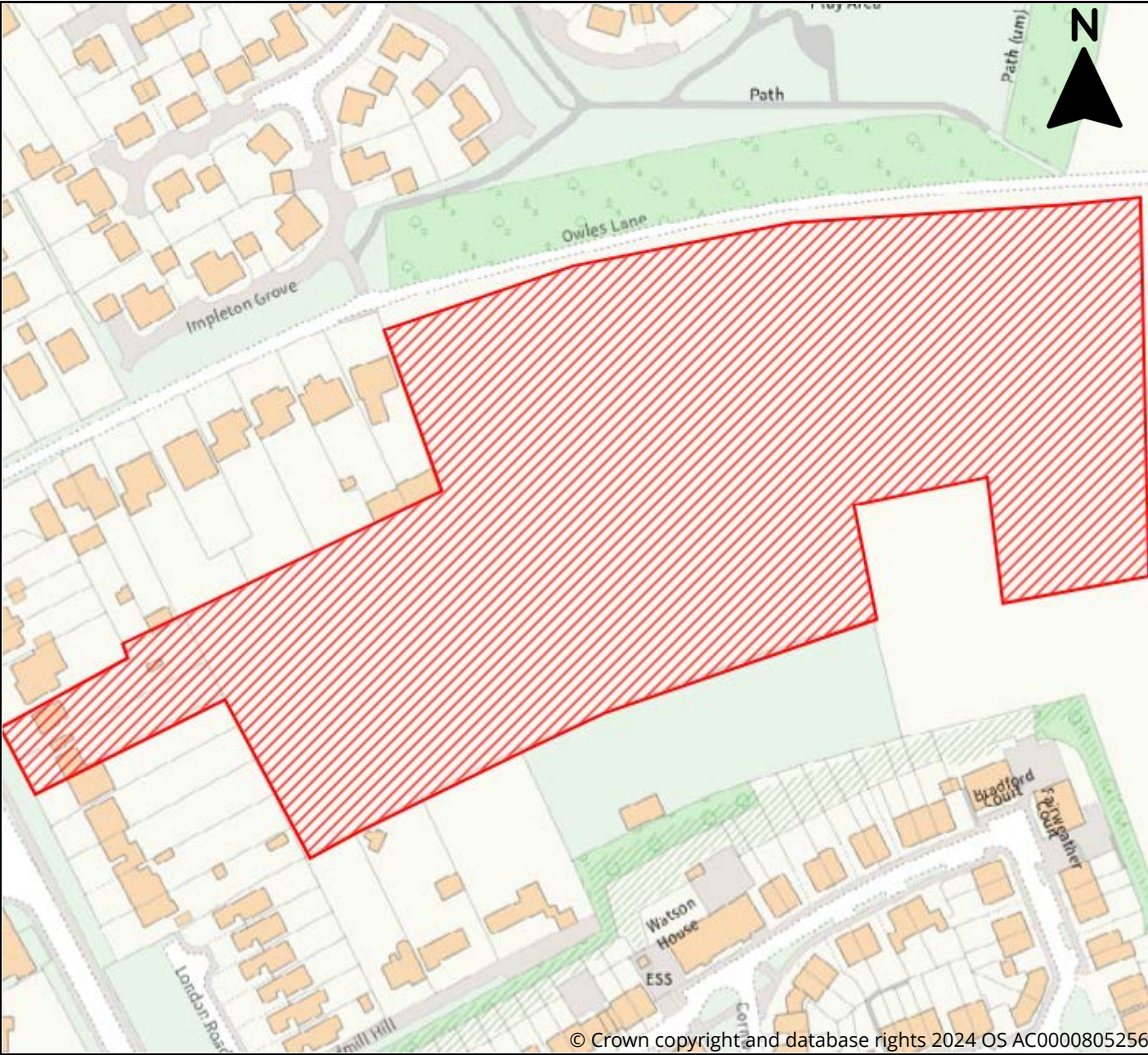


Site Information	
Reference	514f4c43-aaa5-4894-904c-36319eec3389
SLAA Ref	02/24/009
Site Name	Land West of A10
Address	Land West of A10, Buntingford
Total Area (ha)	26.5
Development Area (ha)	6
Proposed Use	Leisure & Recreation, Biodiversity Offset, Mixed Use



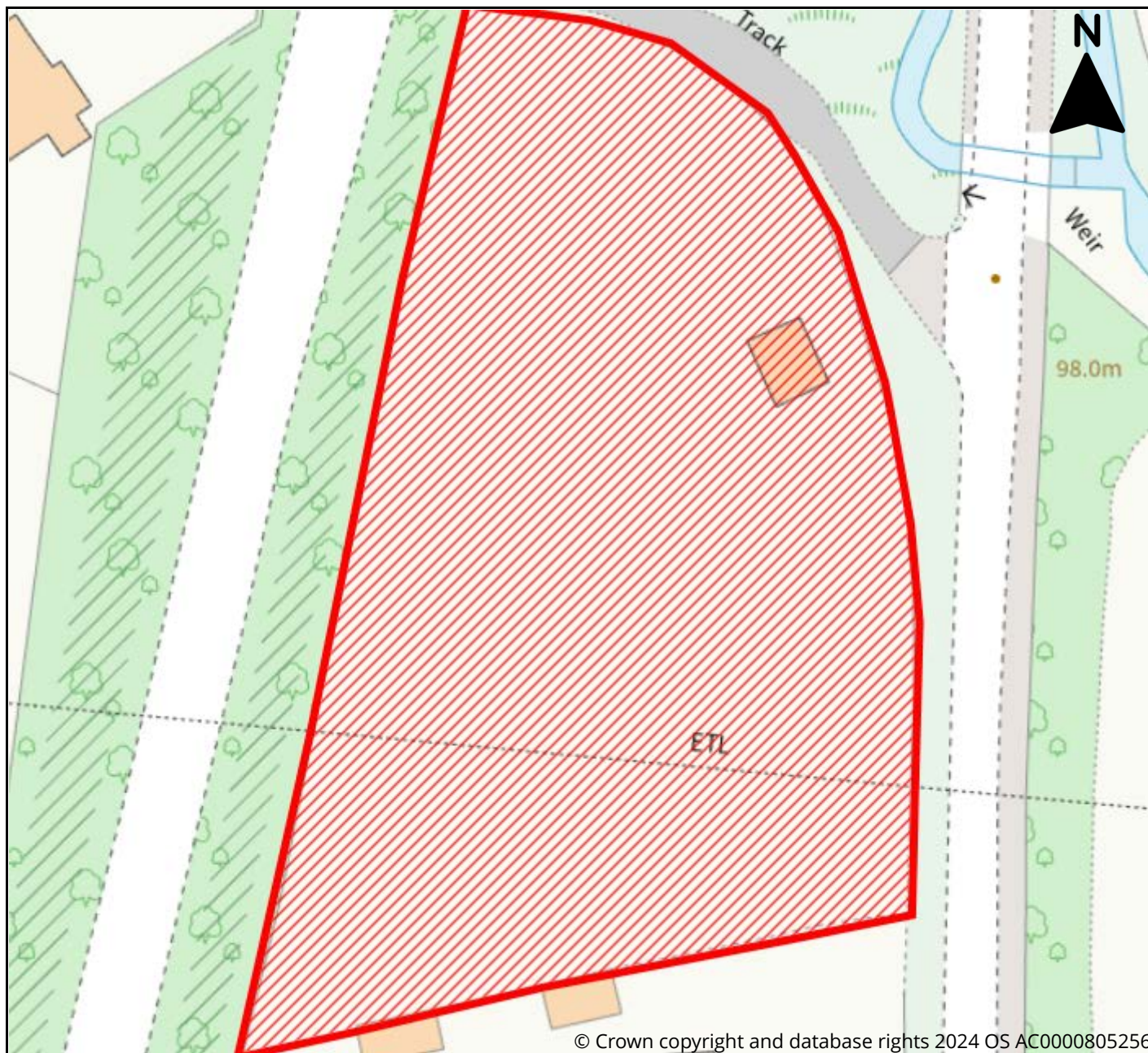


East Herts District Plan Review  
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Site Information	
Reference	2d4149dc-a97c-4ef6-befd-860578131246
SLAA Ref	02/24/010
Site Name	Land Off London Road And Owles Lane
Address	Land Off London Road And Owles Lane, Buntingford, Hertfordshire SG9 9JN
Total Area (ha)	3.32
Development Area (ha)	3.32
Proposed Use	Residential, Affordable Housing

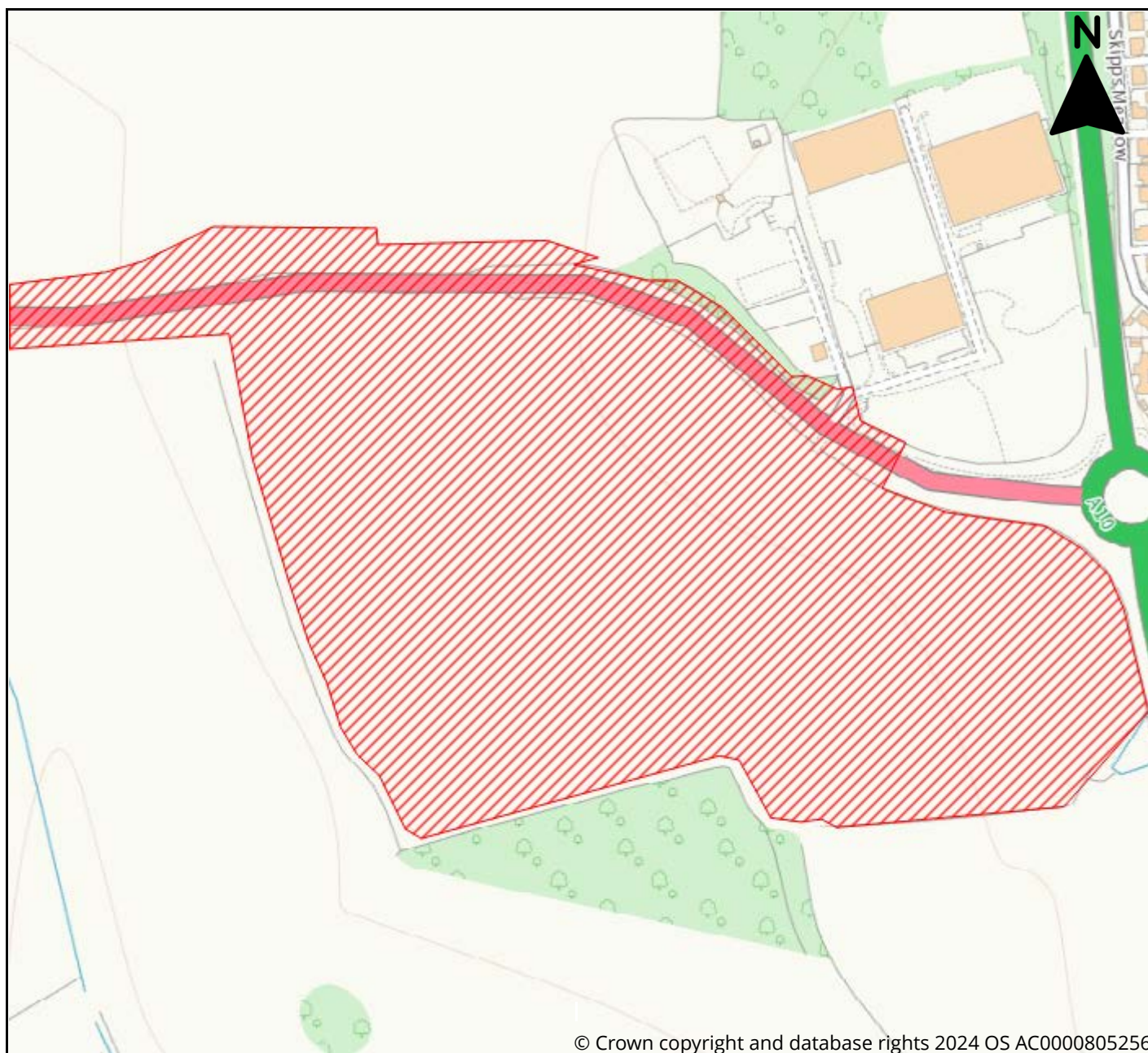




## Site Information

<b>Reference</b>	2d9974fd-aa80-4f1e-ae19-b516a8432be1
<b>SLAA Ref</b>	02/24/011
<b>Site Name</b>	Land Adjoining Arcadia
<b>Address</b>	Land Adjoining Arcadia, Ermine Street, Buntingford, Herts, SG9 9RT
<b>Total Area (ha)</b>	0.6
<b>Development Area (ha)</b>	0.6
<b>Proposed Use</b>	Residential

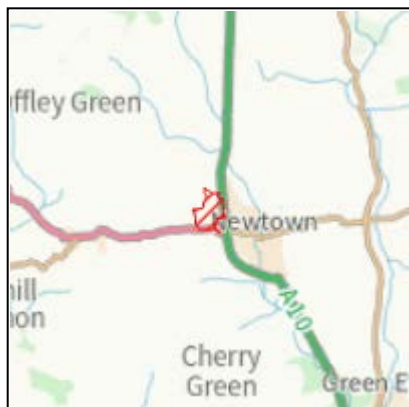
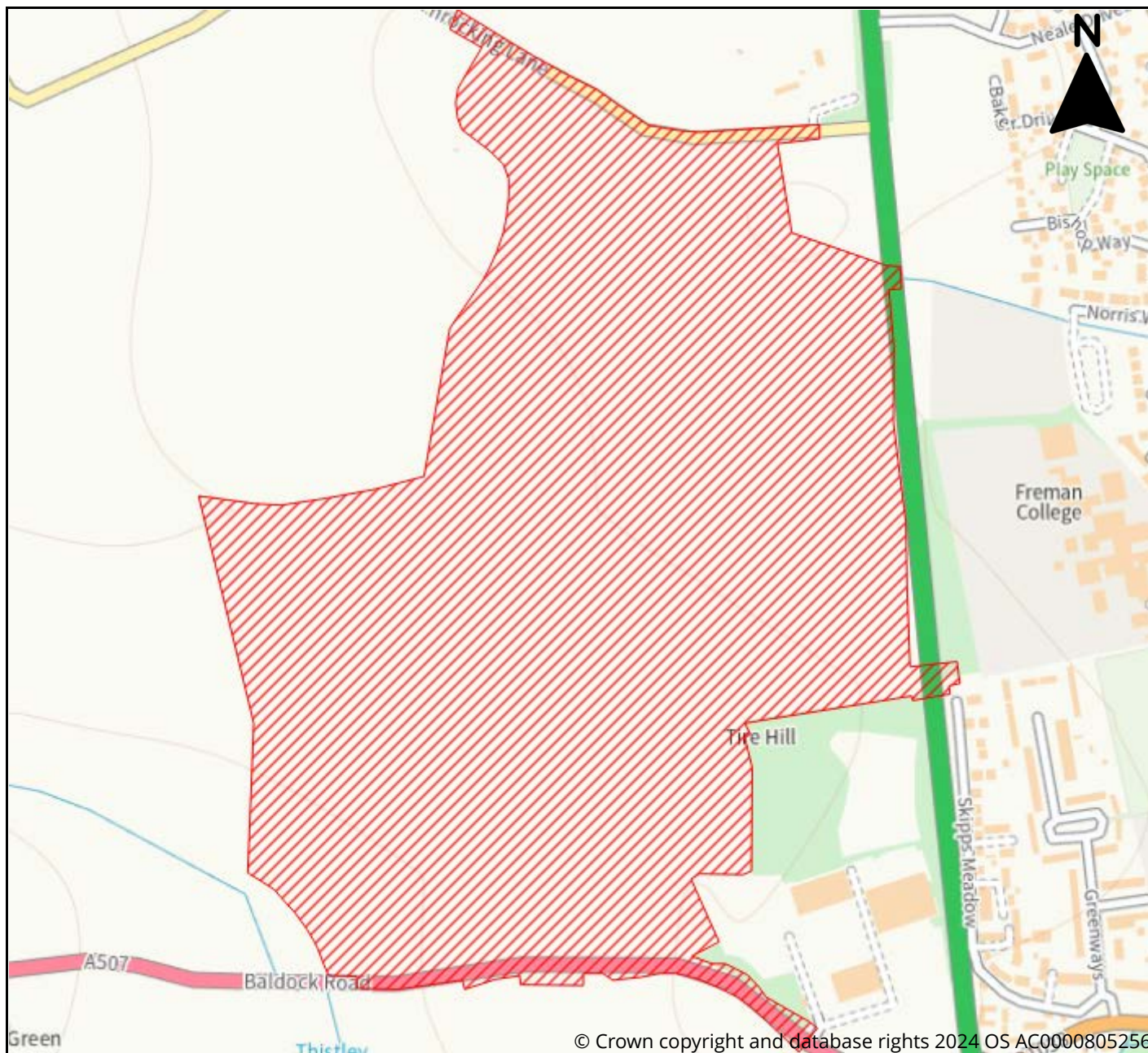




### Site Information

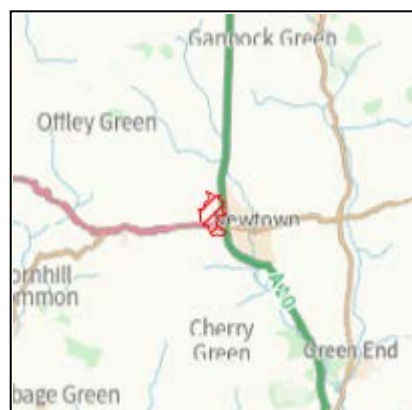
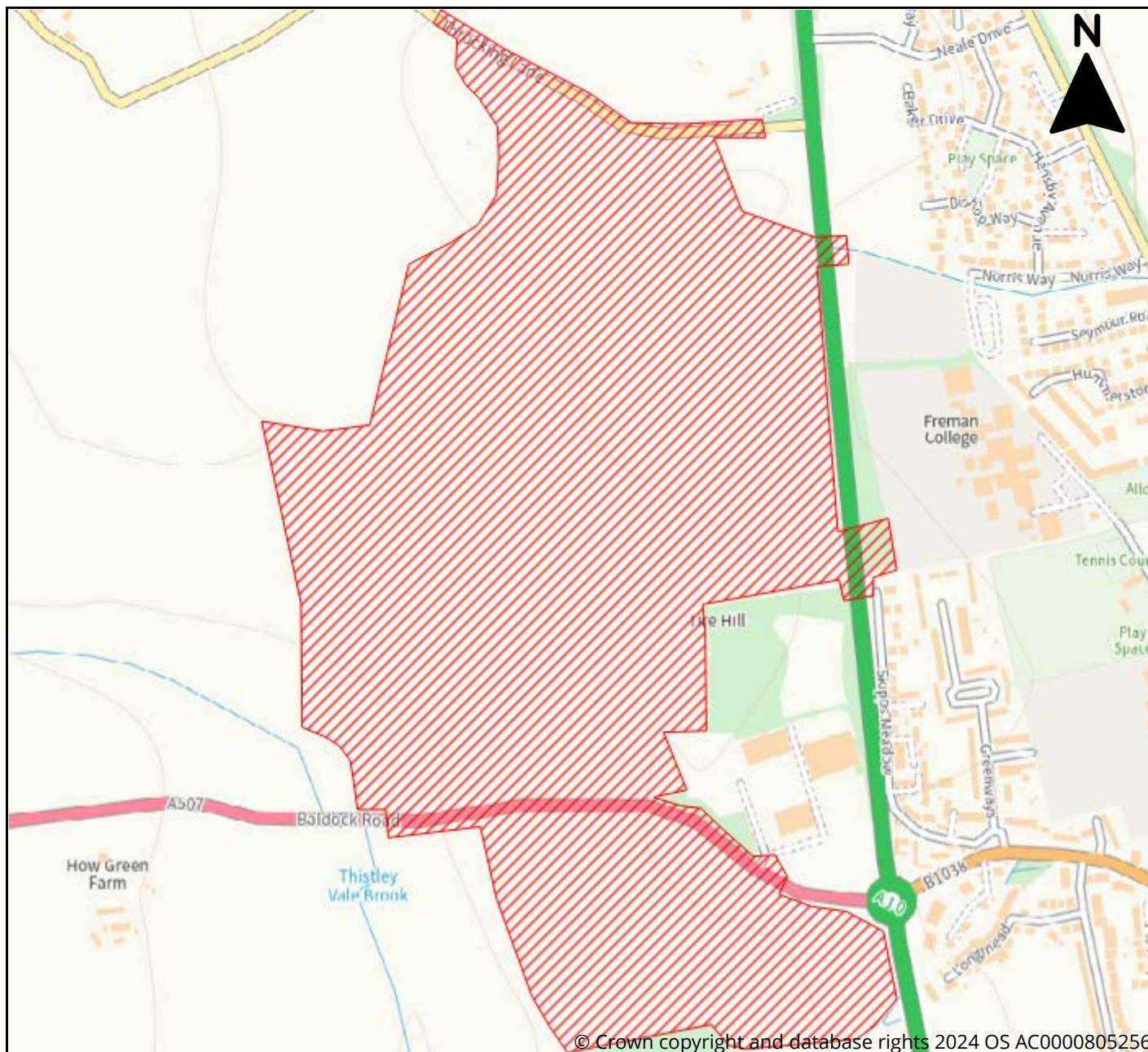
<b>Reference</b>	8cc3aceb-23a7-421b-a2c6-2229776b351f
<b>SLAA Ref</b>	02/24/012
<b>Site Name</b>	Land West Of Buntingford
<b>Address</b>	South of the A507 Baldock Road, West of A10, Buntingford, Hertfordshire
<b>Total Area (ha)</b>	13.28
<b>Development Area (ha)</b>	13.28
<b>Proposed Use</b>	Employment, Greenspace, Biodiversity Offset





Site Information	
Reference	794f78ec-31cd-461b-8a1a-c645c102c9cf
SLAA Ref	02/24/013
Site Name	Land West Of Buntingford
Address	North of the A507, Baldock Road, West of A10, Buntingford
Total Area (ha)	50.12
Development Area (ha)	50.12
Proposed Use	Residential, Affordable Housing, Specialist Residential, Community Facility, Greenspace, Biodiversity Offset

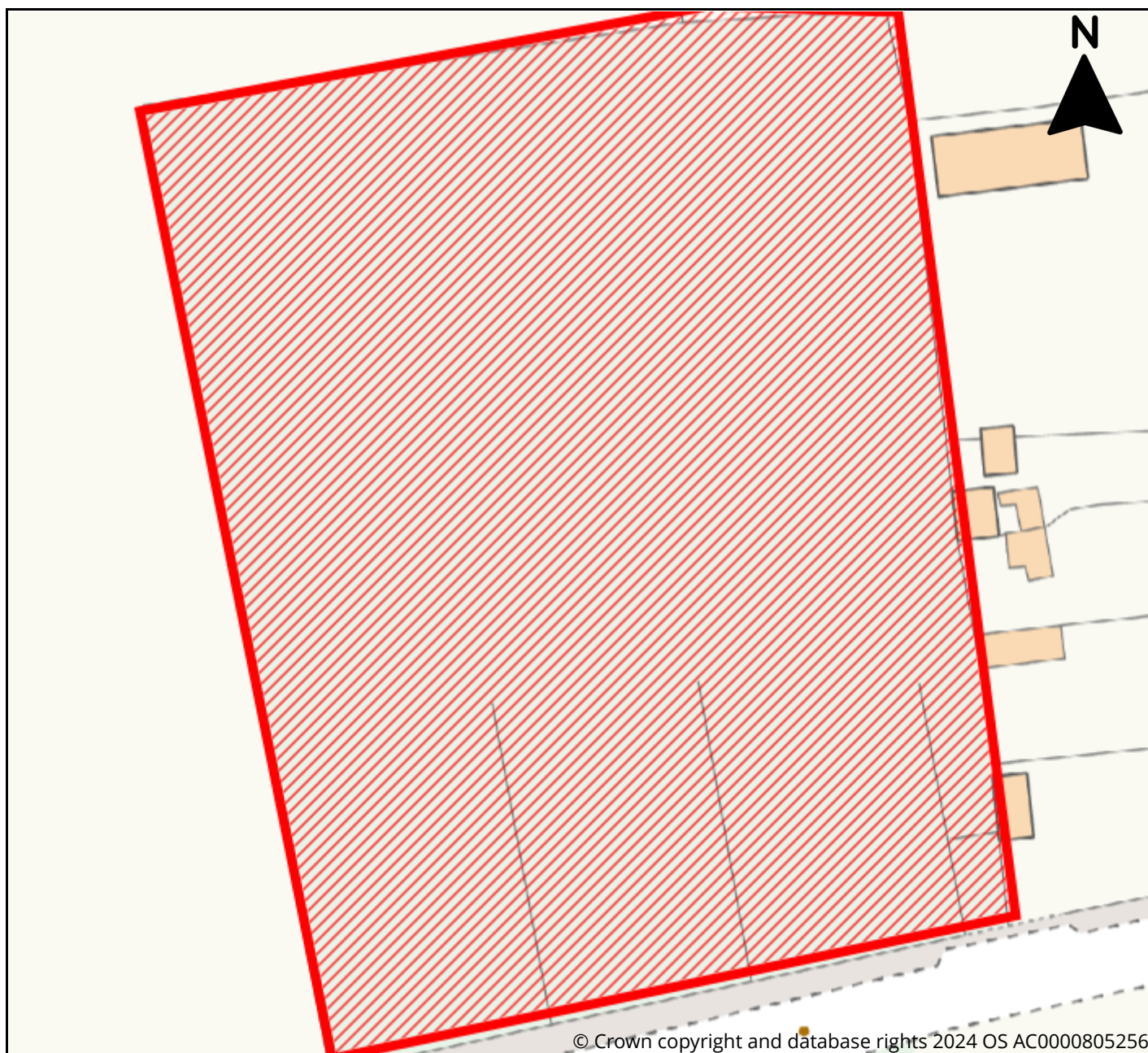




Site Information	
<b>Reference</b>	3e8c3c5d-64d8-4691-b4a3-a40c278f17a8
<b>SLAA Ref</b>	02/24/014
<b>Site Name</b>	Land West Of Buntingford
<b>Address</b>	North and South of the A507 Baldock Road, West of A10, Buntingford, Hertfordshire
<b>Total Area (ha)</b>	63.4
<b>Development Area (ha)</b>	63.4
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Community Facility, Employment, Greenspace, Biodiversity Offset



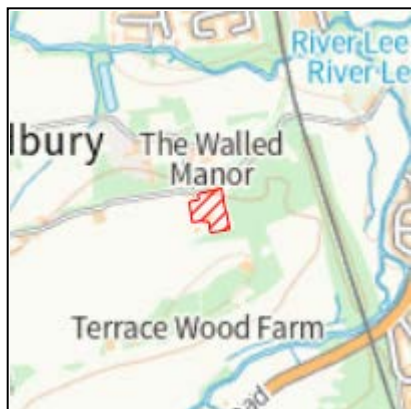
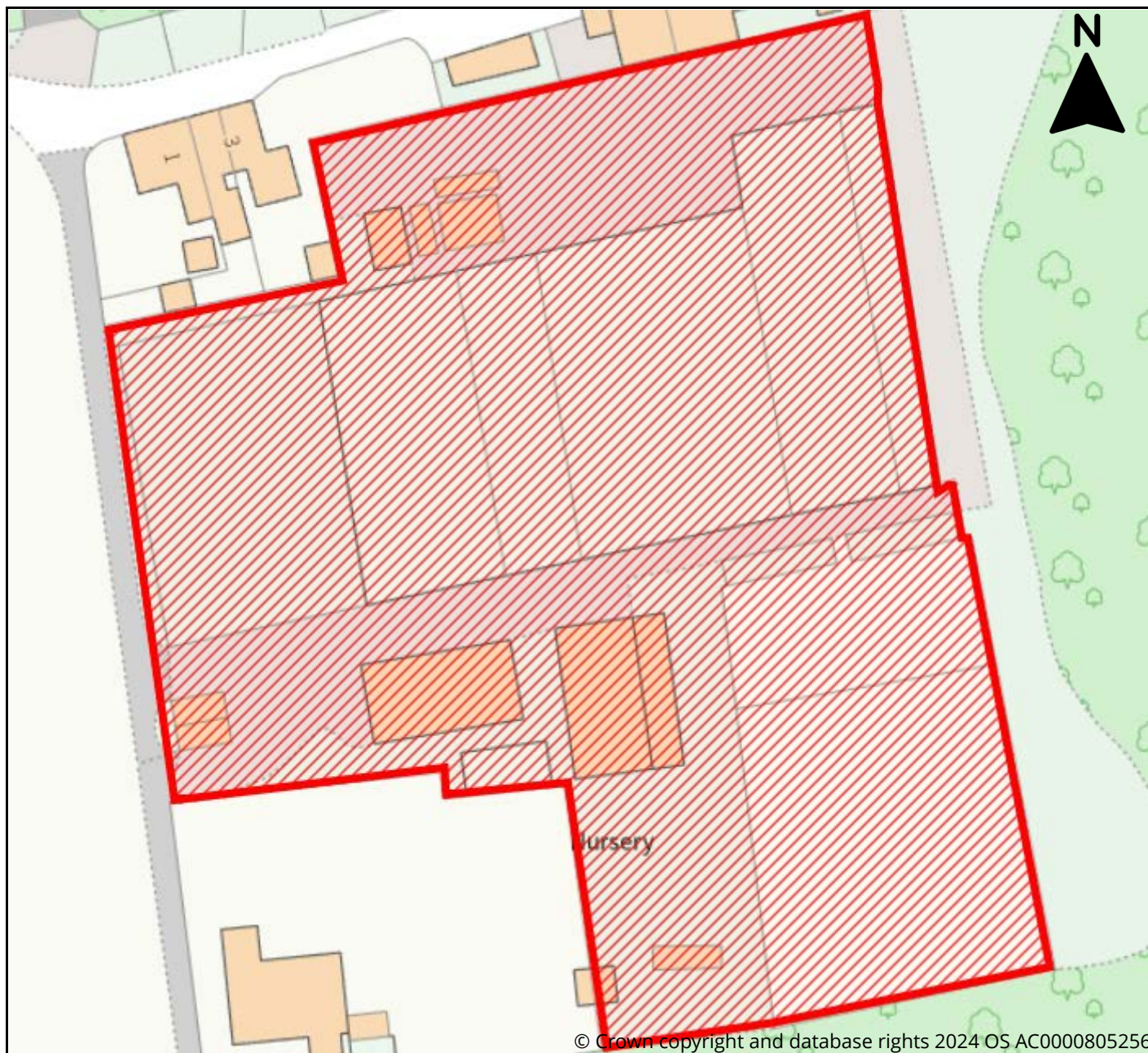
## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	0469381b-21f1-4a04-b2ec-dadf7e98494c
<b>SLAA Ref</b>	03/24/001
<b>Site Name</b>	Beechleigh Farm
<b>Address</b>	Beechleigh Farm, Hatfield Road, Birch Green, Hertford, SG14 2LP
<b>Total Area (ha)</b>	0.809371
<b>Development Area (ha)</b>	0.809371
<b>Proposed Use</b>	Residential

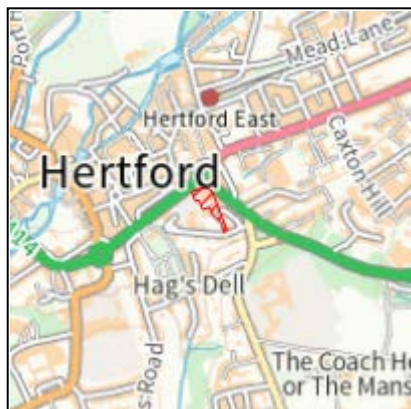
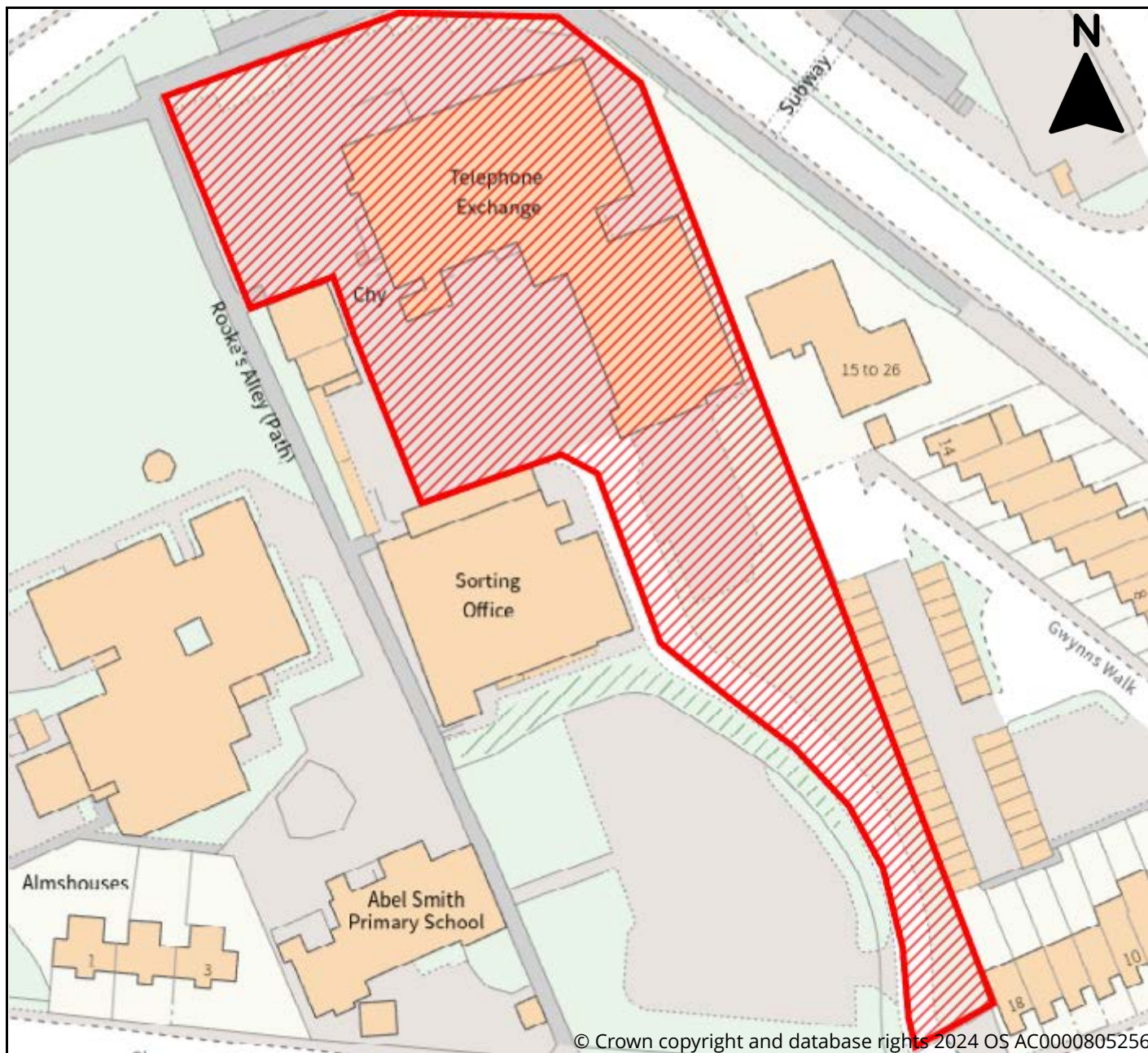




### Site Information

<b>Reference</b>	7179df83-a343-49a3-99df-ddf960e2cb13
<b>SLAA Ref</b>	03/24/002
<b>Site Name</b>	Terrace Wood Nursery
<b>Address</b>	Terrace Wood Nursery, St Mary's Lane, Hertingfordbury, Hertford, SG14 2LF
<b>Total Area (ha)</b>	0.79
<b>Development Area (ha)</b>	0.79
<b>Proposed Use</b>	Residential





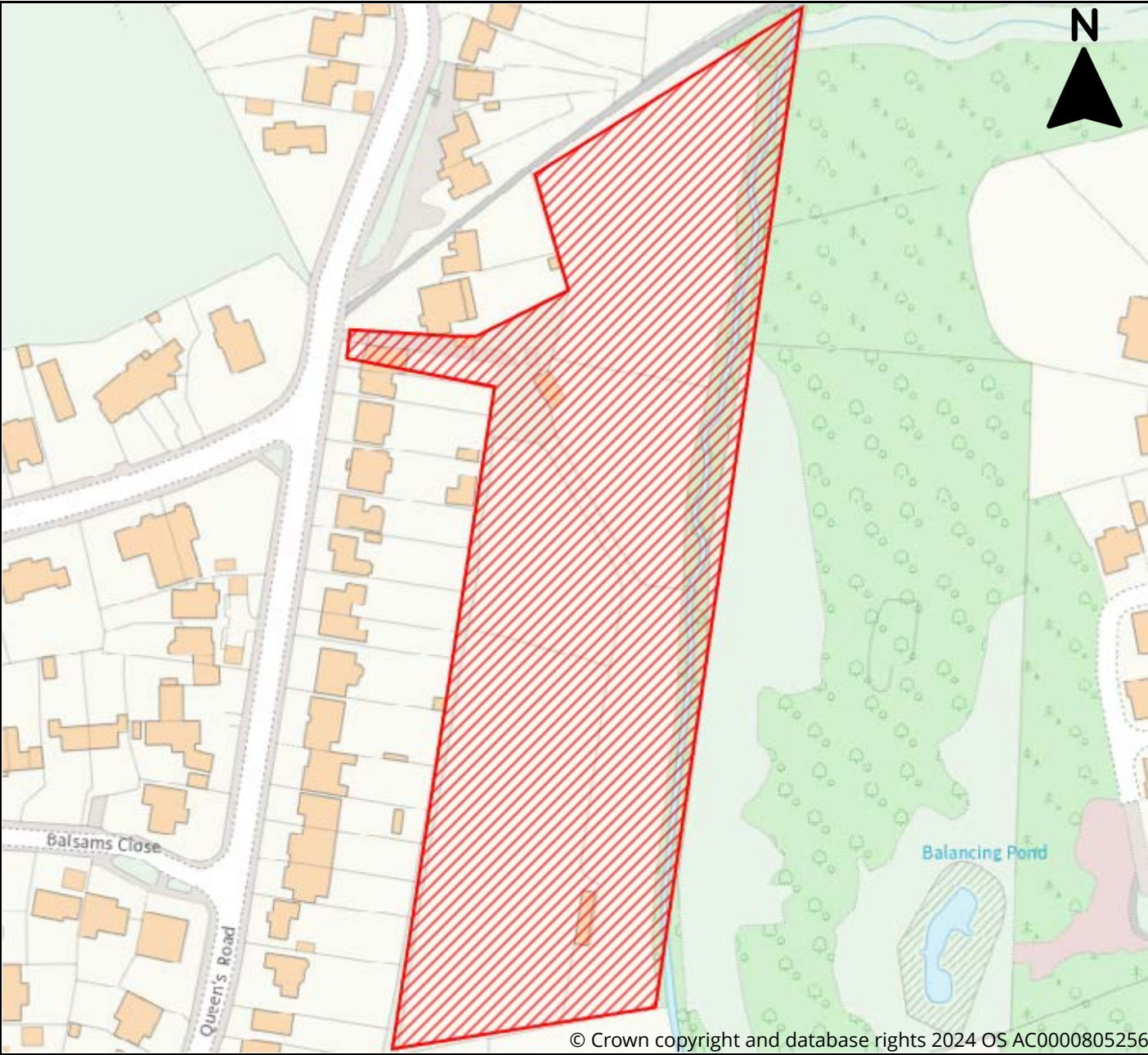
### Site Information

<b>Reference</b>	4a218a78-7ddb-4cae-af54-7b4a0ab1170e
<b>SLAA Ref</b>	03/24/003
<b>Site Name</b>	Hertford Telephone Exchange
<b>Address</b>	Hertford Telephone Exchange, Greencoates, Hertford, SG13 8AP
<b>Total Area (ha)</b>	0.57
<b>Development Area (ha)</b>	0.39
<b>Proposed Use</b>	Residential





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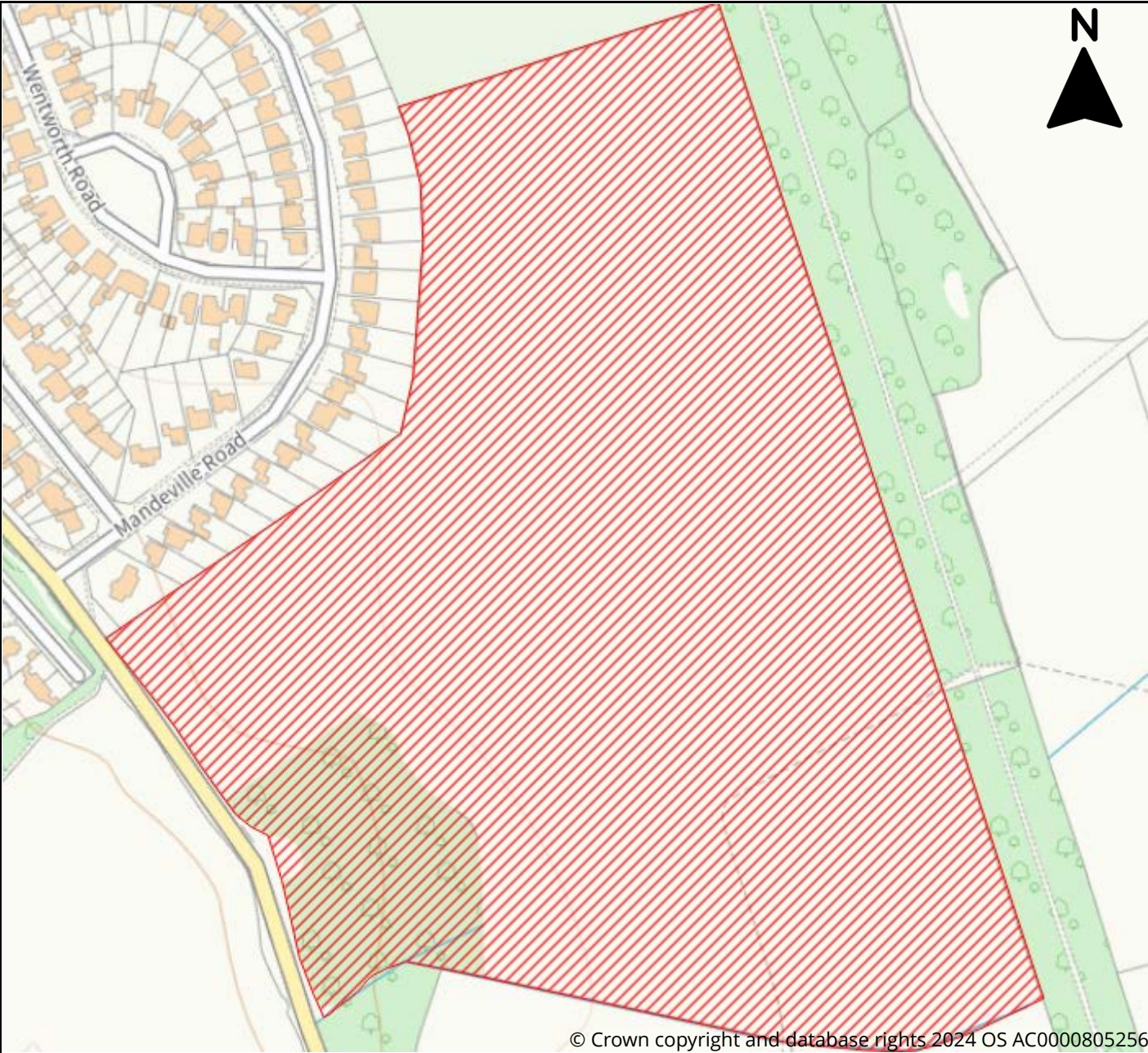


Site Information	
Reference	89ec9252-ce54-4e7e-8368-83f7ff0192a4
SLAA Ref	03/24/004
Site Name	Hertford Areas 13C Land East Of Queens Road
Address	59 Queens Road, Hertford, SG13 8BB
Total Area (ha)	2
Development Area (ha)	1.6
Proposed Use	Residential, Affordable Housing



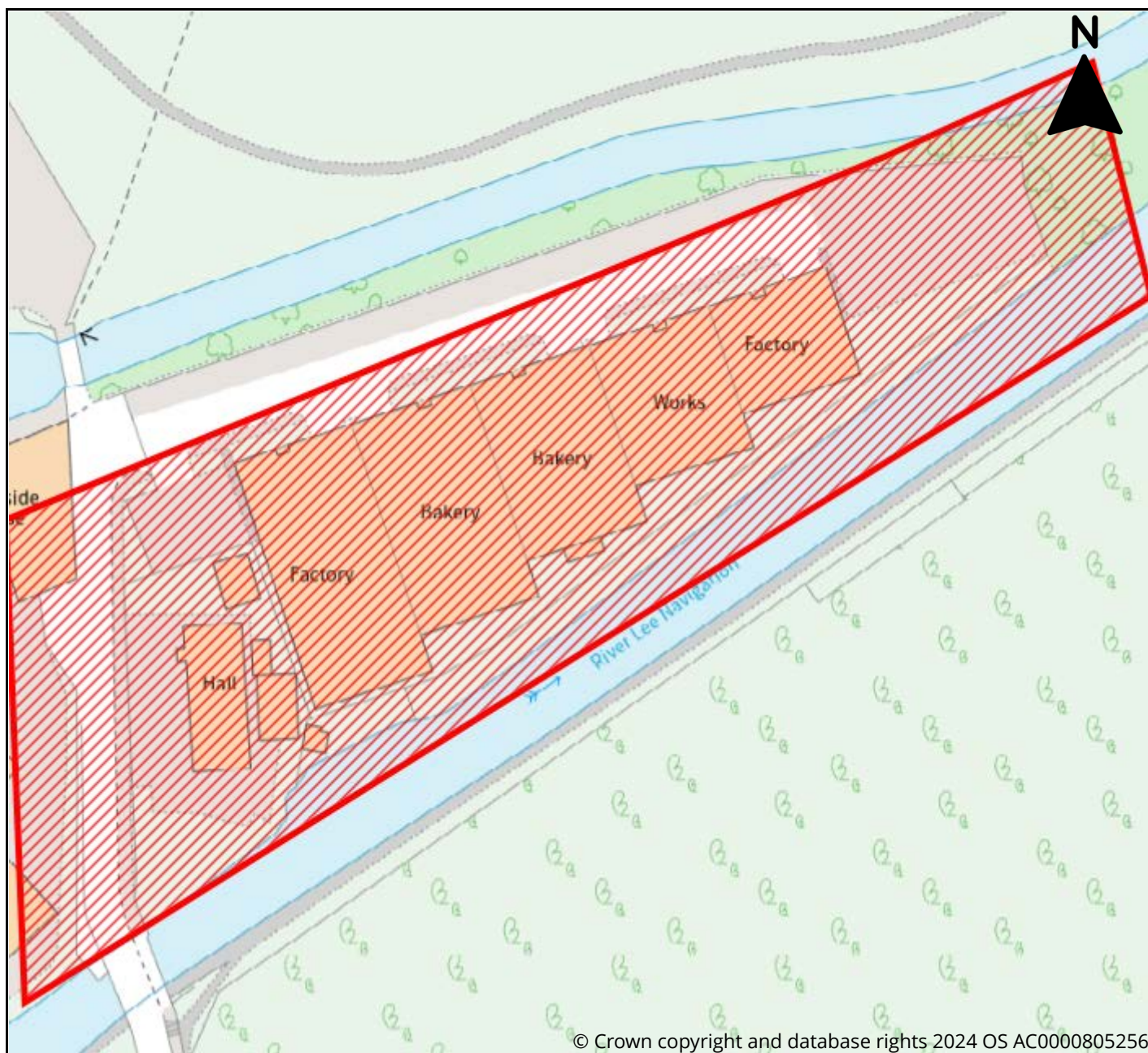


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Site Information	
Reference	917d0fb1-baeb-4d37-93d2-e89d3cf3c9d1
SLAA Ref	03/24/005
Site Name	Dunkirks Farm
Address	Dunkirks Farm, Hertford
Total Area (ha)	14.4
Development Area (ha)	14.4
Proposed Use	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Greenspace

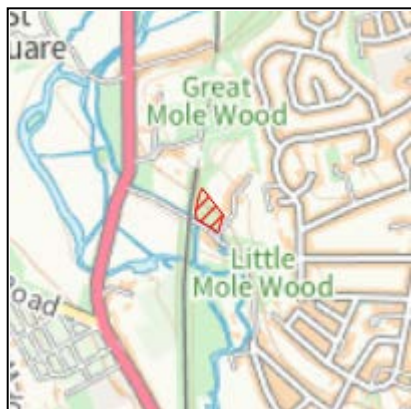




## Site Information

<b>Reference</b>	3cadfedf-865d-4076-ab45-b59ee172ac97
<b>SLAA Ref</b>	02/24/006
<b>Site Name</b>	Mead Lane
<b>Address</b>	Emcogroup Ltd Units 2-10 Marshgate Drive, Hertford, SG13 7JY
<b>Total Area (ha)</b>	0.7
<b>Development Area (ha)</b>	0.7
<b>Proposed Use</b>	Residential, Affordable Housing, Mixed Use

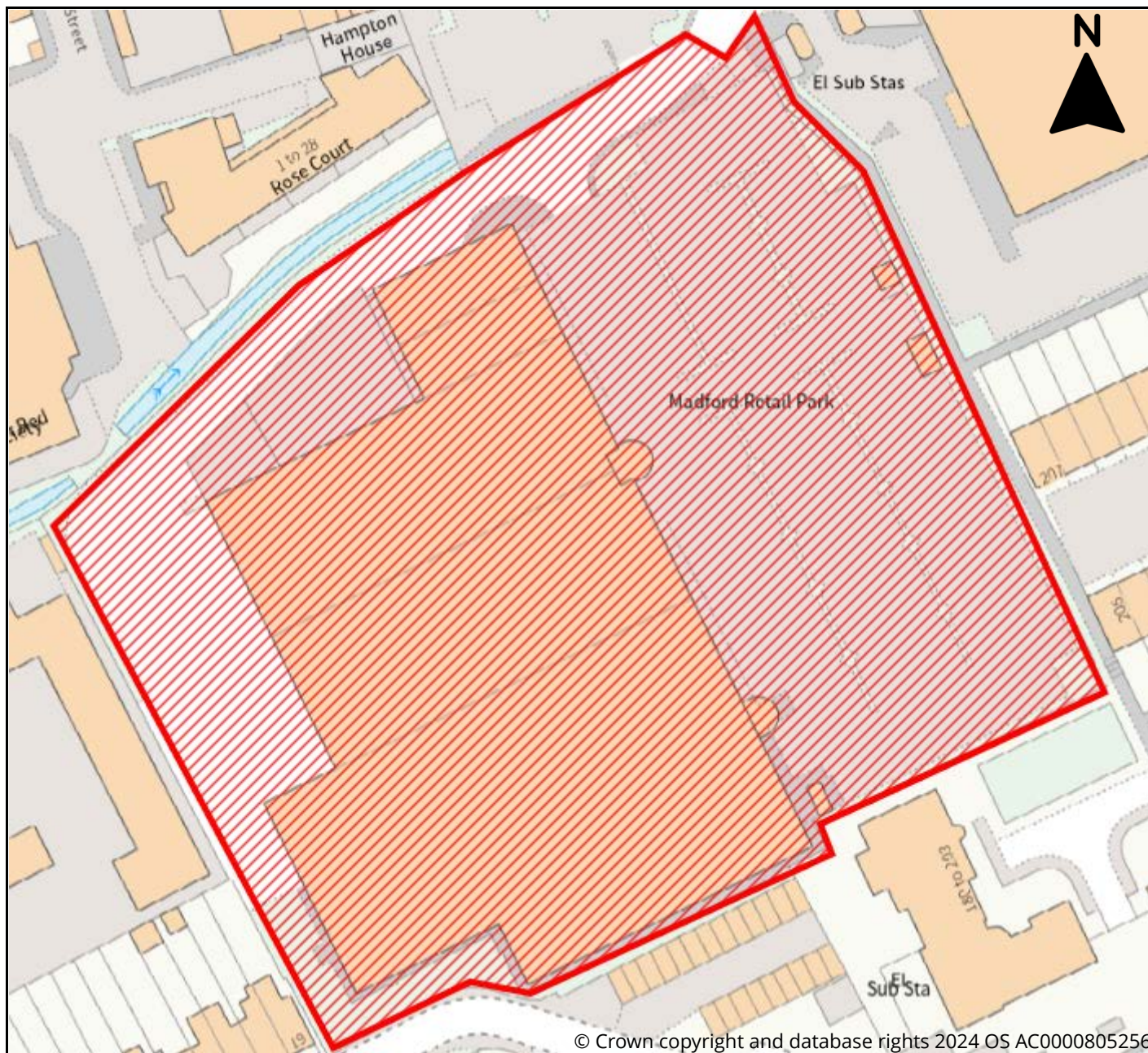




## Site Information

<b>Reference</b>	ca8ff4ea-166d-44df-8f79-48af054c81d1
<b>SLAA Ref</b>	03/24/007
<b>Site Name</b>	Land adjacent to Woodville Place and Molewood Road
<b>Address</b>	Molewood Road, Hertford, SG14 3NX
<b>Total Area (ha)</b>	0.5
<b>Development Area (ha)</b>	0.02
<b>Proposed Use</b>	Residential, Renewable Energy, Greenspace, Biodiversity Offset



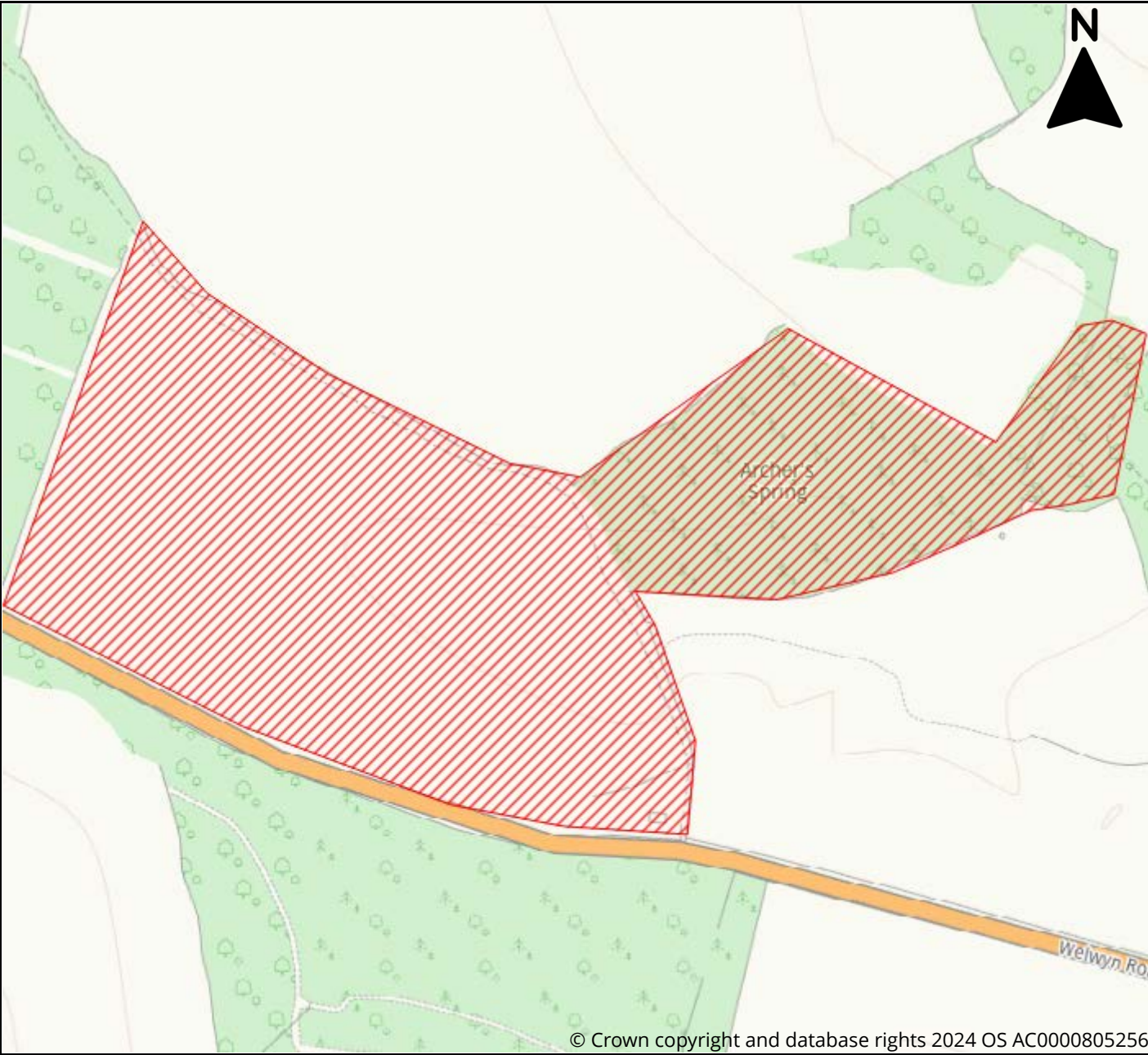


Site Information	
Reference	6cca8106-85f1-4c49-a36f-4b33a58d83f3
SLAA Ref	03/24/008
Site Name	Madford Retail Park
Address	Ware Road, Hertford, SG13 7HH
Total Area (ha)	1.513
Development Area (ha)	1.513
Proposed Use	Residential, Retail, Mixed Use





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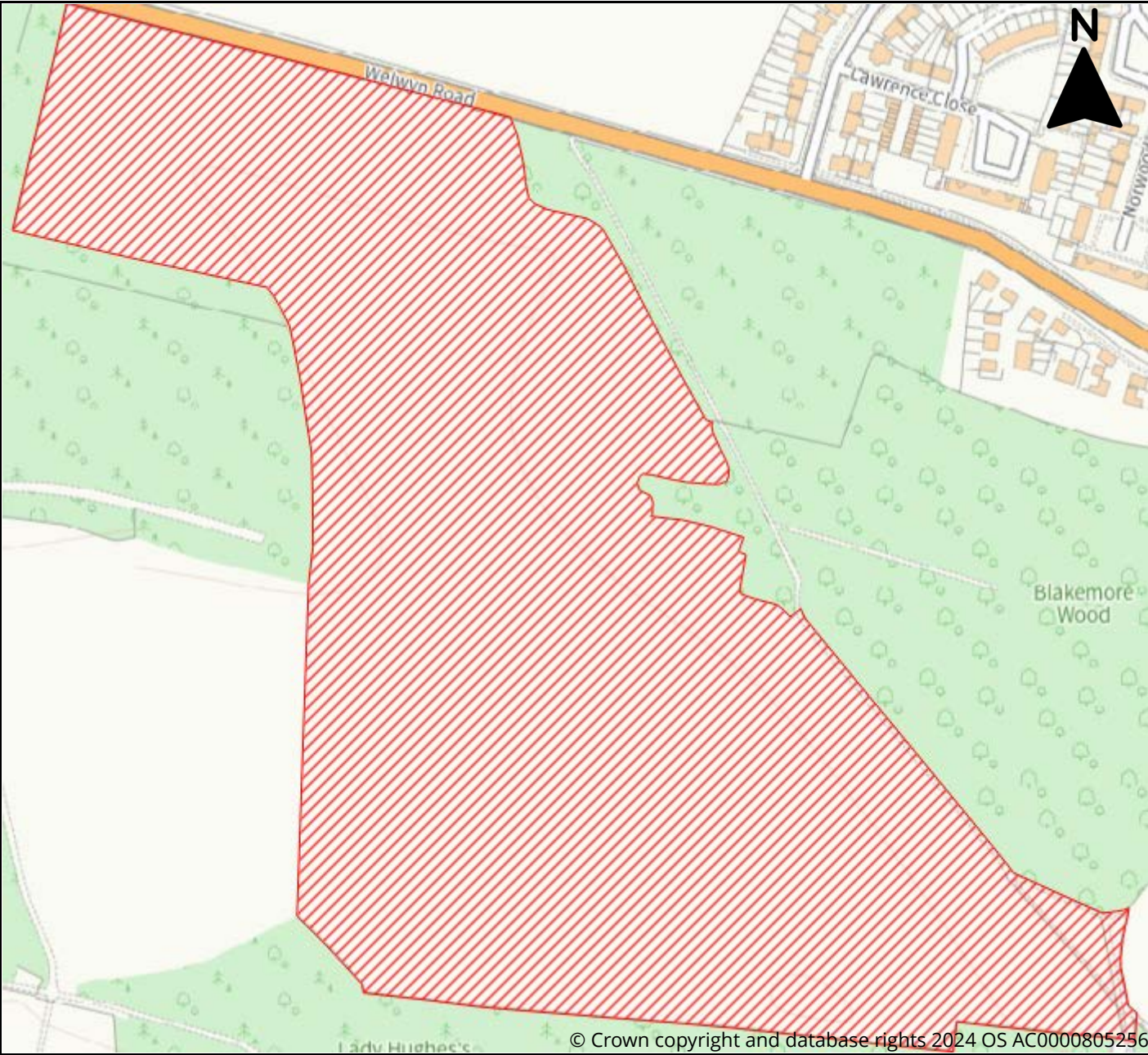


Site Information	
Reference	b7700a84-b75f-4f24-a236-ab5141622073
SLAA Ref	03/24/009
Site Name	Land at Bacons Farm
Address	Land at Bacons Farm, Bramfield, Archers Spring Wood, Hertford
Total Area (ha)	12.84
Development Area (ha)	7.42
Proposed Use	Residential, Leisure & Recreation, Employment, Greenspace, Biodiversity Offset, Mixed Use



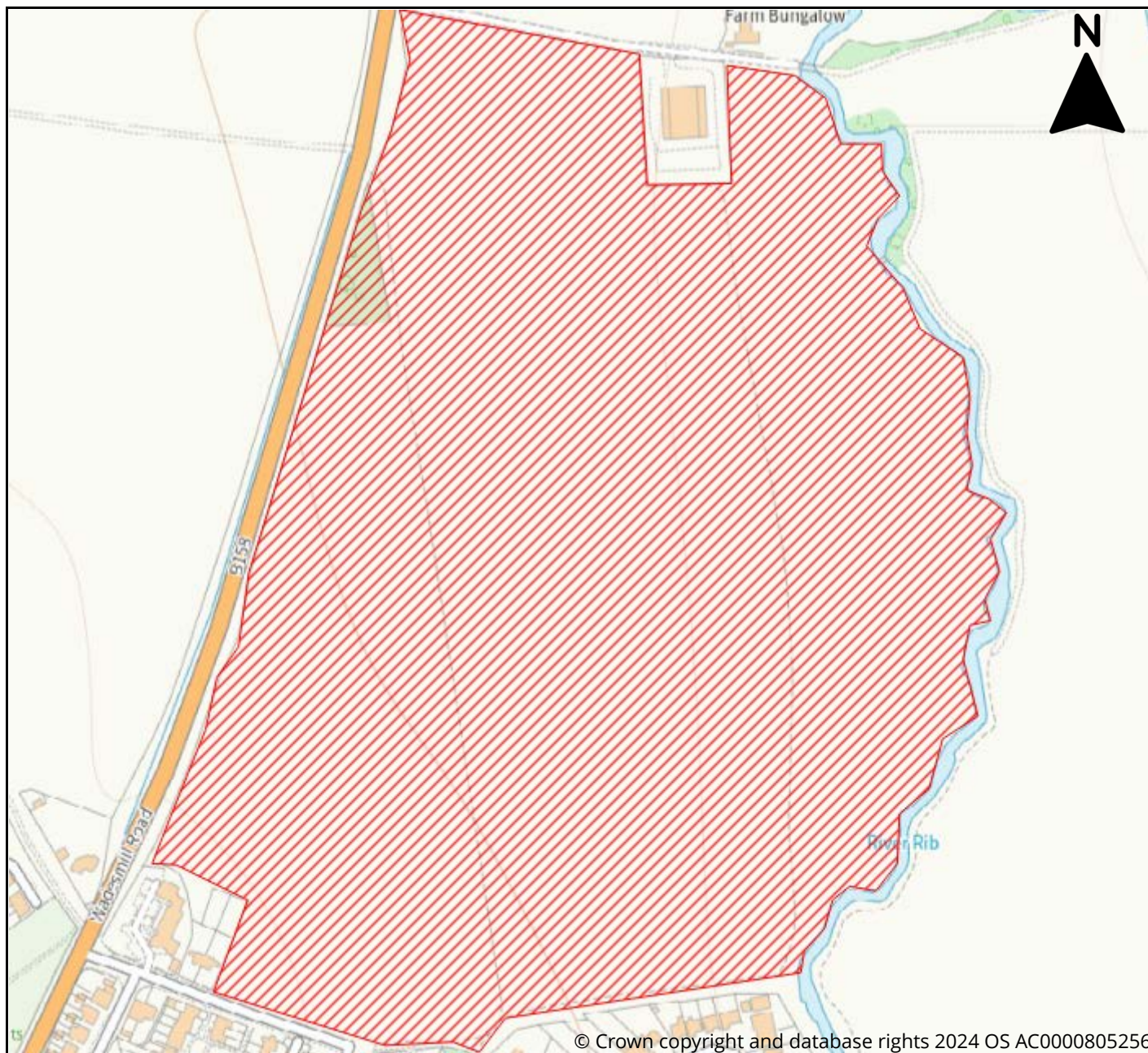


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Site Information	
Reference	6a215391-4d33-4d99-a912-96927866c4d1
SLAA Ref	03/24/010
Site Name	Land south of Welwyn Road
Address	Land south of Welwyn Road, Hertford
Total Area (ha)	16.91
Development Area (ha)	10.22
Proposed Use	Mixed Use





Site Information	
Reference	3d8d5e53-c592-4320-859b-c2b9ce5cf1e9
SLAA Ref	03/24/011
Site Name	Land east of Wadesmill Road, Bengoe
Address	Land east of Wadesmill Road, Bengoe, Hertford
Total Area (ha)	24.107
Development Area (ha)	10
Proposed Use	Residential, Affordable Housing





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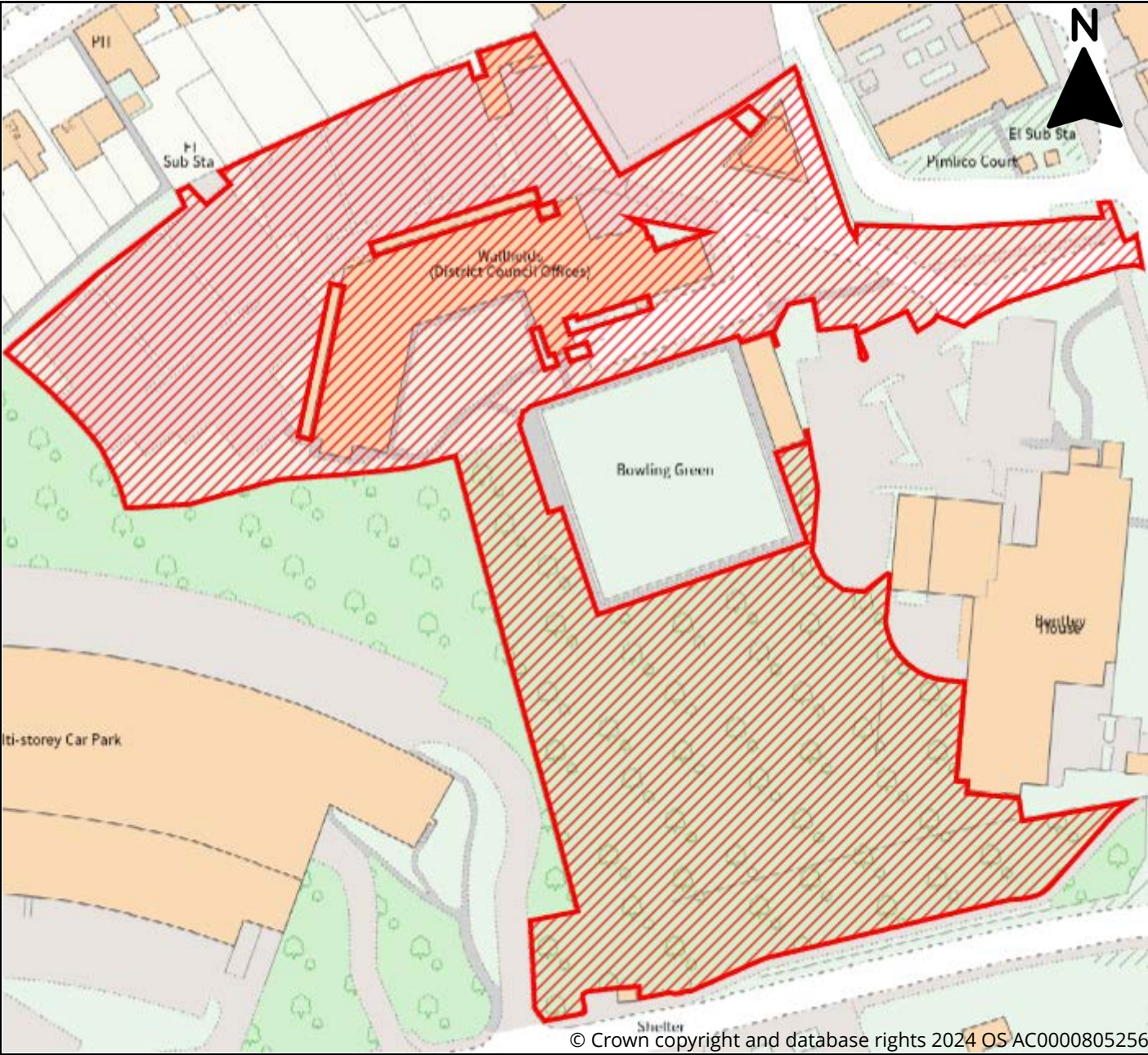


Site Information	
Reference	812a5f15-0798-4890-a515-351afb9e13fc
SLAA Ref	03/24/012
Site Name	Leahoe House
Address	Leahoe House, Pegs Lane, Hertford, SG13 8DQ
Total Area (ha)	3.1
Development Area (ha)	3.1
Proposed Use	Residential





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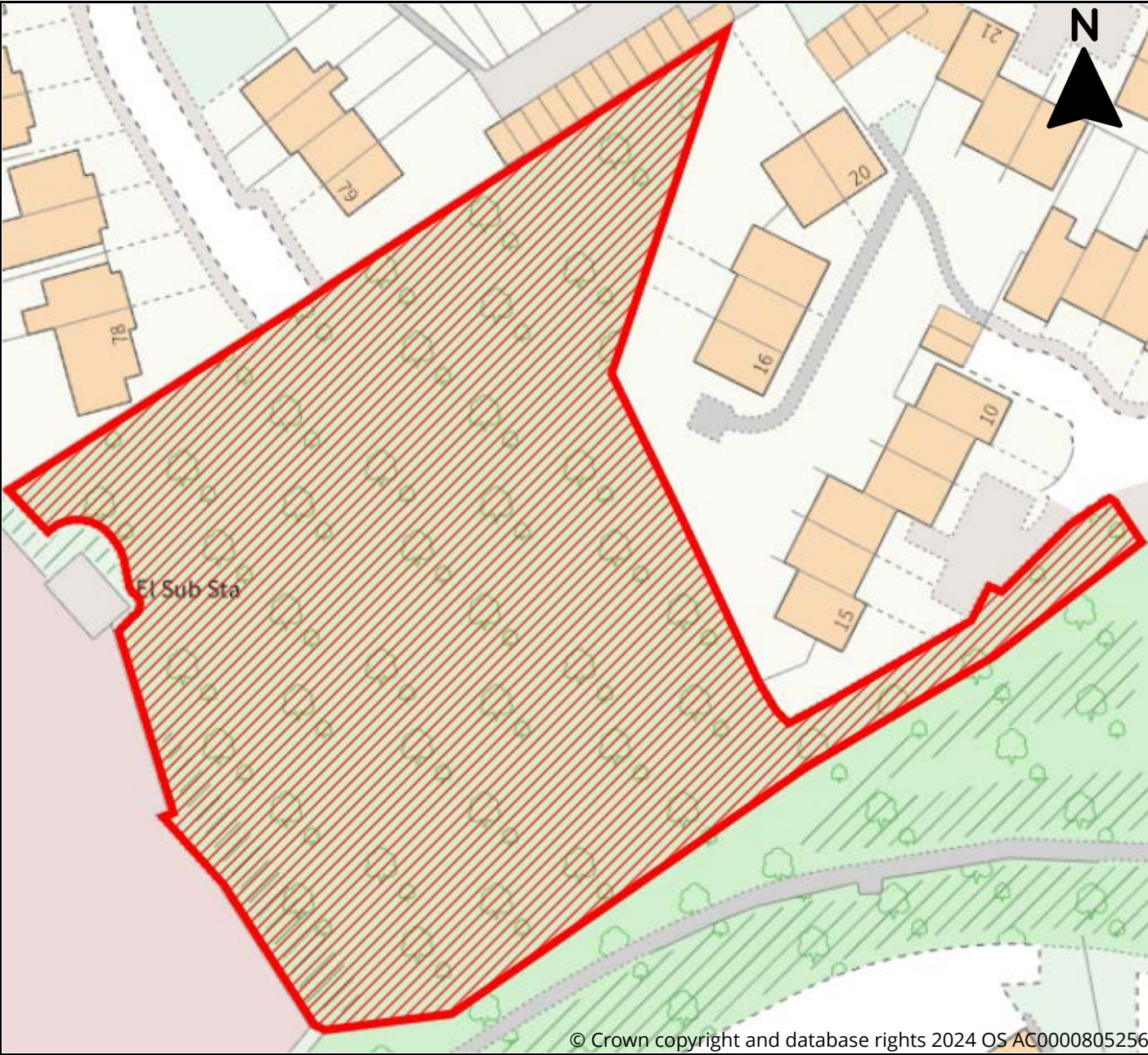


Site Information	
Reference	bd025ef5-3531-42ed-8a68-12f16b6ddfe7
SLAA Ref	03/24/013
Site Name	Wallfields
Address	Wallfields, Pegs Lane, Hertford, SG14 8EQ
Total Area (ha)	0.9
Development Area (ha)	0.9
Proposed Use	Residential, Affordable Housing, Specialist Residential, Employment





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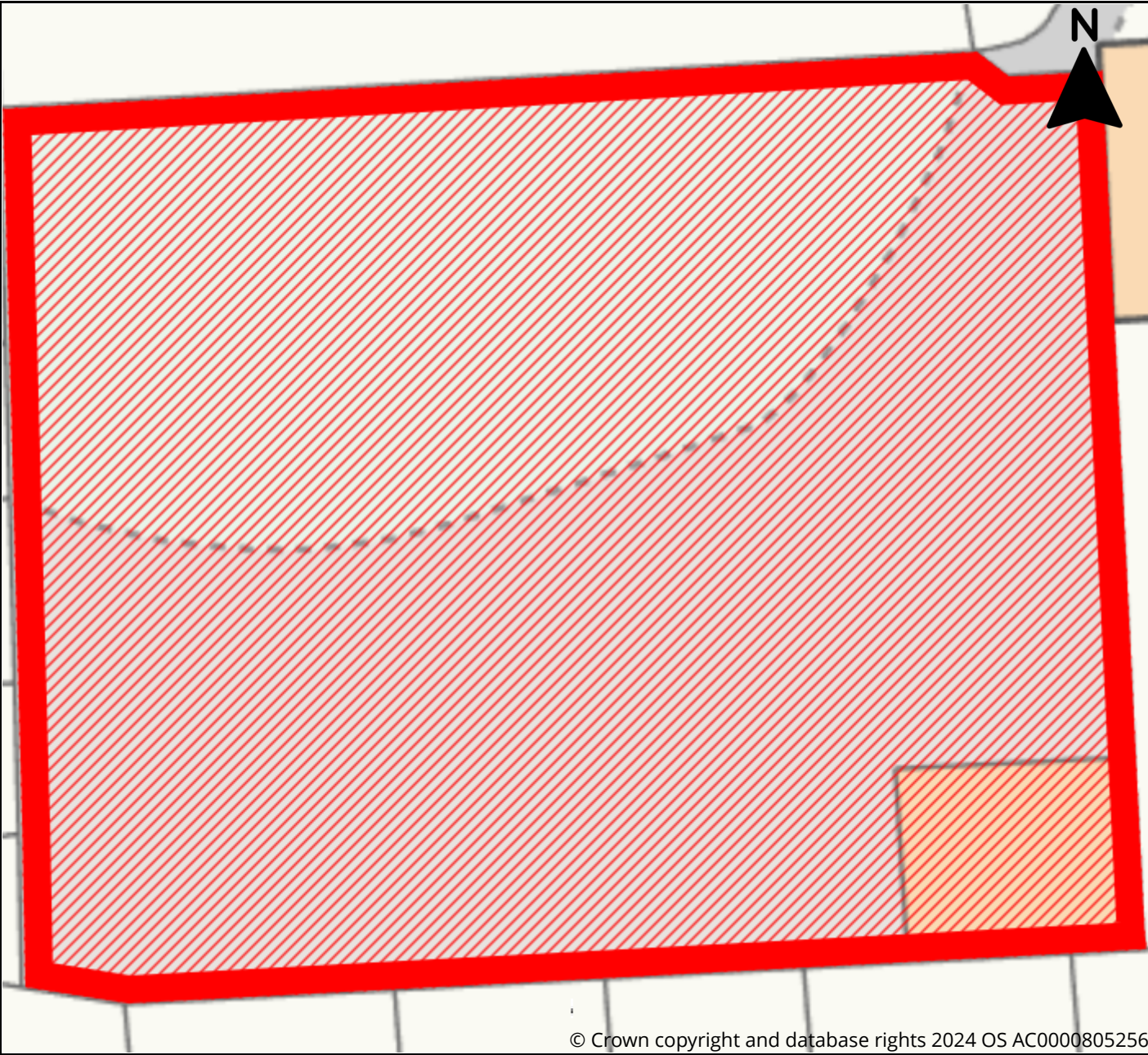


Site Information	
Reference	604d9a7b-bbfa-4e70-b1f3-7271df109e9c
SLAA Ref	03/24/014
Site Name	Braziers Field
Address	Braziers Field, former allotment gardens, Hertford
Total Area (ha)	0.58
Development Area (ha)	0.58
Proposed Use	Residential, Biodiversity Offset





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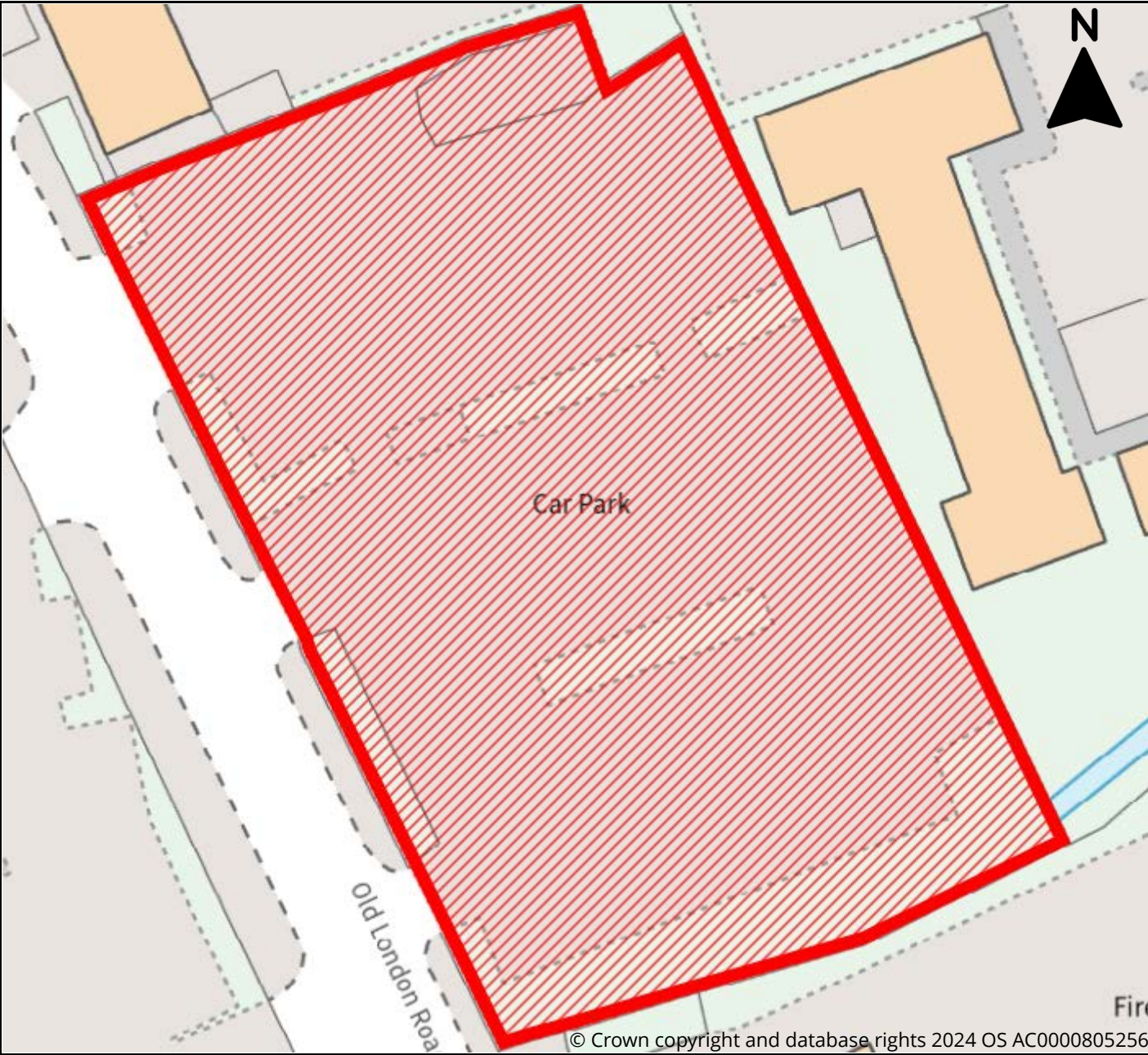


Site Information	
Reference	7ea817d8-7cc4-4c03-a264-d5ffd06d2d4d
SLAA Ref	03/24/015
Site Name	Land at Hawthorn Close
Address	Land at Hawthorn Close, Sele Farm, Hertford, SG14 2DG
Total Area (ha)	0.12
Development Area (ha)	0.12
Proposed Use	Residential



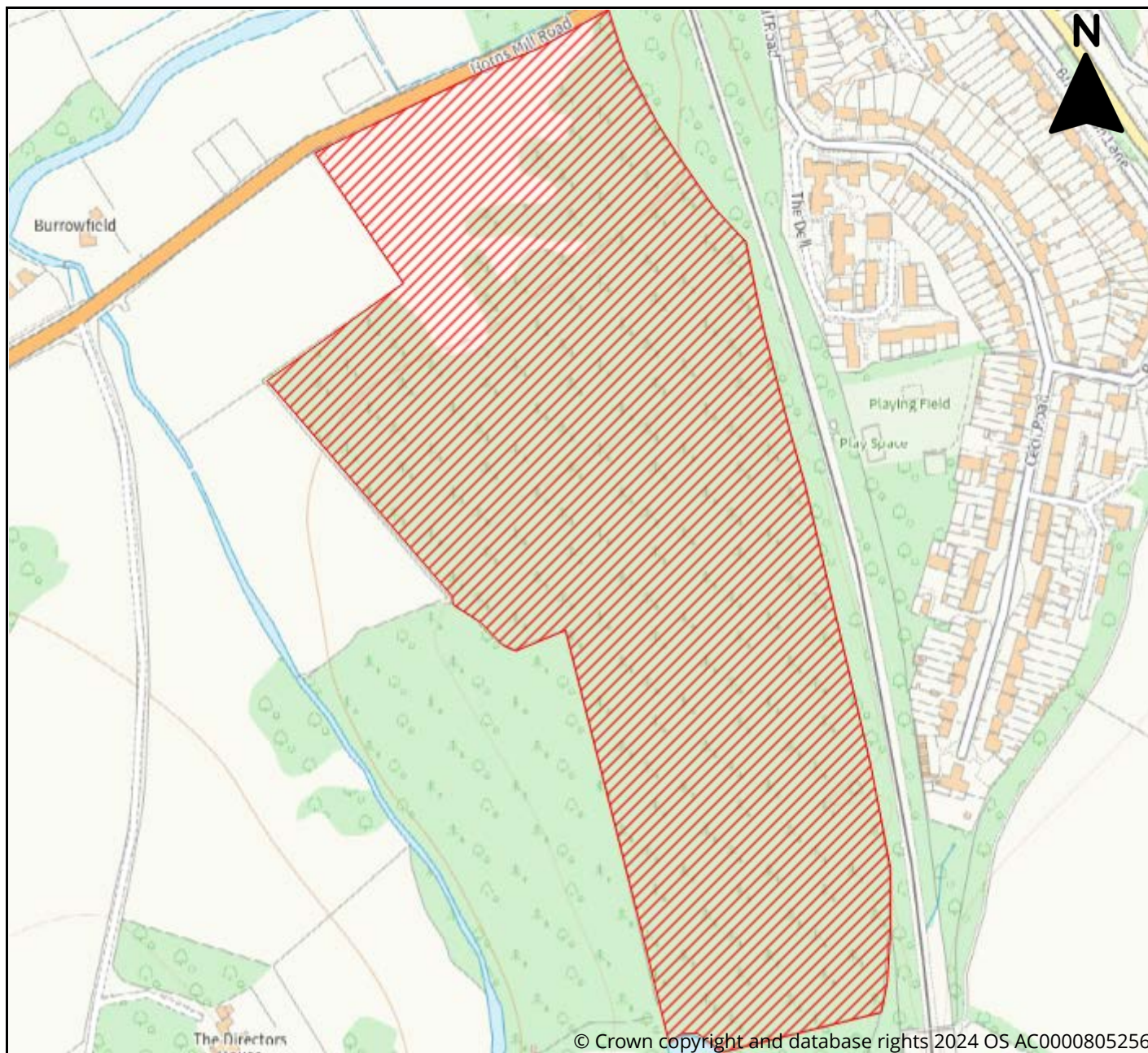


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Site Information	
Reference	9d7a59c8-d808-4920-85af-11238573380a
SLAA Ref	03/24/016
Site Name	Old London Road Car Park
Address	Old London Road Car Park, Hertford
Total Area (ha)	0.26
Development Area (ha)	0.26
Proposed Use	Residential, Employment





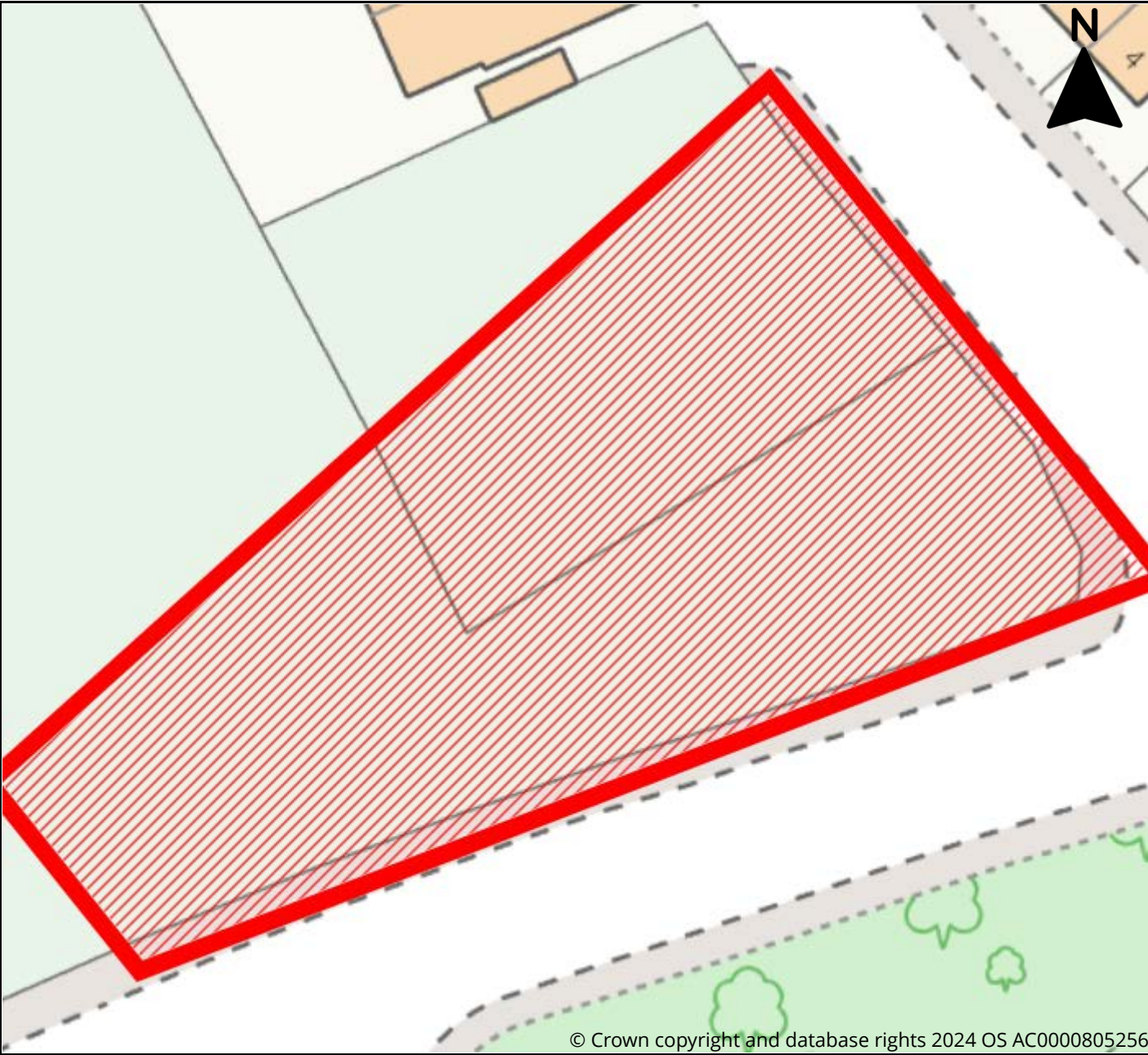
### Site Information

<b>Reference</b>	b4634835-3199-4ee3-879a-36f250a858e8
<b>SLAA Ref</b>	03/24/017
<b>Site Name</b>	Land South of Hornsmill Road
<b>Address</b>	Land South of Hornsmill Road, Hertford, SG13
<b>Total Area (ha)</b>	15.6
<b>Development Area (ha)</b>	15.6
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Greenspace





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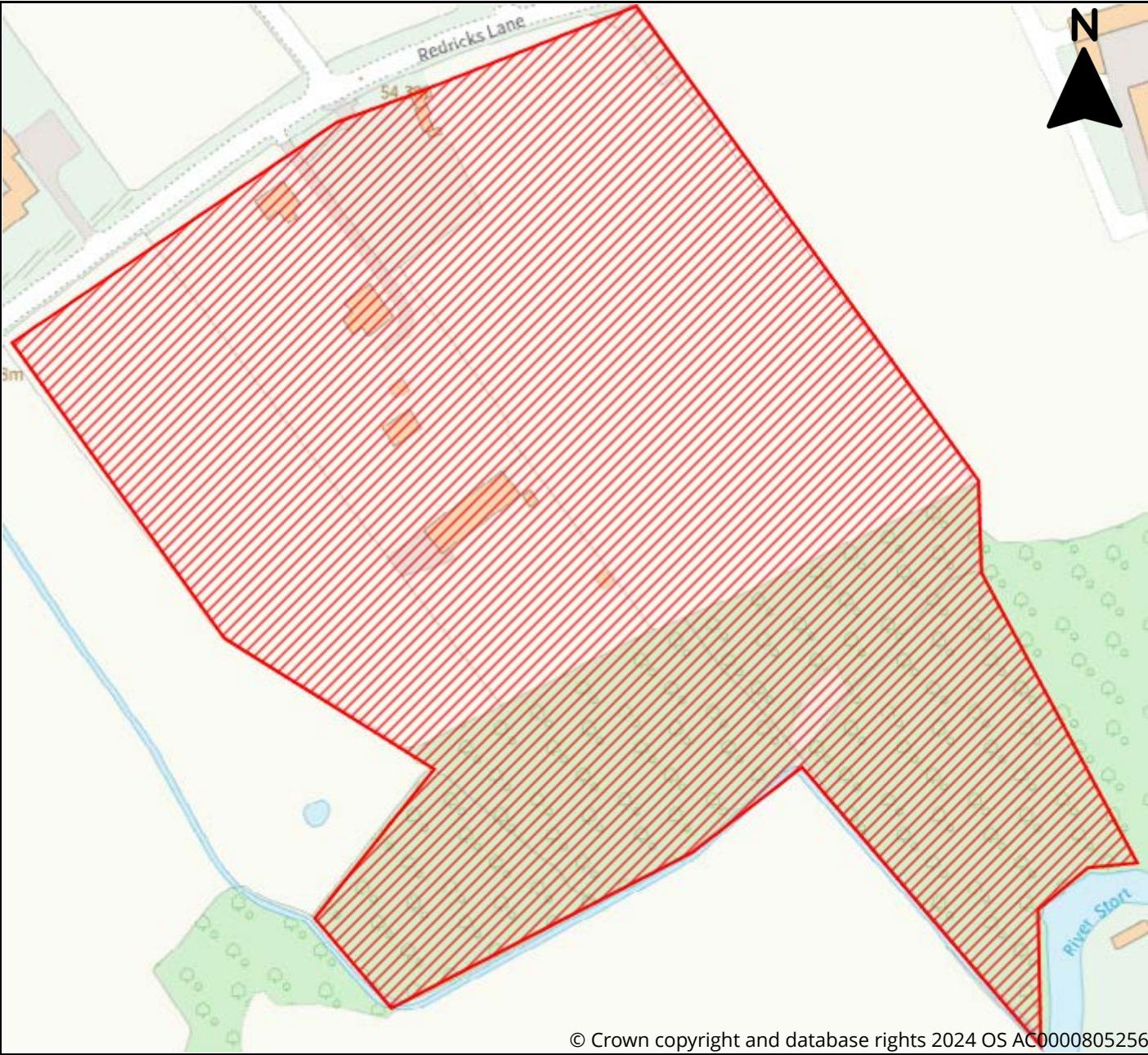


Site Information	
Reference	d54b692c-dc6d-4299-a0e2-9bcbbced7c17
SLAA Ref	03/24/018
Site Name	Corner of Beane Road / Molewood Road
Address	Hertford
Total Area (ha)	0.2
Development Area (ha)	0.2
Proposed Use	Residential, Affordable Housing, Greenspace, Other Use





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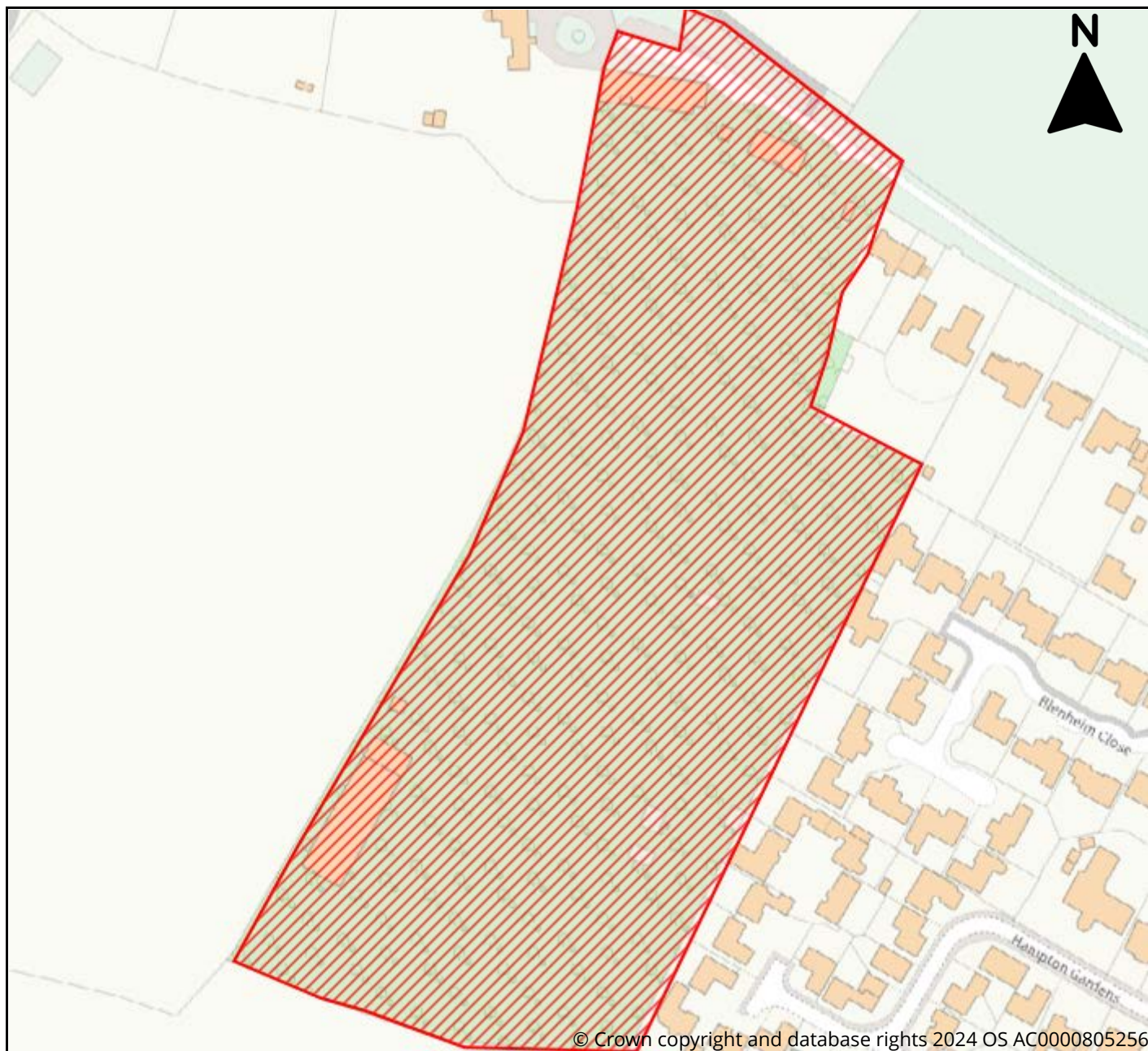


Site Information	
Reference	4fa9db40-d327-4647-be8f-e52139214f8e
SLAA Ref	04/24/001
Site Name	Redricks
Address	Redricks Lane, Sawbridgeworth, CM21 0RL
Total Area (ha)	5.6656
Development Area (ha)	5.6656
Proposed Use	Residential





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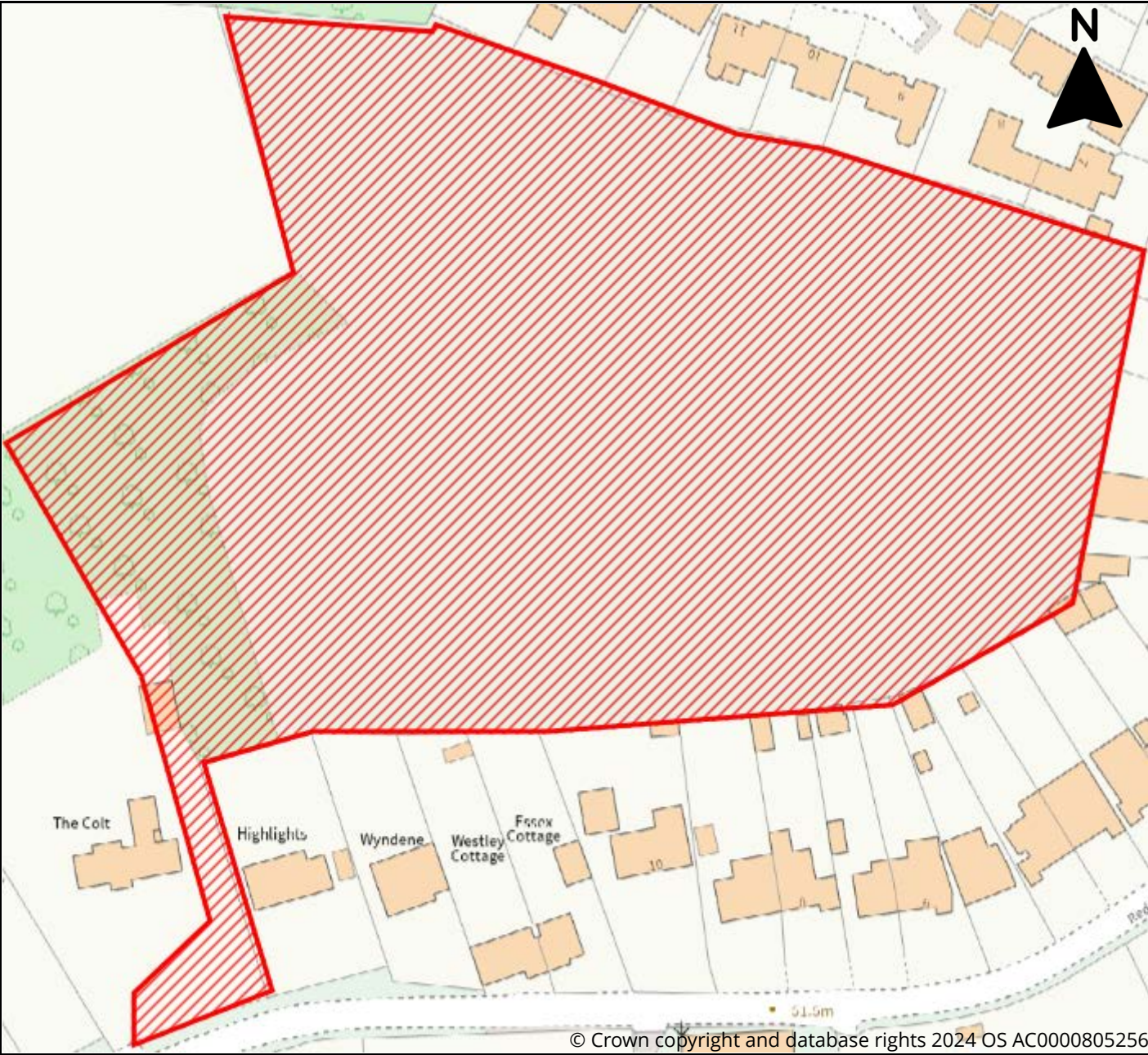
### Site Information

<b>Reference</b>	4c5203e8-2fef-4f49-b10b-1ef85a8d2df1
<b>SLAA Ref</b>	04/24/002
<b>Site Name</b>	Former Triangle Nursery
<b>Address</b>	Chaseways, Sawbridgeworth, CM21 0AS
<b>Total Area (ha)</b>	3.91
<b>Development Area (ha)</b>	3.9
<b>Proposed Use</b>	Residential





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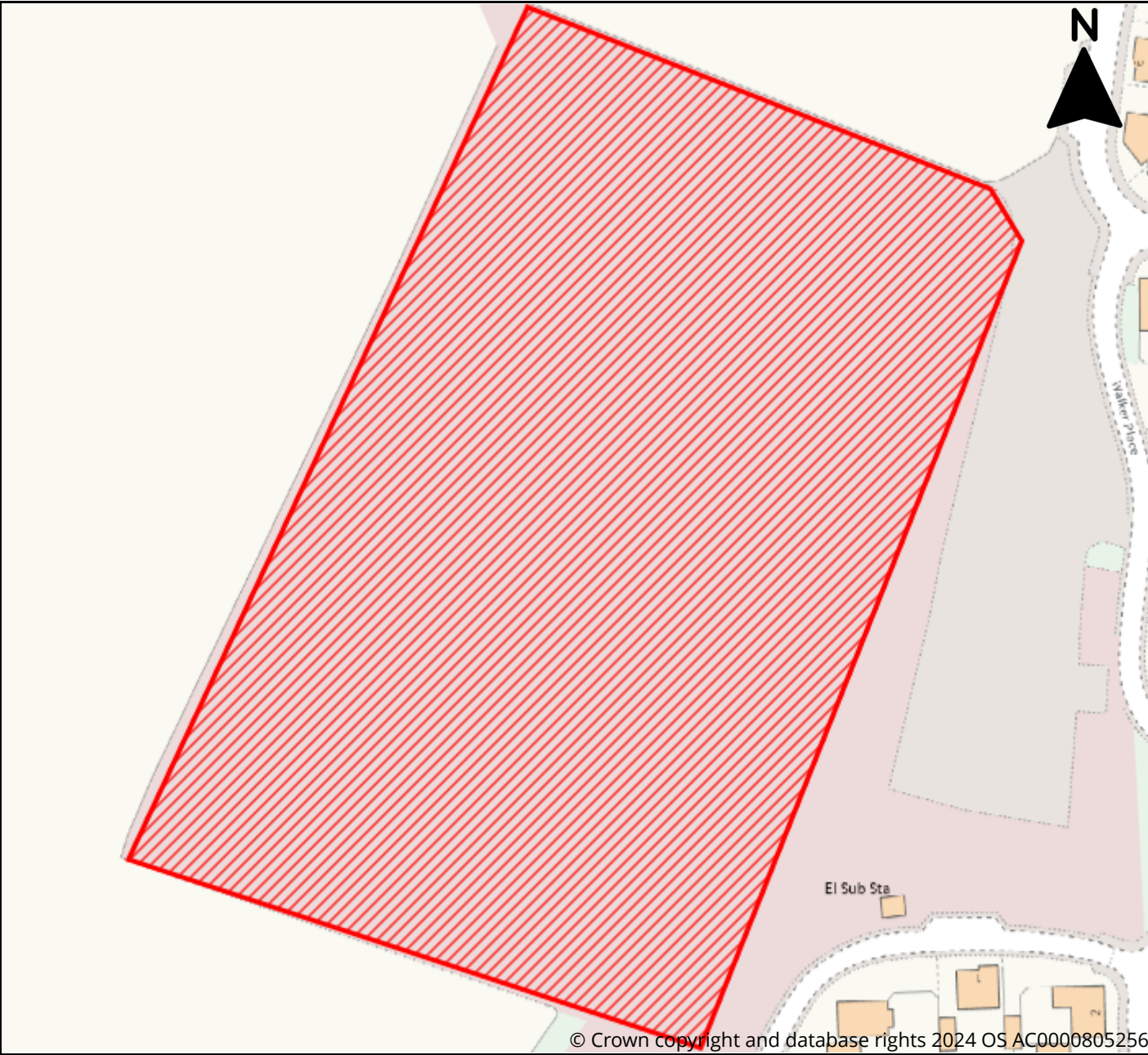


Site Information	
Reference Number	d0af0d73-b5b2-4949-91b0-429d3608c08c
SLAA Ref	04/24/003
Site Name	Land at Redricks Lane,
Address	Land at Redricks Lane, Sawbridgeworth, CM21 0RL
Total Area (ha)	2.09
Development Area (ha)	2.09
Proposed Use	Residential, Affordable Housing, Greenspace





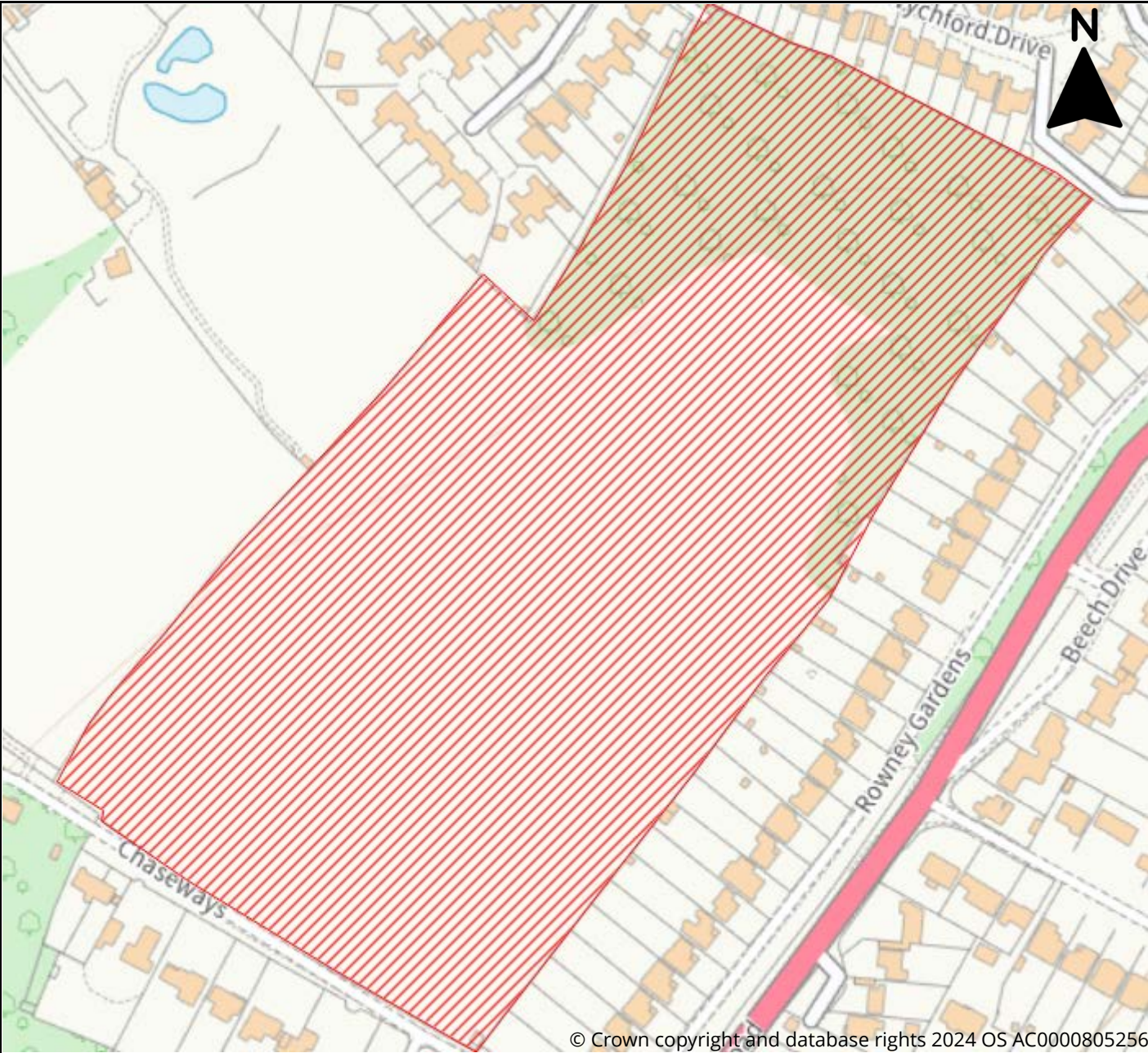
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Site Information	
Reference	73de0c14-495f-484d-b02f-06aa5b80a8b1
SLAA Ref	04/24/004
Site Name	Retained Land at Chalks Farm
Address	Retained Land at Chalks Farm, West Road, Sawbridgeworth
Total Area (ha)	2.34
Development Area (ha)	2
Proposed Use	Residential



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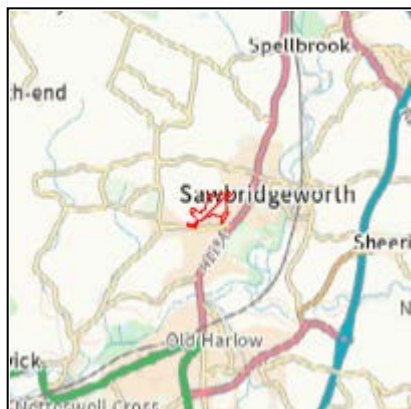
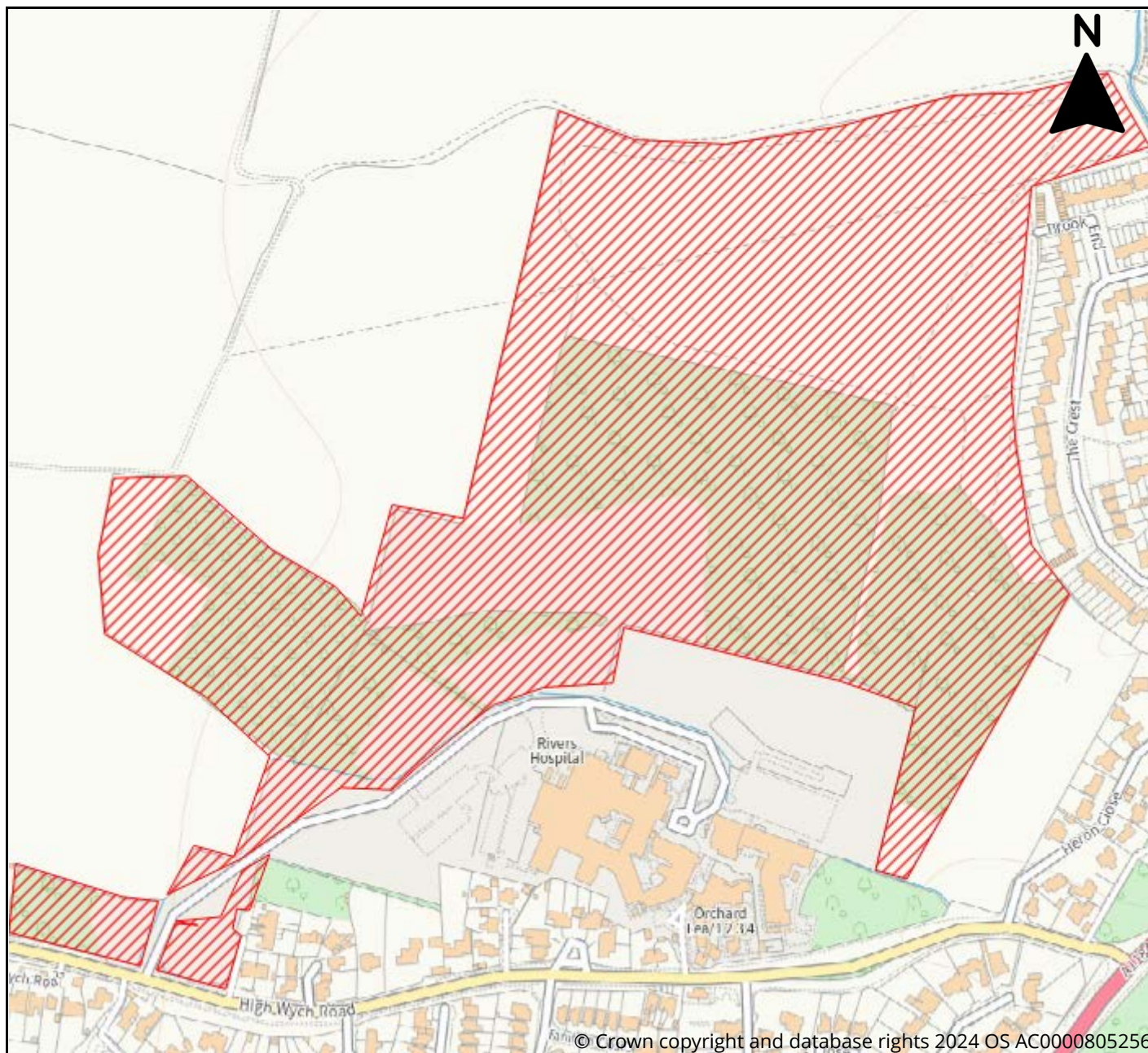


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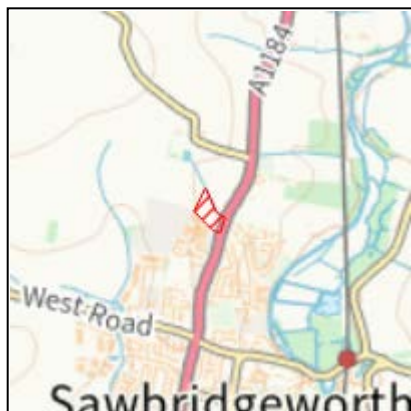
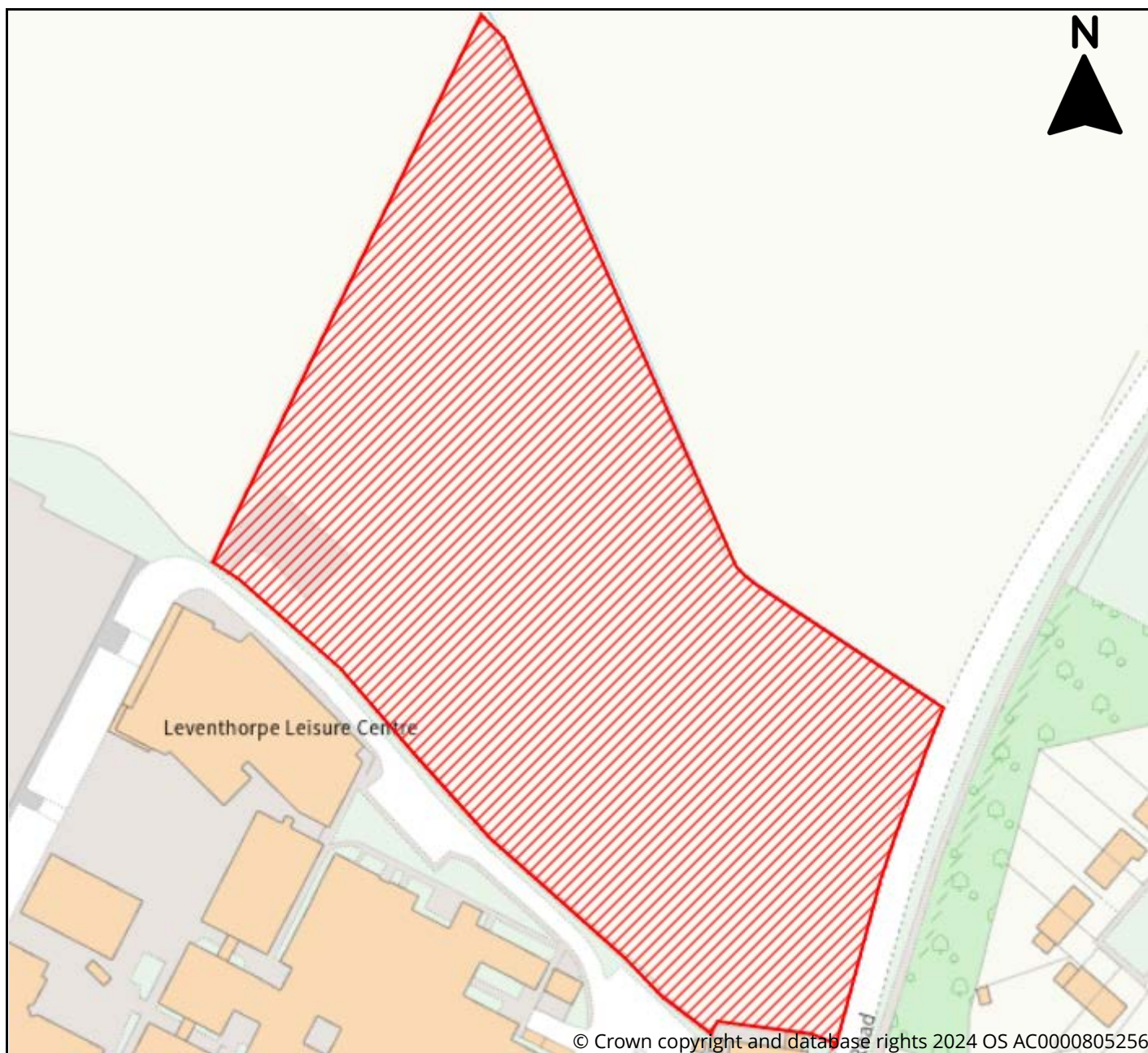
Site Information	
Reference	2c3883c8-33f7-40a4-b221-c29ca6d678e4
SLAA Ref	04/24/005
Site Name	N/A
Address	Land South of Wychford Drive, Sawbridgeworth
Total Area (ha)	8.5
Development Area (ha)	8.5
Proposed Use	Residential, Affordable Housing





Site Information	
Reference	7a51c99a-4f3f-47f7-8e12-ea89e2796ccb
SLAA Ref	04/24/006
Site Name	Land at Thomas Rivers
Address	High Wych Road, Sawbridgeworth, CM21 0AB
Total Area (ha)	21
Development Area (ha)	6.4
Proposed Use	Specialist Residential, Community Facility, Greenspace, Biodiversity Offset

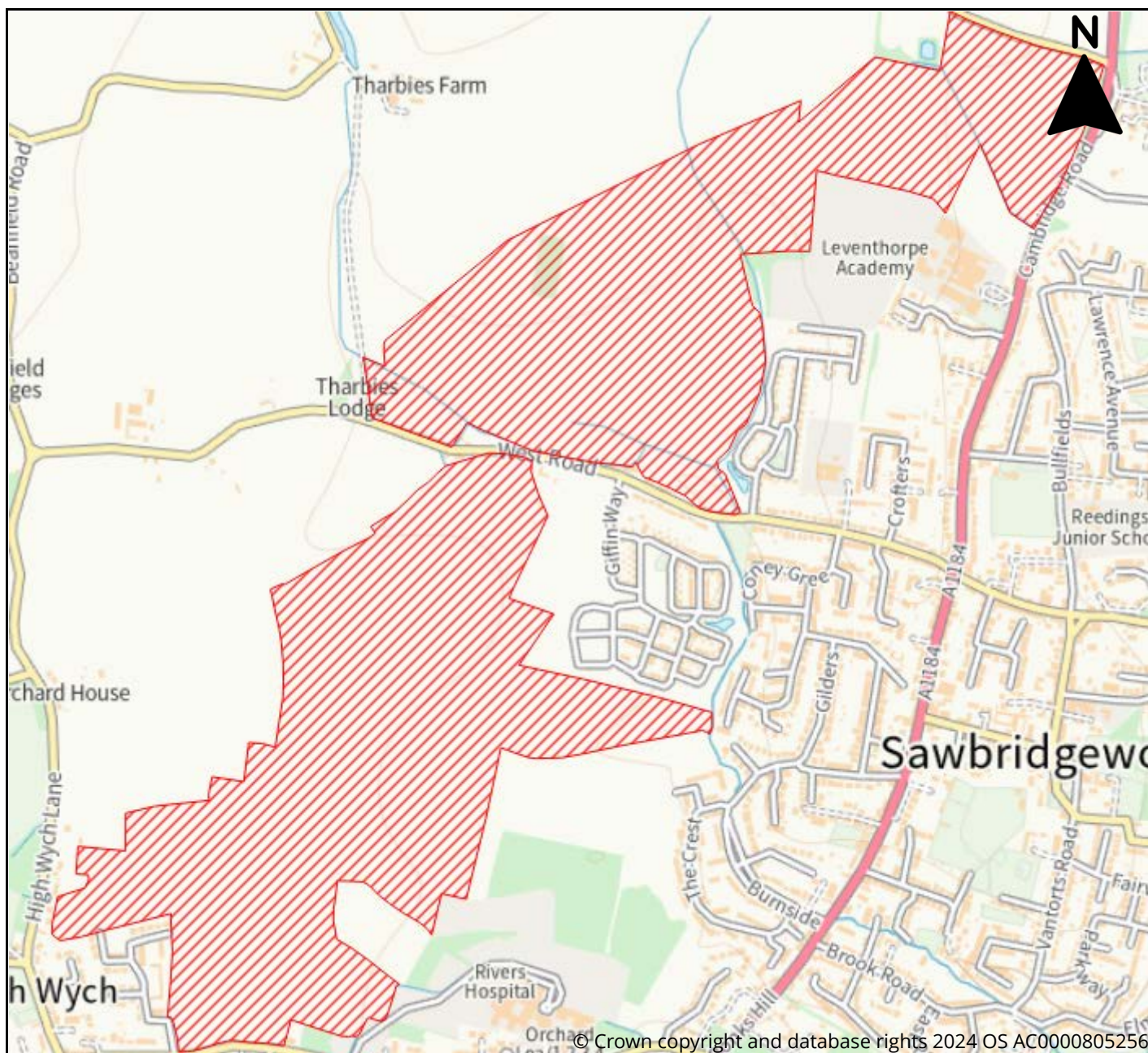




## Site Information

<b>Reference</b>	33b5a36f-a593-4ab7-bf70-970b1fe3922d
<b>SLAA Ref</b>	04/24/007
<b>Site Name</b>	N/A
<b>Address</b>	Land North of Leventhorpe School, Sawbridgeworth
<b>Total Area (ha)</b>	1.87
<b>Development Area (ha)</b>	1.87
<b>Proposed Use</b>	Residential, Affordable Housing





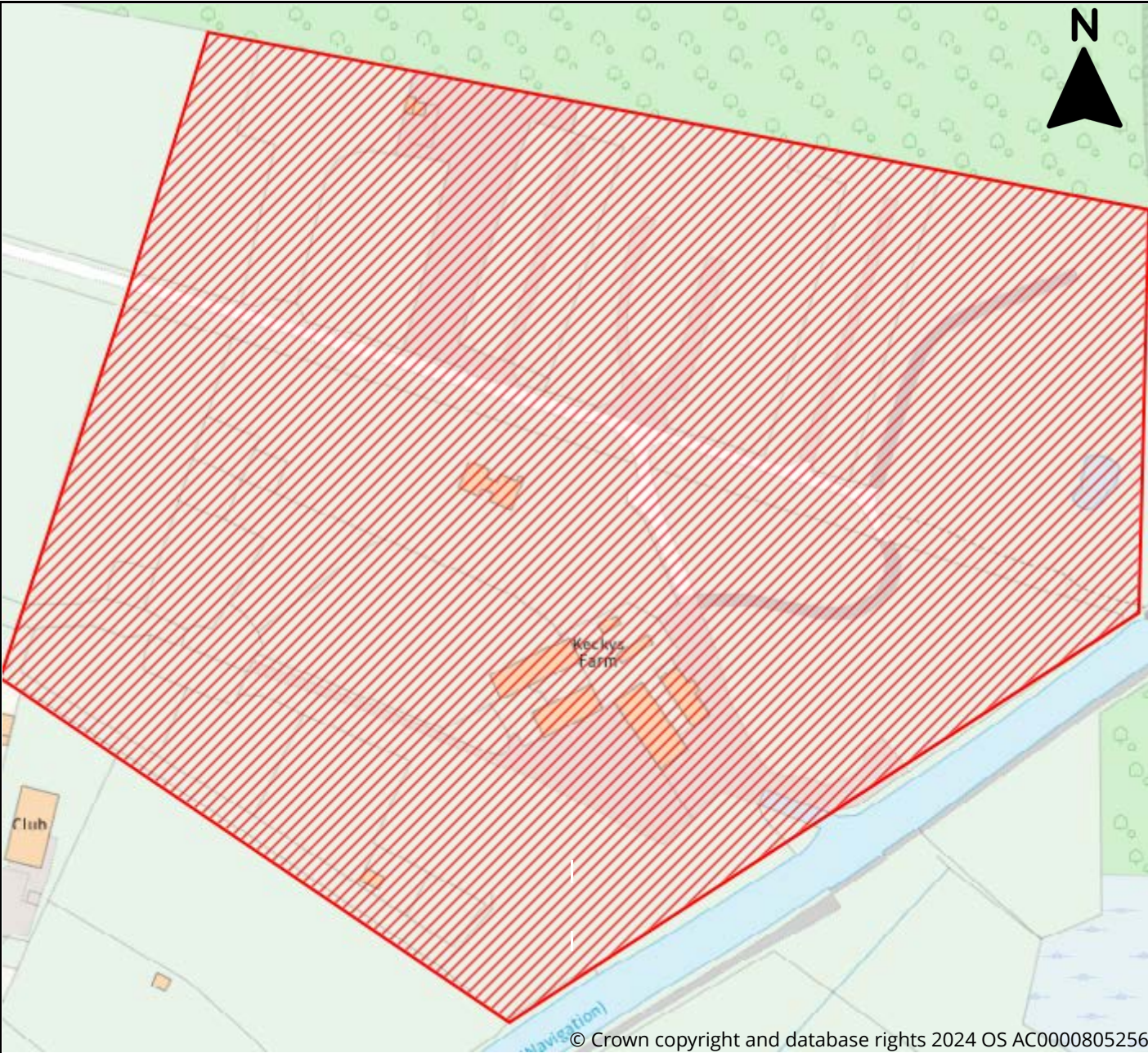
#### Site Information

<b>Reference</b>	a97f23d0-214d-4337-9e83-fa1aff2863ab
<b>SLAA Ref</b>	04/24/008
<b>Site Name</b>	Land West of Sawbridgeworth
<b>Address</b>	Land West of Sawbridgeworth
<b>Total Area (ha)</b>	112
<b>Development Area (ha)</b>	48
<b>Proposed Use</b>	Mixed Use





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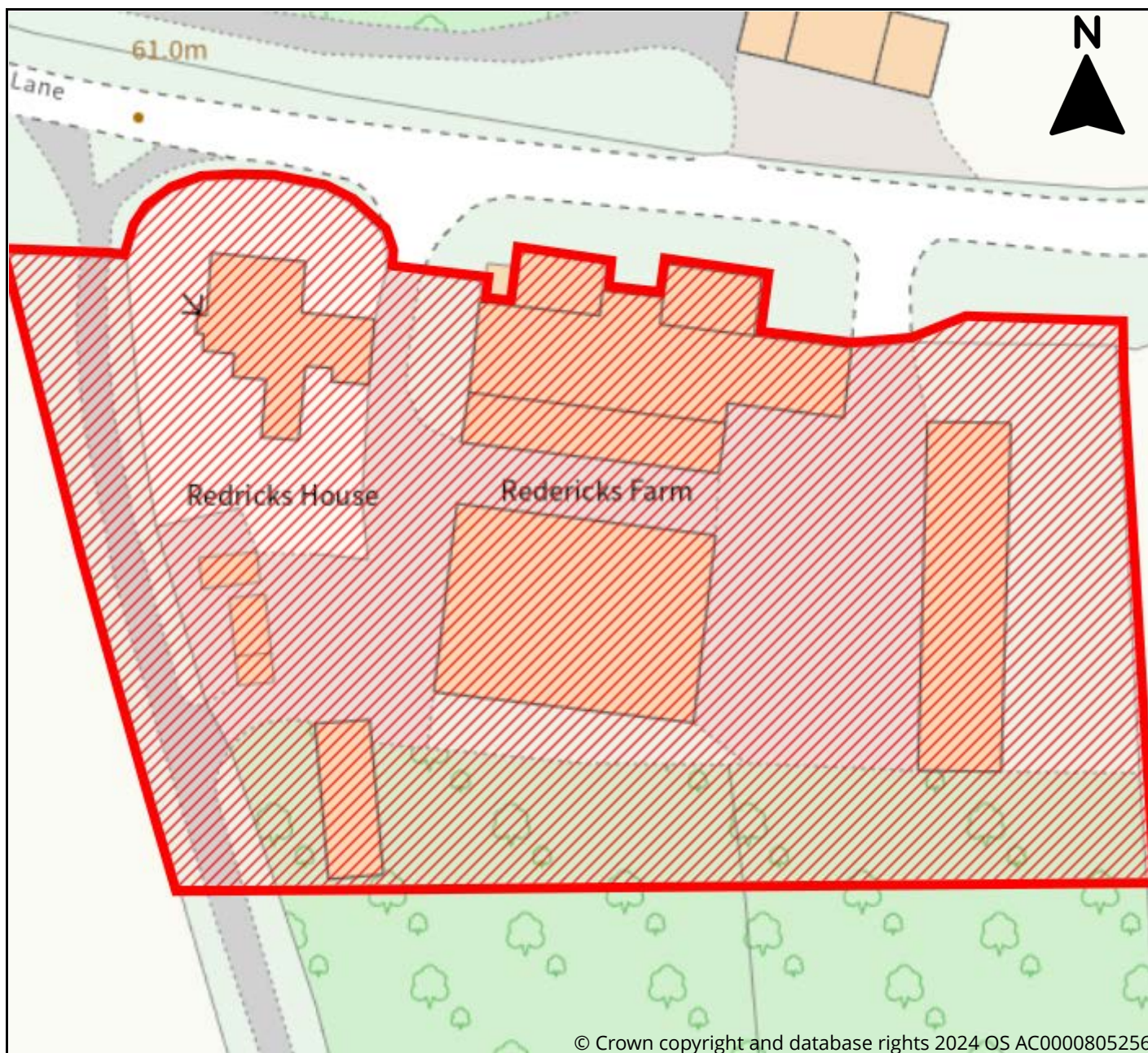


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Site Information	
Reference	5ff5b27a-17ef-4782-a302-f00e0e746acb
SLAA Ref	04/24/009
Site Name	Keckys's Farm
Address	Cambridge Road, Sawbridgeworth, East Hertfordshire, CM21 9BZ
Total Area (ha)	5.95
Development Area (ha)	4.5
Proposed Use	Residential



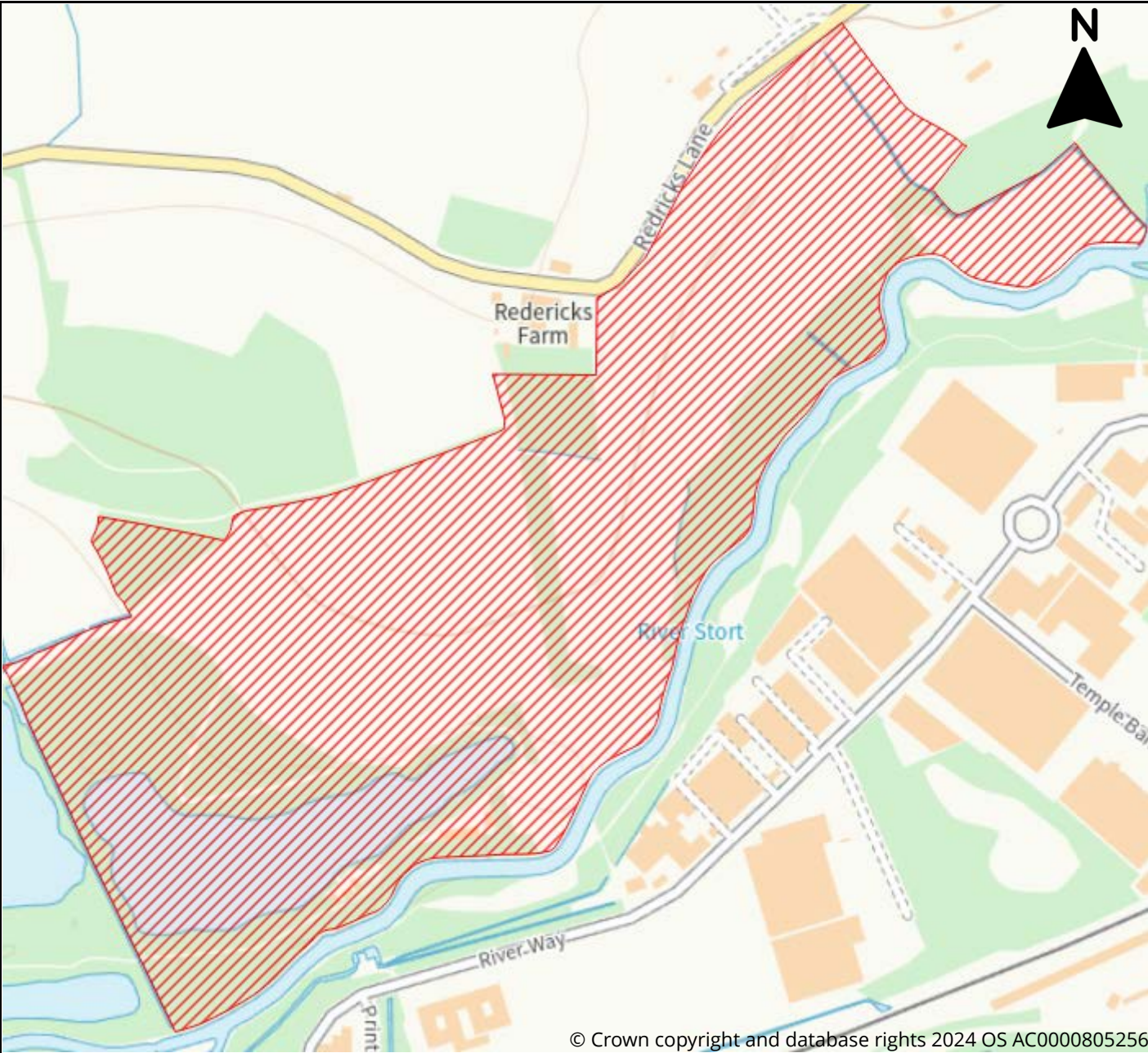


Site Information	
Reference	fbc4d716-6420-4087-875f-8de5294c7390
SLAA Ref	04/24/010
Site Name	Redricks Employment Site, under land title HD432408
Address	Redricks Farm, Redricks Lane, Sawbridgeworth, CM21 0RL
Total Area (ha)	0.78
Development Area (ha)	0.78
Proposed Use	Employment, Renewable Energy

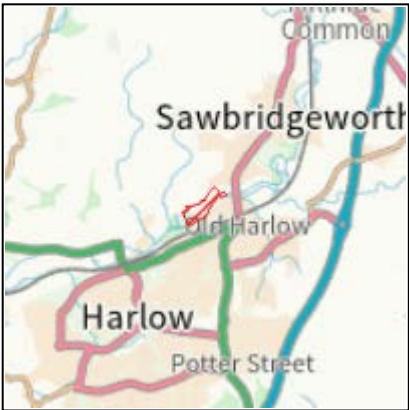




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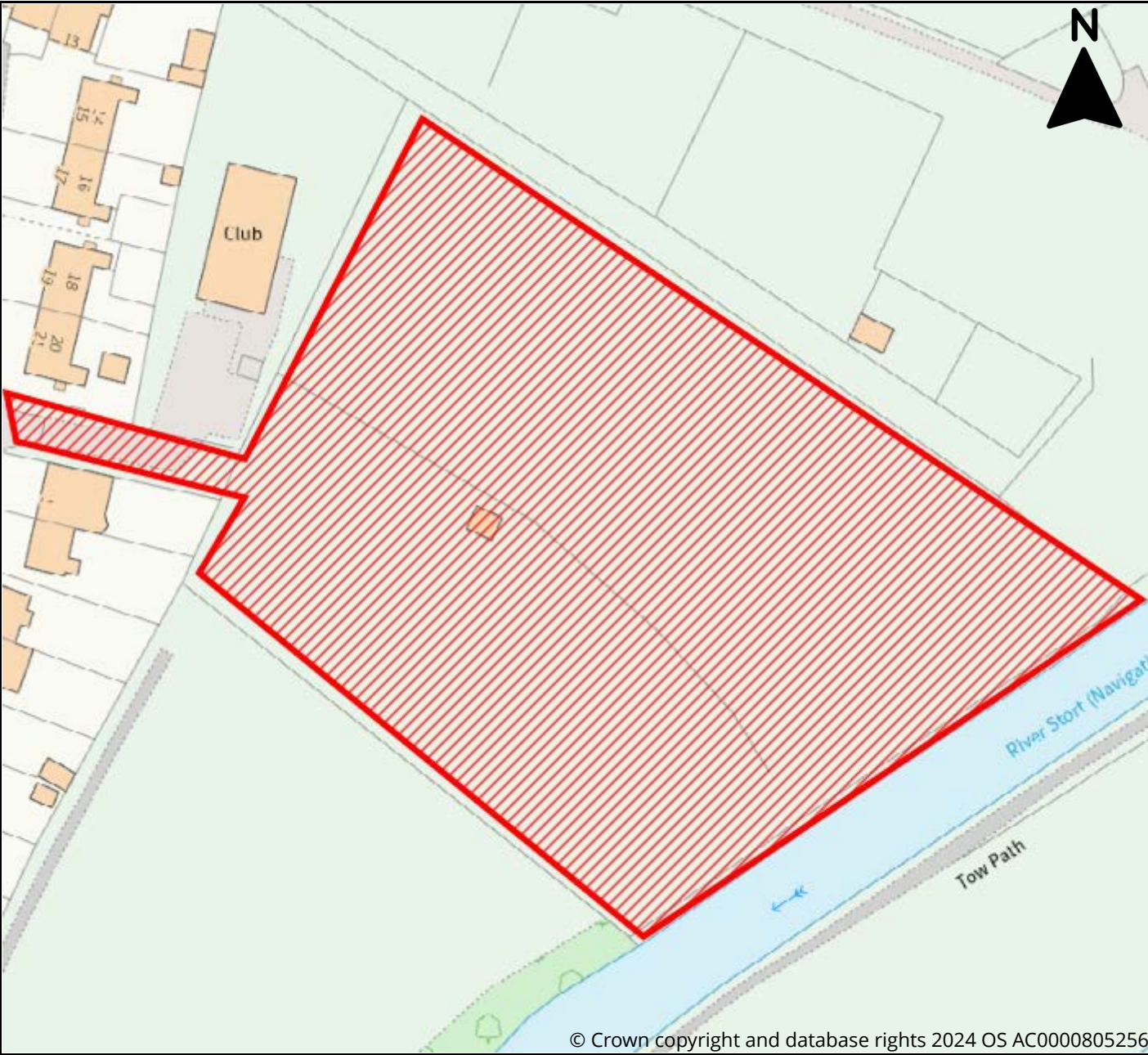
Site Information

Reference	31b1ddf1-365f-471c-a501-490d815633c0
SLAA Ref	04/24/011
Site Name	Land at Redricks Farm, title numbers HD441060 and HD432408
Address	Land at Redricks Farm, Redricks Lane, Sawbridgeworth, CM21 0RL
Total Area (ha)	34.64
Development Area (ha)	29
Proposed Use	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Retail, Employment, Renewable Energy, Greenspace





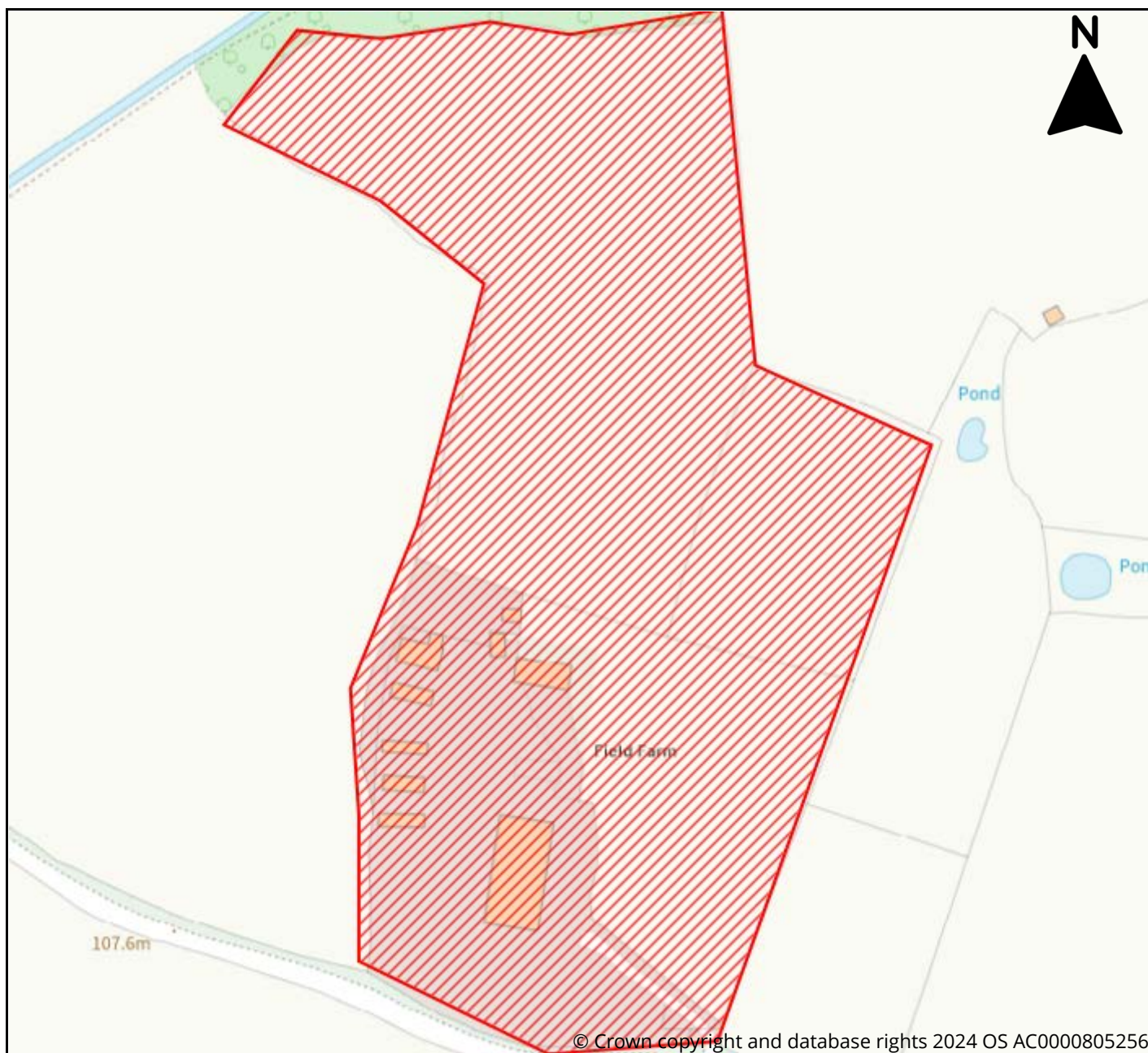
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Site Information	
Reference	c363a092-3765-446d-9f62-bdbaf7cfd39a
SLAA Ref	04/24/012
Site Name	Grazing Land at Reedings Way
Address	Grazing Land at Reedings Way, Sawbridgeworth, CM21 9DT
Total Area (ha)	0.92
Development Area (ha)	0.92
Proposed Use	Community Facility, Leisure & Recreation, Greenspace, Biodiversity Offset



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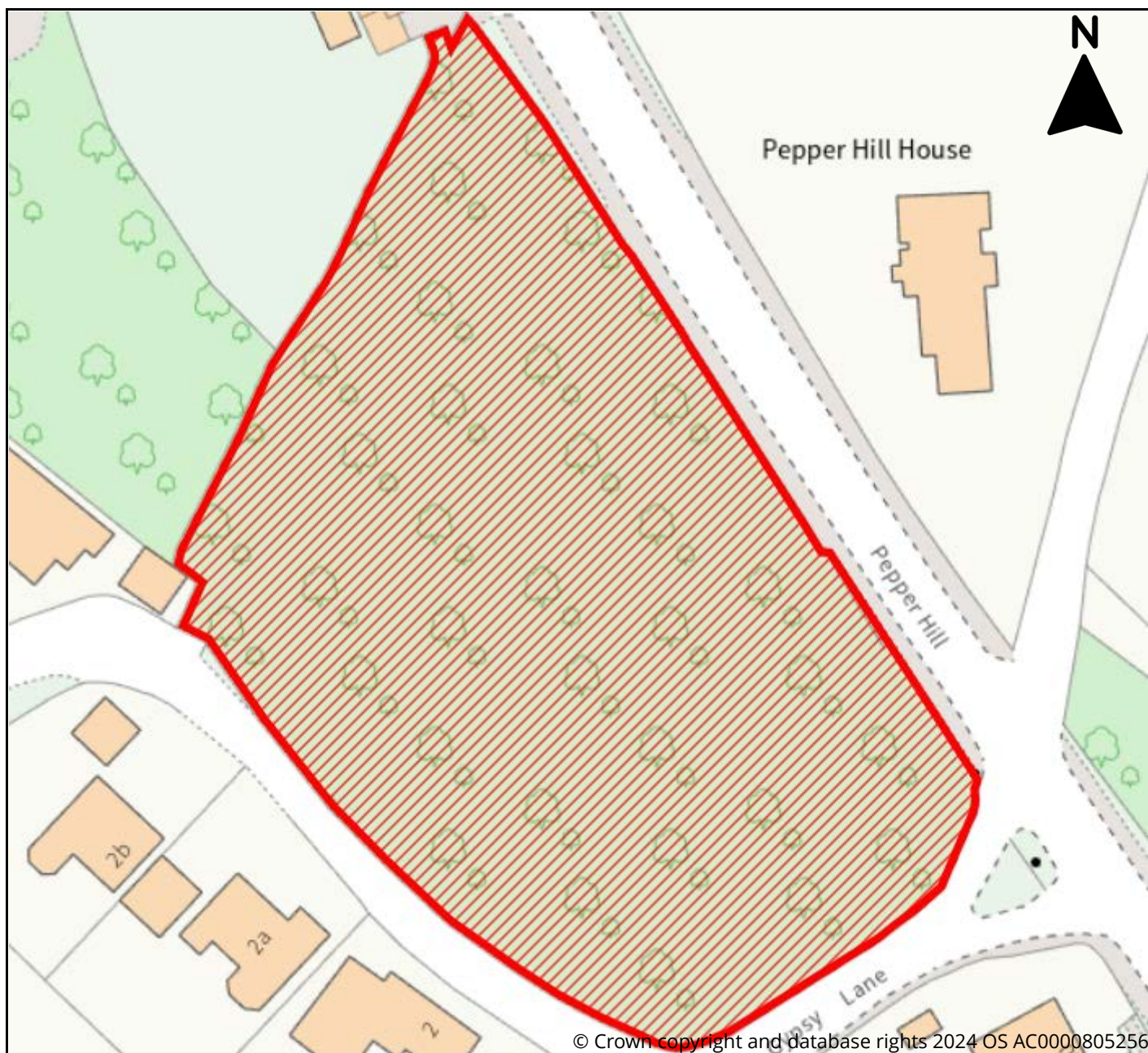


Site Information	
Reference	28070ee4-a1a0-4103-b3f0-10040aeb51c2
SLAA Ref	05/24/001
Site Name	Field Farm
Address	Field Farm, Levens Green, Ware
Total Area (ha)	4.04686
Development Area (ha)	4.04686
Proposed Use	Residential, Gypsies & Travellers, Park Homes





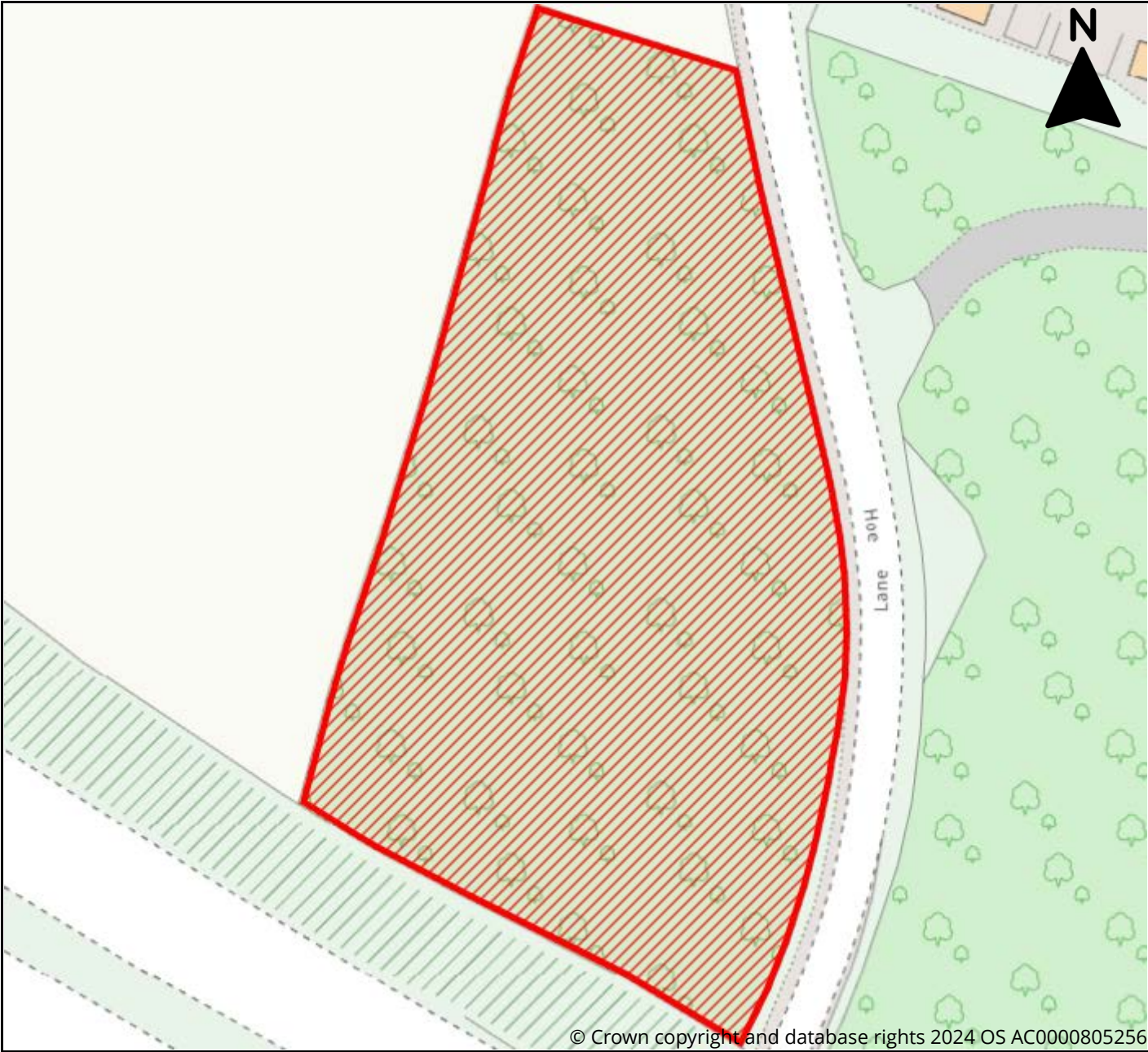
## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	f94814a5-50e8-42df-9fb0-6cb96a984be1
<b>SLAA Ref</b>	05/24/002
<b>Site Name</b>	Pepper Hill
<b>Address</b>	Gypsy Lane Ware, Hertfordshire, SG12 9RQ
<b>Total Area (ha)</b>	0.6
<b>Development Area (ha)</b>	0.6
<b>Proposed Use</b>	Residential



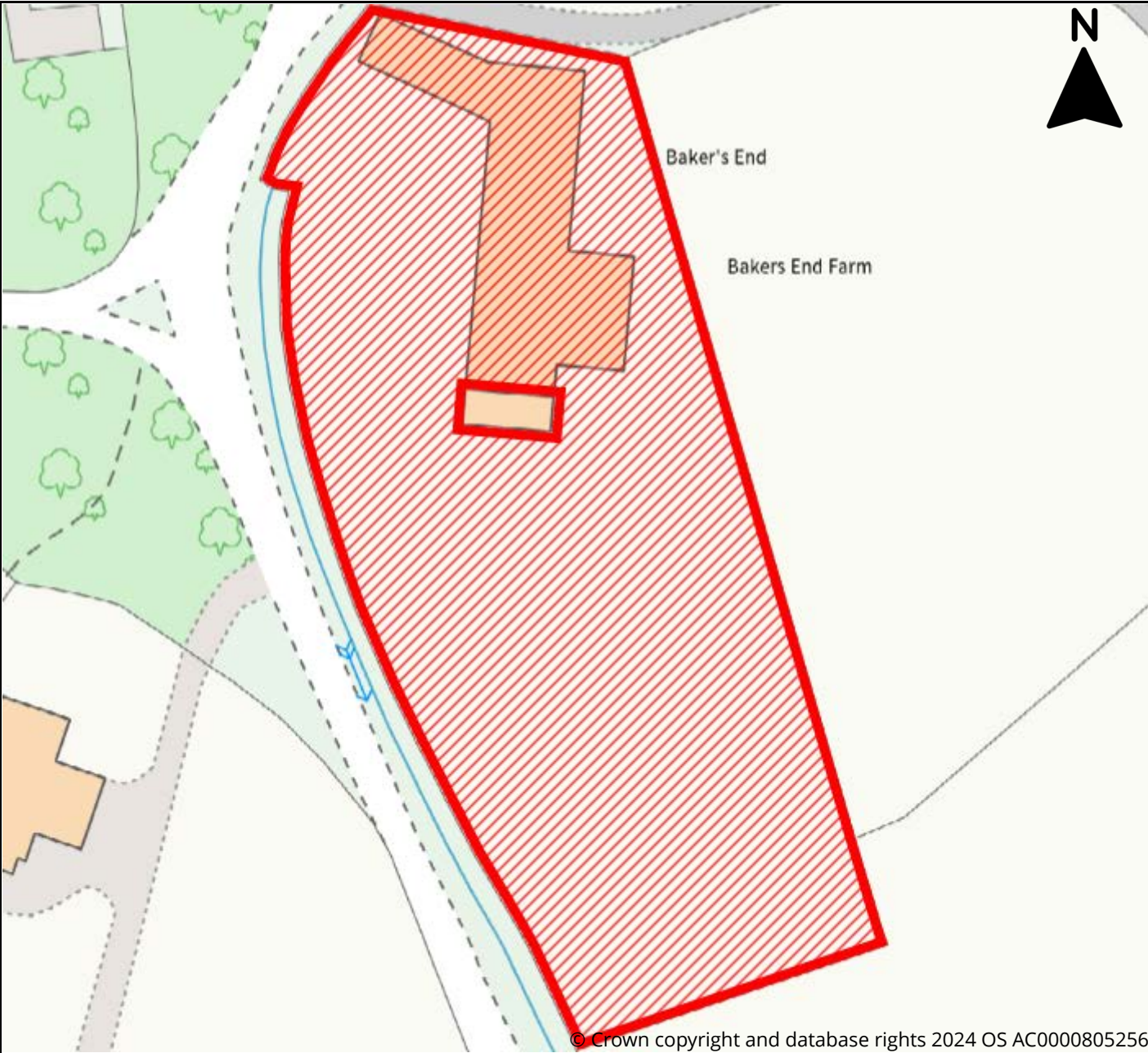


Site Information	
Reference	4cf3ca6d-9417-47c1-9a1e-9c3506804b22
SLAA Ref	05/24/003
Site Name	Land on the west side of Hoe Lane, adjacent to the A10
Address	Hoe Lane, Ware, Hertfordshire, SG12 9NZ
Total Area (ha)	0.74
Development Area (ha)	0.74
Proposed Use	Residential, Affordable Housing, Specialist Residential, Gypsies & Travellers, Travelling Show, Park Homes





East Herts District Plan Review  
Call for Sites 2024

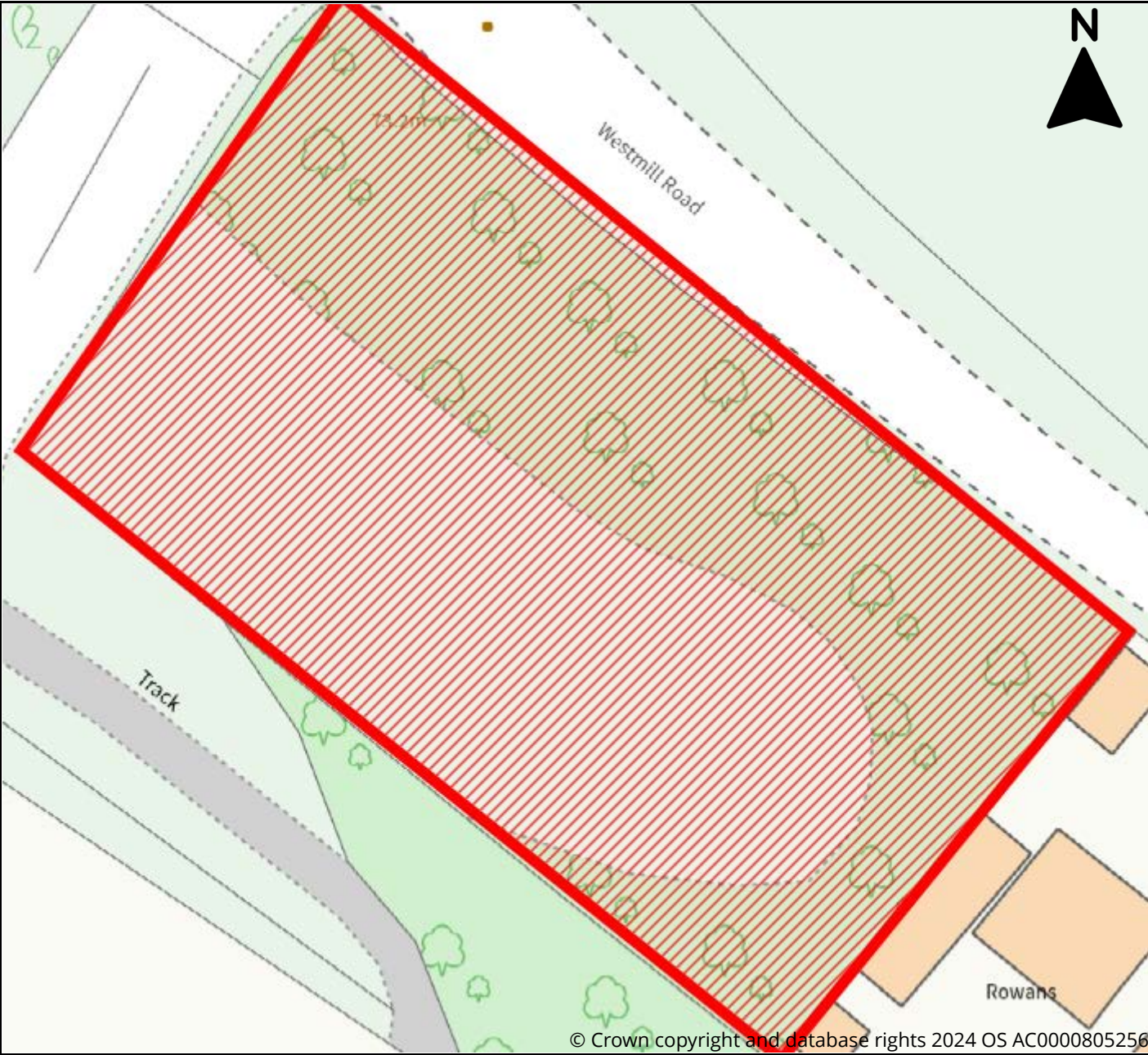


Site Information	
Reference	149b5b26-2c2a-4b64-bfd6-fc0af8e3827c
SLAAA Ref	05/24/004
Site Name	Bakers End Farm
Address	Bakers End Farm, Bakers End, Wareside, Ware SG12 7SH
Total Area (ha)	6.88
Development Area (ha)	6.88
Proposed Use	Residential





East Herts District Plan Review  
Call for Sites 2024

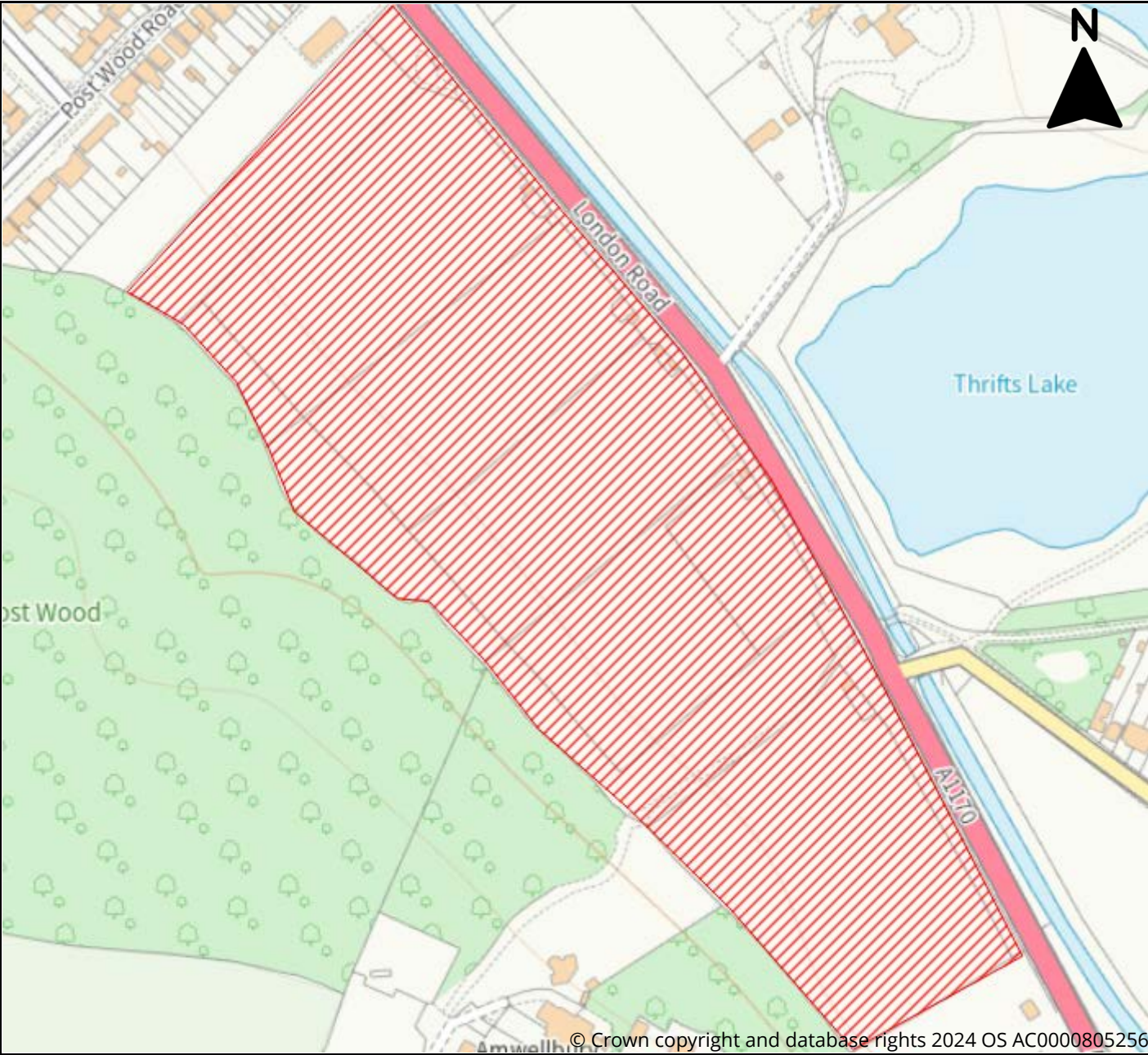


Site Information	
Reference	a87a2dc8-dbab-4dc6-8590-9f59520b22b7
SLAA Ref	05/24/005
Site Name	Land Adjoining Westmill Road
Address	Westmill Road, Ware, SG12 0EW
Total Area (ha)	0.4
Development Area (ha)	0.4
Proposed Use	Residential, Affordable Housing





East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	6dd8f316-7cf2-4ac2-9079-ca54df384ec4
SLAA Ref	05/24/006
Site Name	Land West of London Road
Address	Land West of London Road, Ware, Hertfordshire, SG12 9QT
Total Area (ha)	8.08
Development Area (ha)	4
Proposed Use	Residential





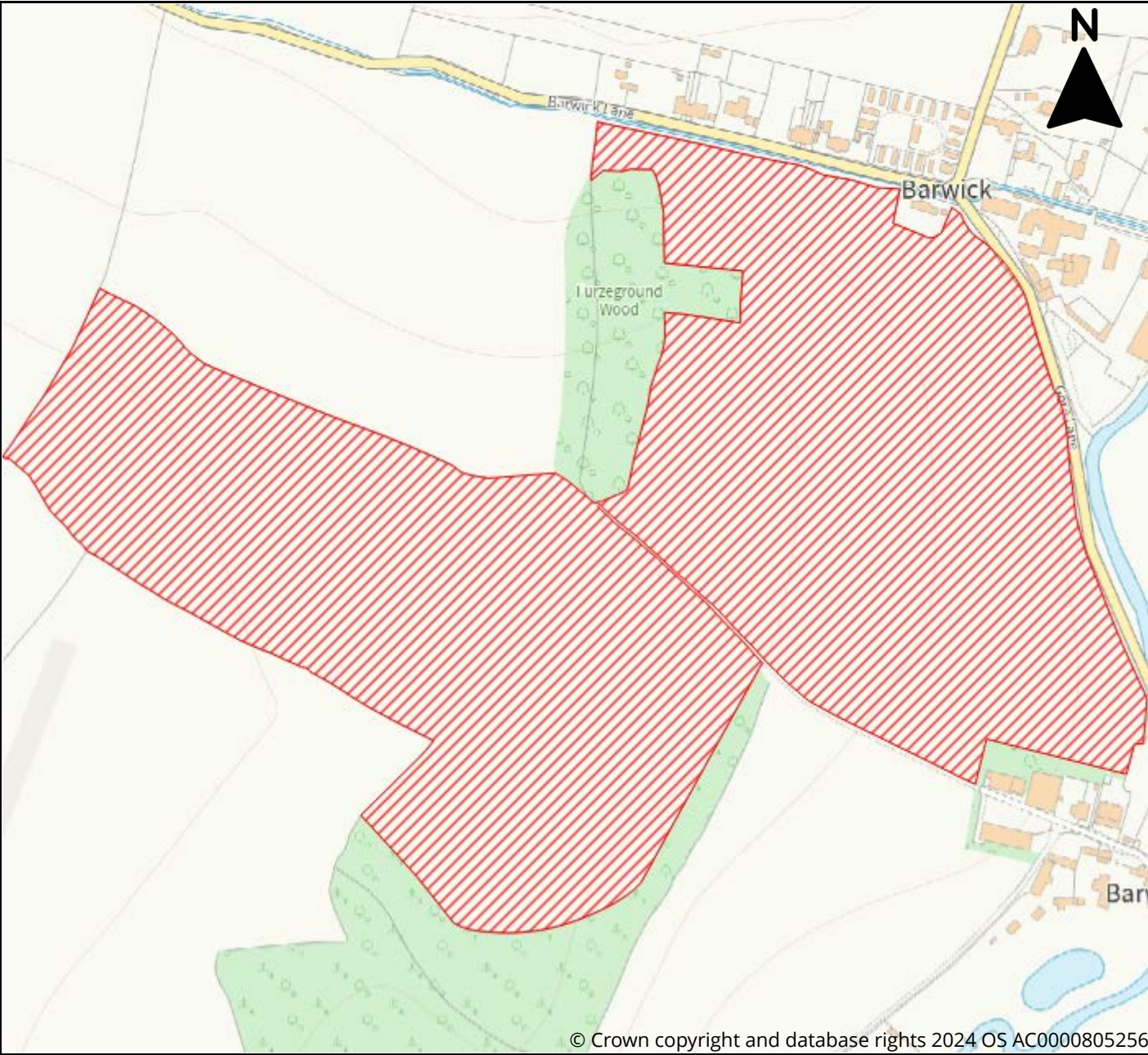
## Site Information

<b>Reference</b>	365299e8-70f4-4c98-88b9-5d736a788473
<b>SLAA Ref</b>	05/24/007
<b>Site Name</b>	414 Fencing
<b>Address</b>	Briggens Park, Ware, SG12 8LD
<b>Total Area (ha)</b>	3
<b>Development Area (ha)</b>	3
<b>Proposed Use</b>	Residential





East Herts District Plan Review  
Call for Sites 2024



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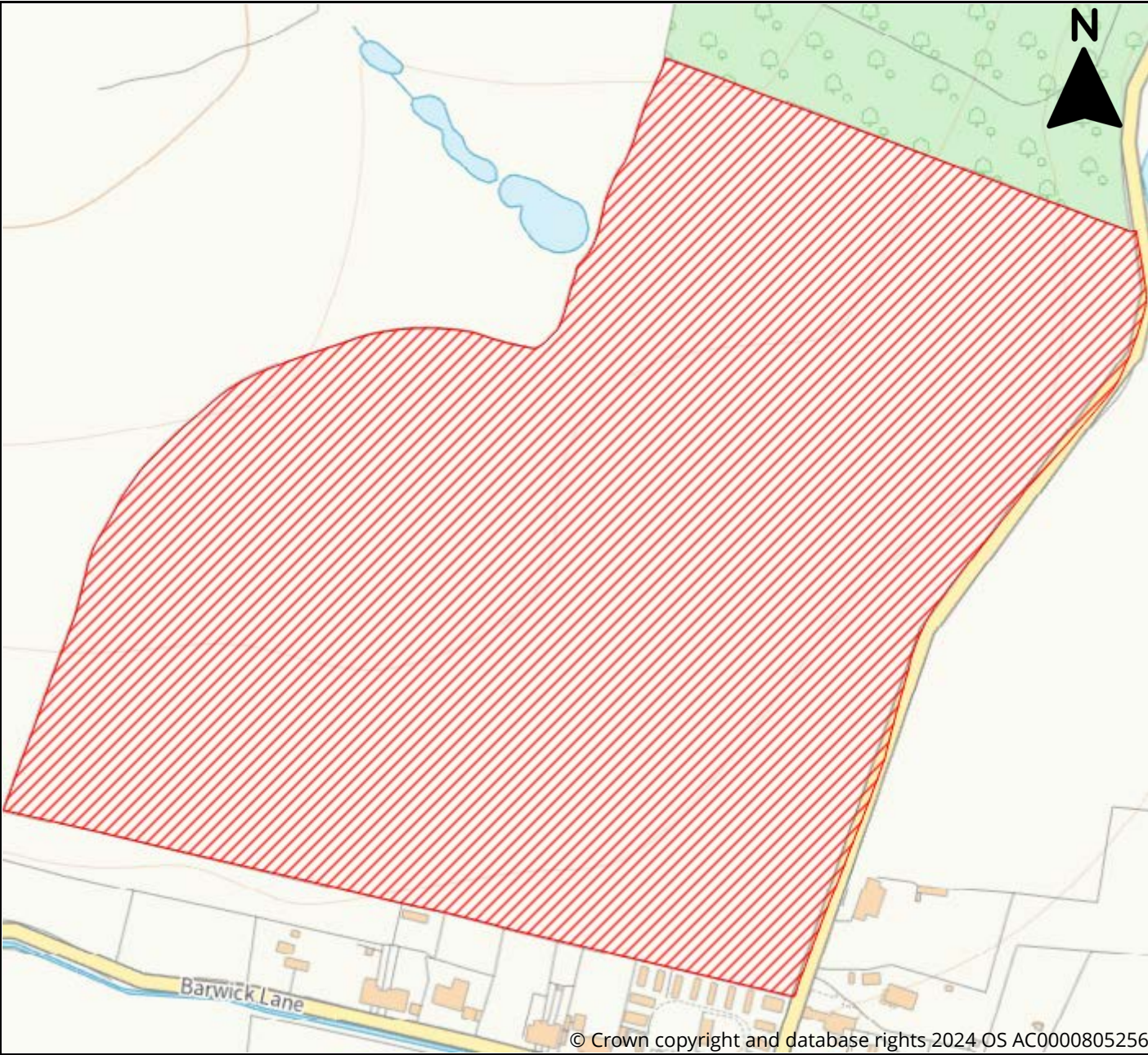


Site Information	
Reference	e3752032-0920-41d6-a6c9-db87d2c6d40d
SLAA Ref	05/24/008
Site Name	Land rear Barwick Yard
Address	Barwick Farm, Barwick Ford, Ware, SG11 1DB
Total Area (ha)	12.8374
Development Area (ha)	12.8374
Proposed Use	Employment



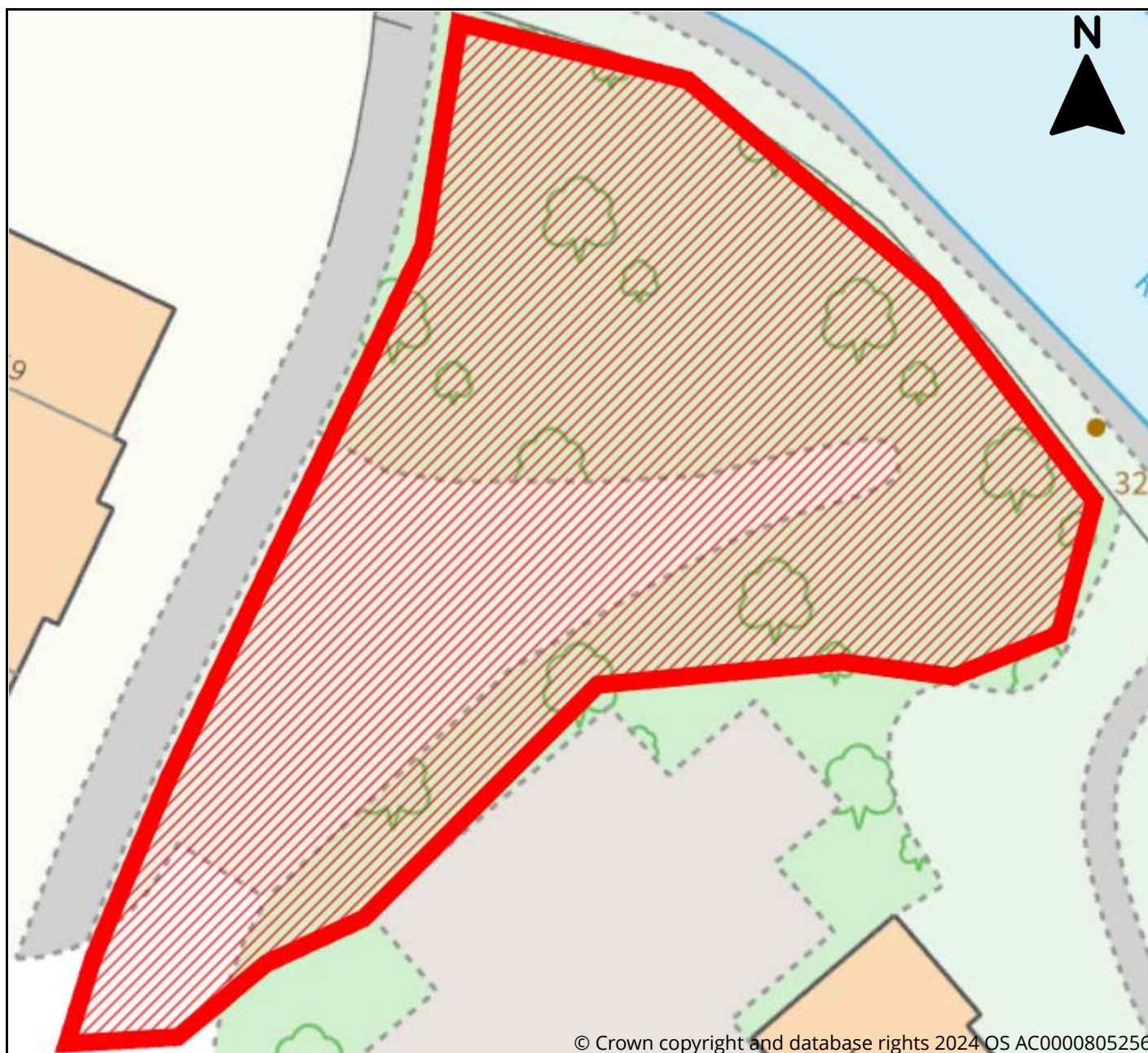


East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	47ed1663-80a6-4662-a368-885908a4928f
SLAA Ref	05/24/009
Site Name	Caravan Field
Address	Caravan Field, Barwick, Ware, SG11 1DA
Total Area (ha)	16.1389
Development Area (ha)	16.1389
Proposed Use	Residential, Affordable Housing



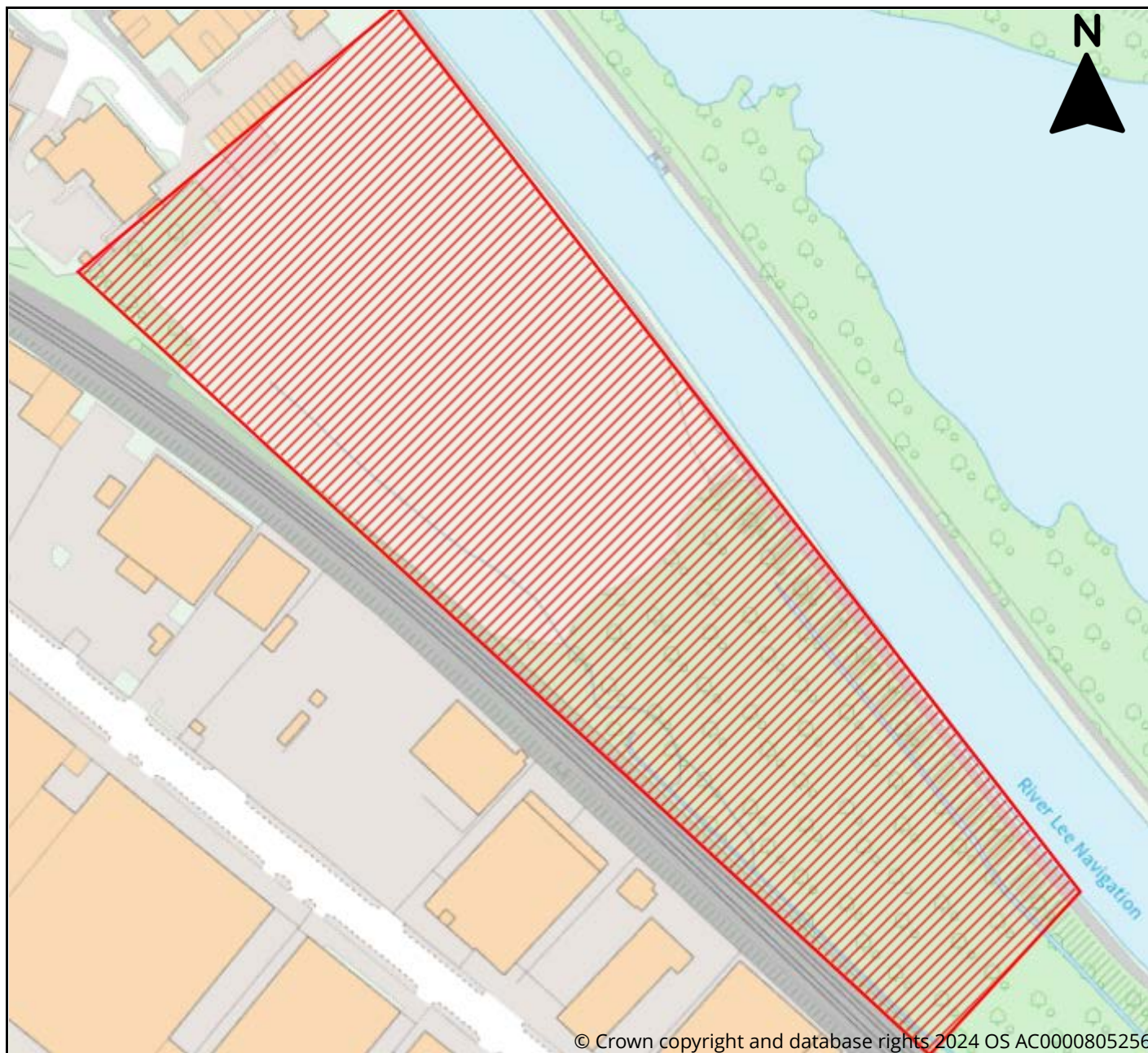


Site Information	
Reference	b61dcb61-a1d7-4e7d-8181-23fce40d73de
SLAA Ref	05/24/010
Site Name	Land at Crane Mead
Address	Land at Crane Mead, Ware
Total Area (ha)	0.15
Development Area (ha)	0.15
Proposed Use	Residential, Affordable Housing

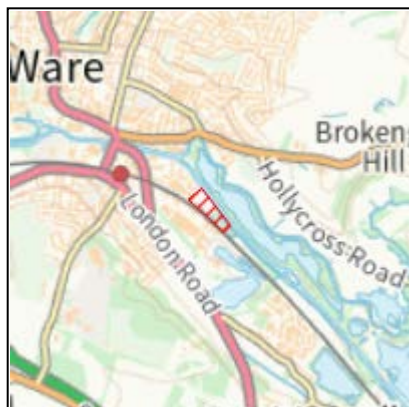




## East Herts District Plan Review Call for Sites 2024



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### Site Information

<b>Reference</b>	1d828671-366f-4da7-af69-654844b35c3d
<b>SLAA Ref</b>	05/24/011
<b>Site Name</b>	Land east of Crane Mead
<b>Address</b>	Land east of Crane Mead, Ware
<b>Total Area (ha)</b>	3.2
<b>Development Area (ha)</b>	3.2
<b>Proposed Use</b>	Residential, Affordable Housing





East Herts District Plan Review  
Call for Sites 2024

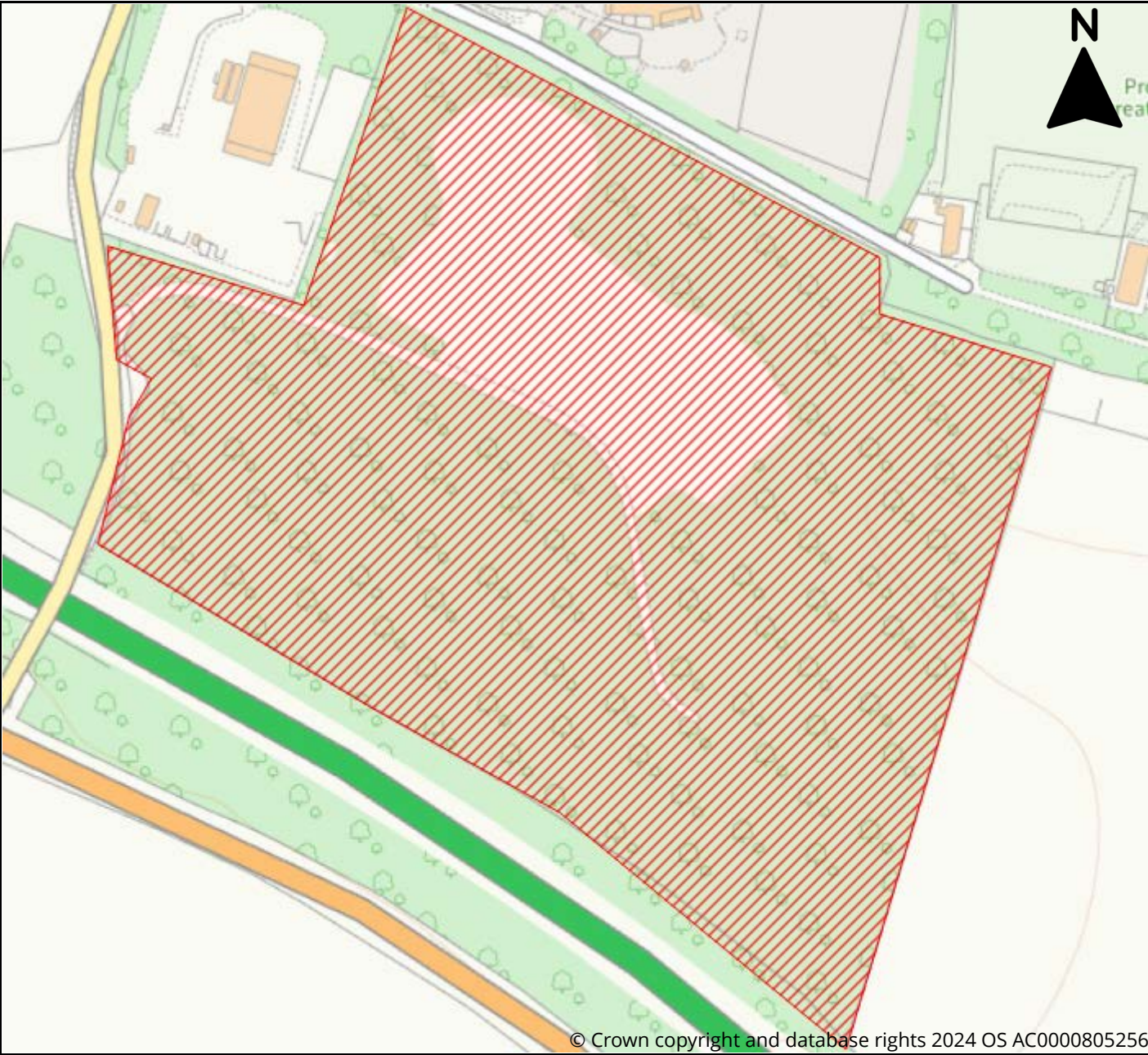


Site Information	
Reference	e883d98d-5522-4da4-9146-f3c0d147cfac
SLAA Ref	05/24/012
Site Name	Land at Chadwell Springs Golf Course, within title number HD463486
Address	Chadwell Spring Golf Centre, Hertford Road, Ware, SG12 9LE
Total Area (ha)	4
Development Area (ha)	2.4
Proposed Use	Residential, Affordable Housing, Renewable Energy, Greenspace





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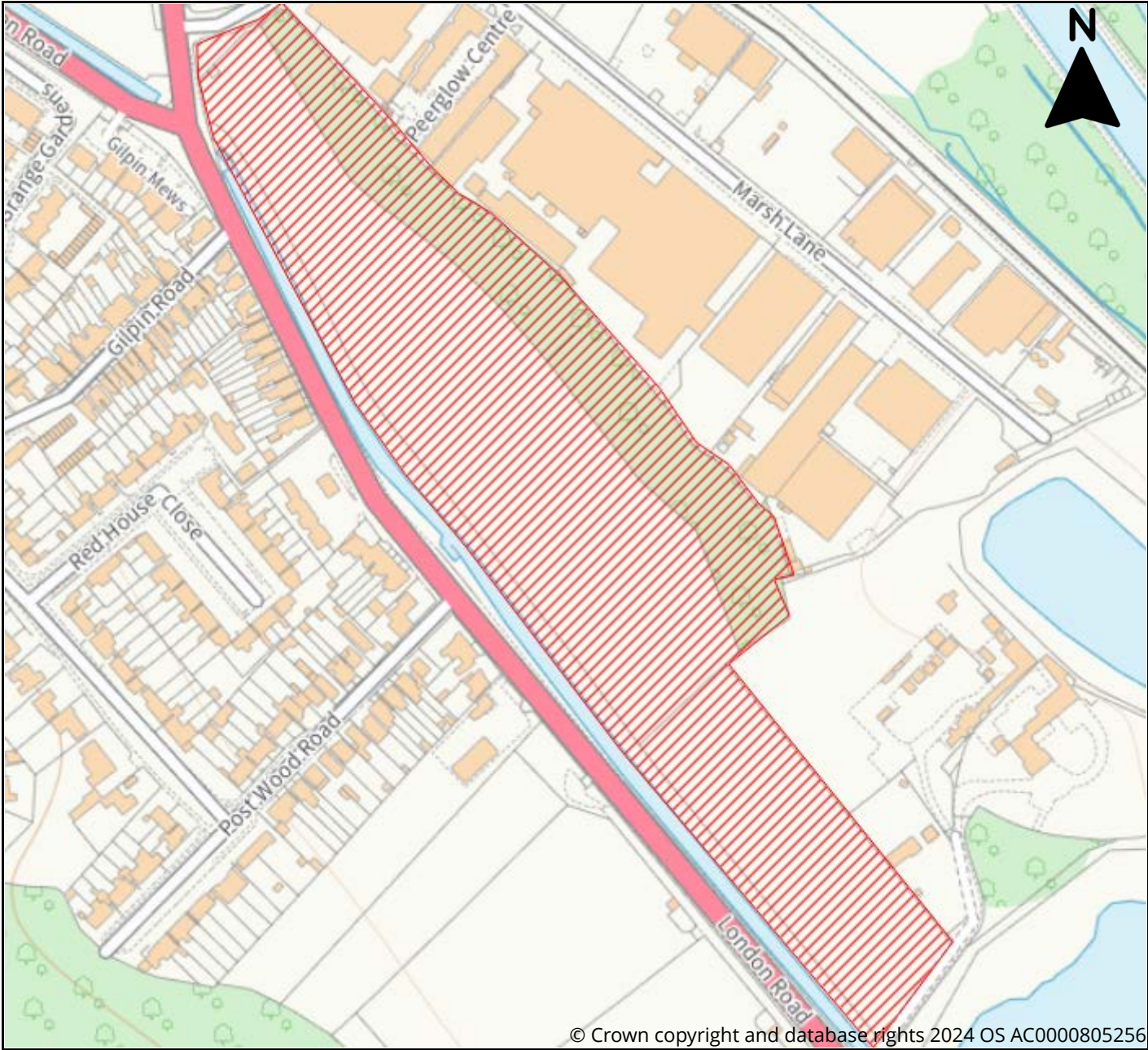


Site Information	
Reference Number	569e80fe-76c5-4542-91c9-234c98c2d08a
SLAA Ref	05/24/013
Site Name	Presdales Pit
Address	Presdales Pit, Hoe Lane, Ware, SG12 9PD
Total Area (ha)	11.5
Development Area (ha)	5.8
Proposed Use	Residential





East Herts District Plan Review  
Call for Sites 2024



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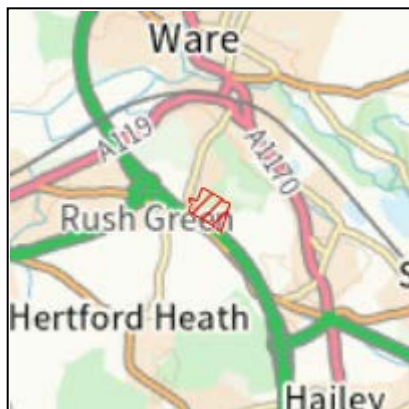
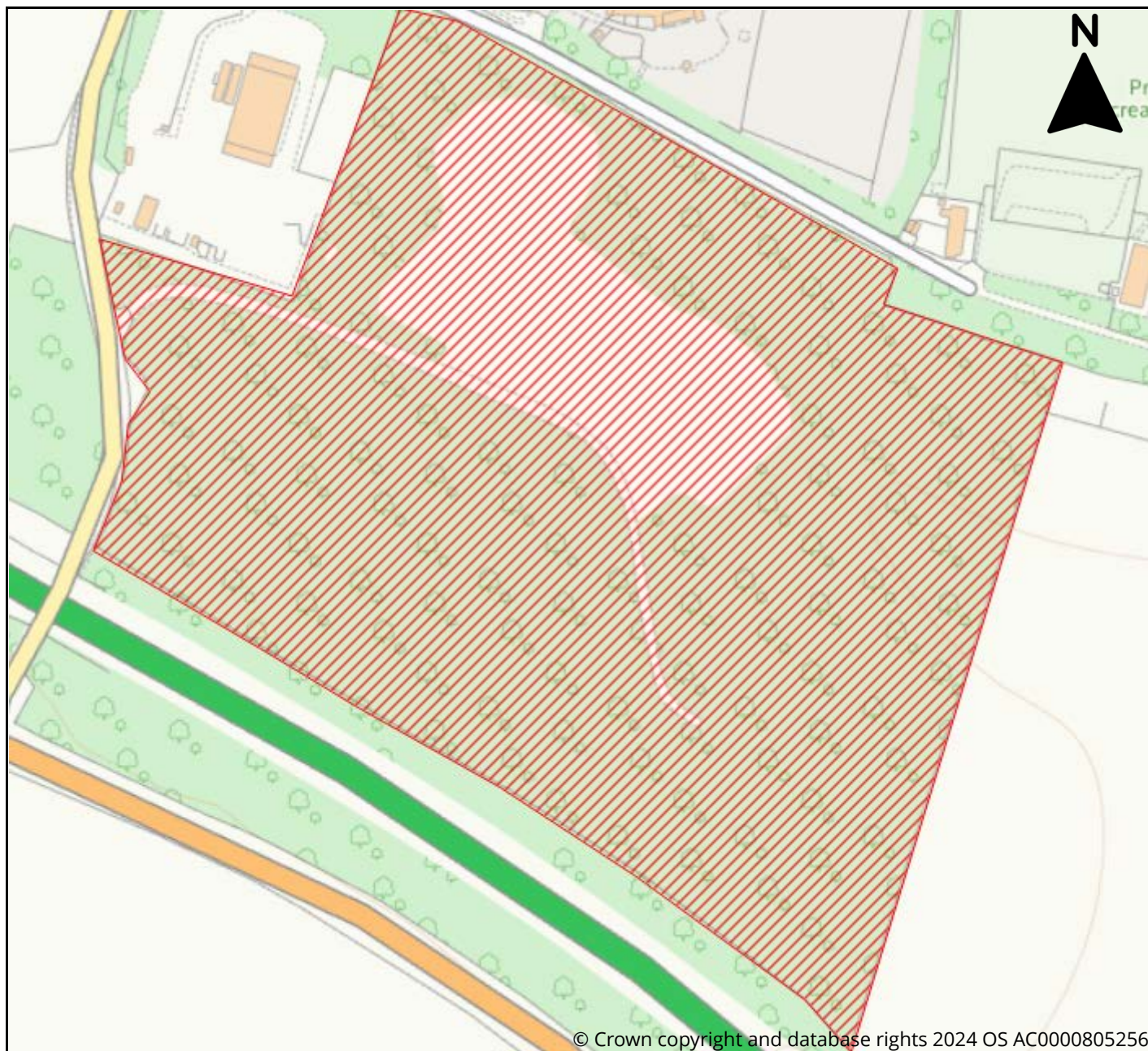


Site Information	
Reference	be4973bf-0b18-4d45-9c24-c34a5675fd0b
SLAA Ref	05/24/014
Site Name	Land at New River
Address	Land at New River, London Road/Marsh Lane, Ware, SG12 9NH
Total Area (ha)	5.7
Development Area (ha)	3.6
Proposed Use	Residential, Employment, Greenspace, Biodiversity Offset



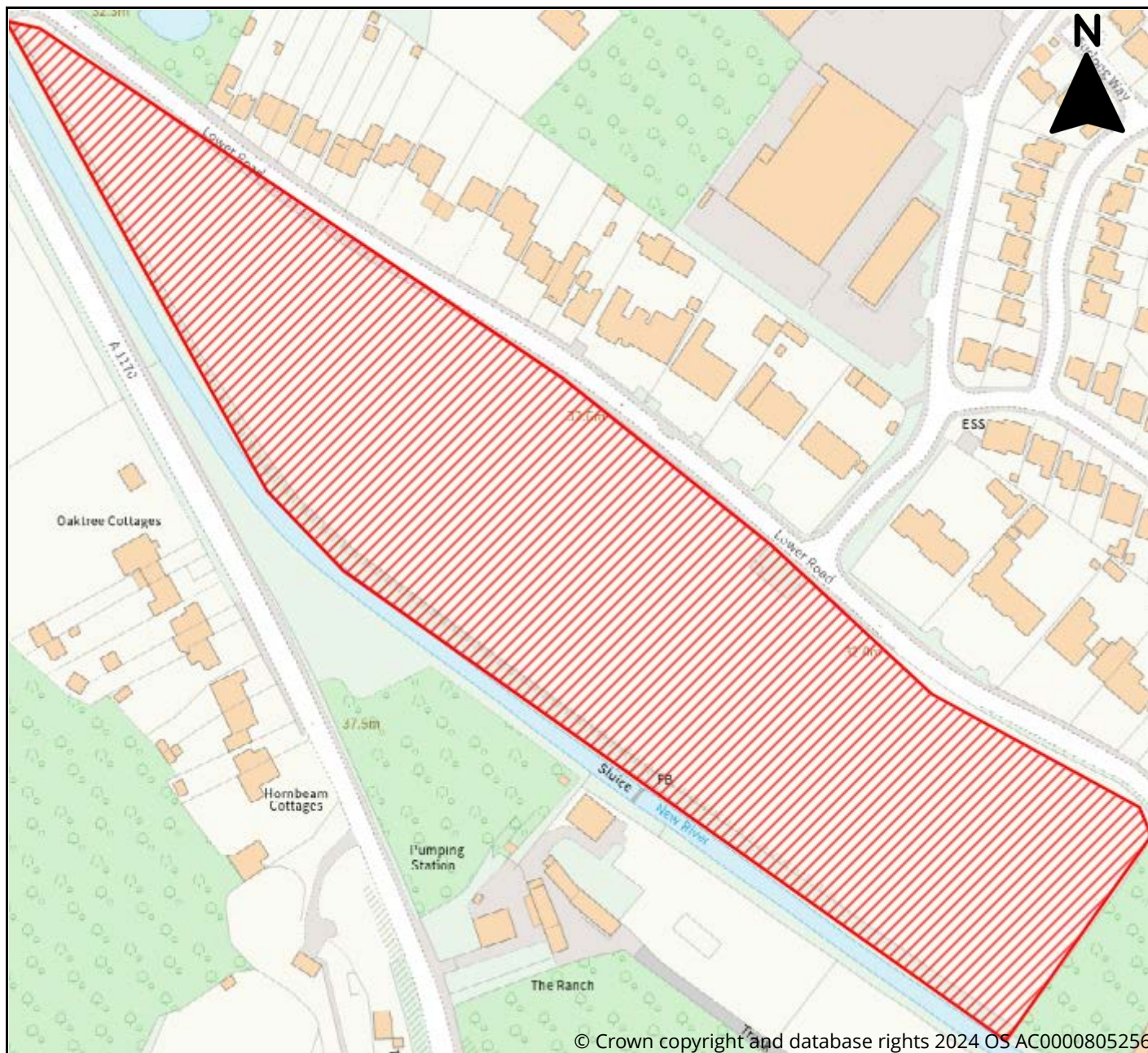


## East Herts District Plan Review Call for Sites 2024



Site Information	
Reference	d2fb1b43-a7b2-4c03-bd8a-0fe196140dcc
SLAA Ref	05/24/015
Site Name	Presdales Pit
Address	Presdales Pit, Hoe Lane, Ware, SG12 9PD
Total Area (ha)	11.5
Development Area (ha)	5.8
Proposed Use	Employment





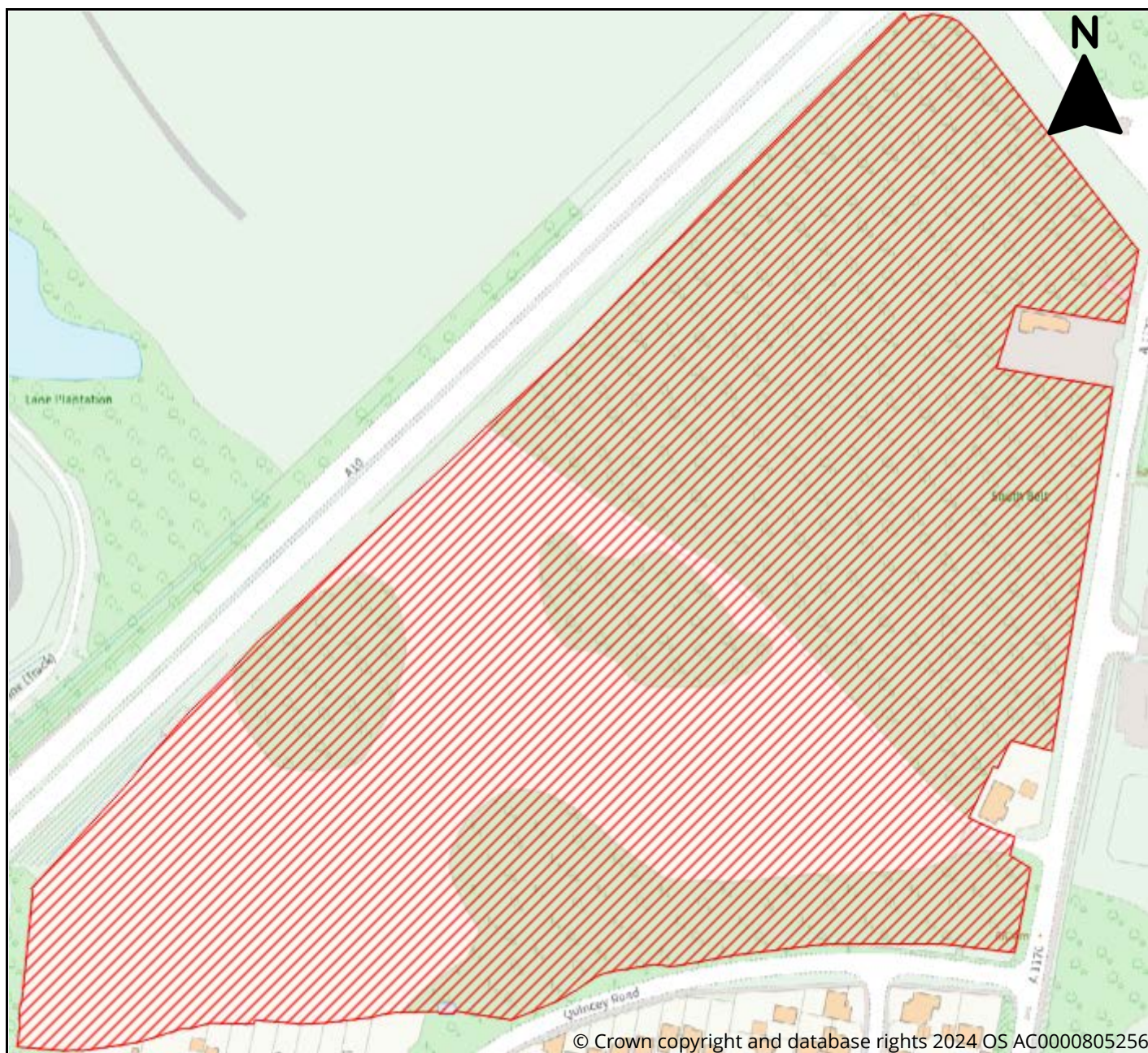
## Site Information

<b>Reference</b>	608b872b-079b-48a7-89a7-8c0a25f1e677
<b>SLAA Ref</b>	05/24/016
<b>Site Name</b>	Land at New River, Lower Road
<b>Address</b>	Land at New River, Lower Road, Amwell Hill, SG12 9SZ
<b>Total Area (ha)</b>	3.9
<b>Development Area (ha)</b>	3.4
<b>Proposed Use</b>	Residential, Greenspace, Biodiversity Offset





## East Herts District Plan Review Call for Sites 2024



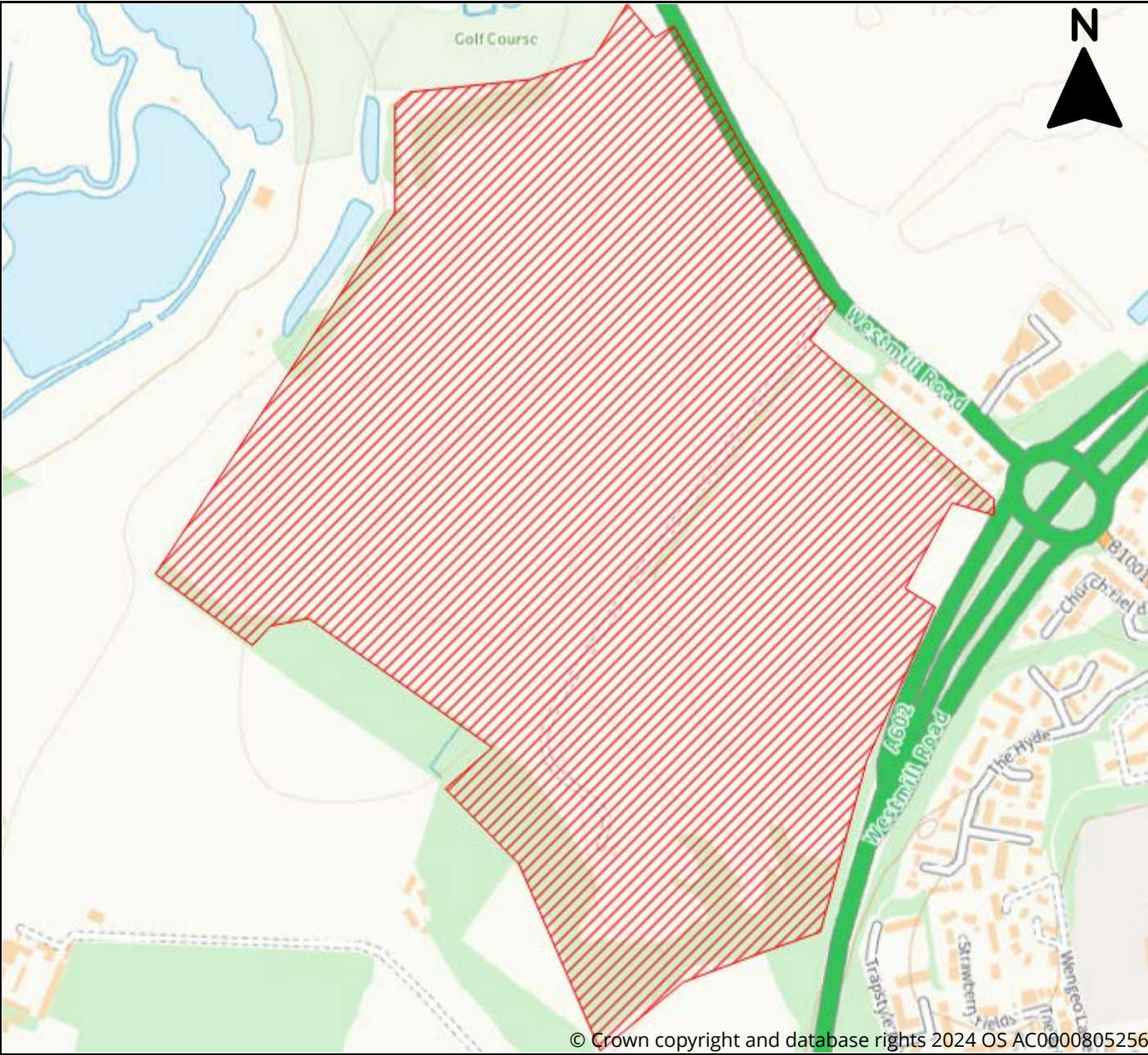
### Site Information

<b>Reference</b>	4af932ce-ddd4-4bad-90e4-
<b>SLAA Ref</b>	05/24/017
<b>Site Name</b>	Wadesmill Park
<b>Address</b>	Land off Wadesmill Road, Ware, SG12 0UQ
<b>Total Area (ha)</b>	9.8
<b>Development Area (ha)</b>	4.13
<b>Proposed Use</b>	Residential





East Herts District Plan Review  
Call for Sites 2024

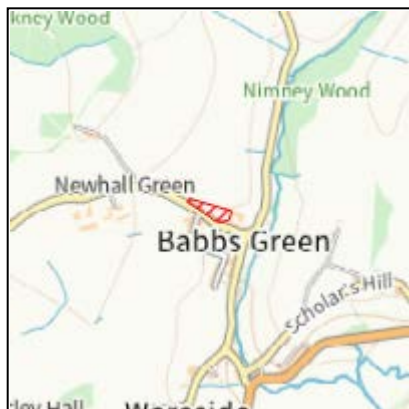
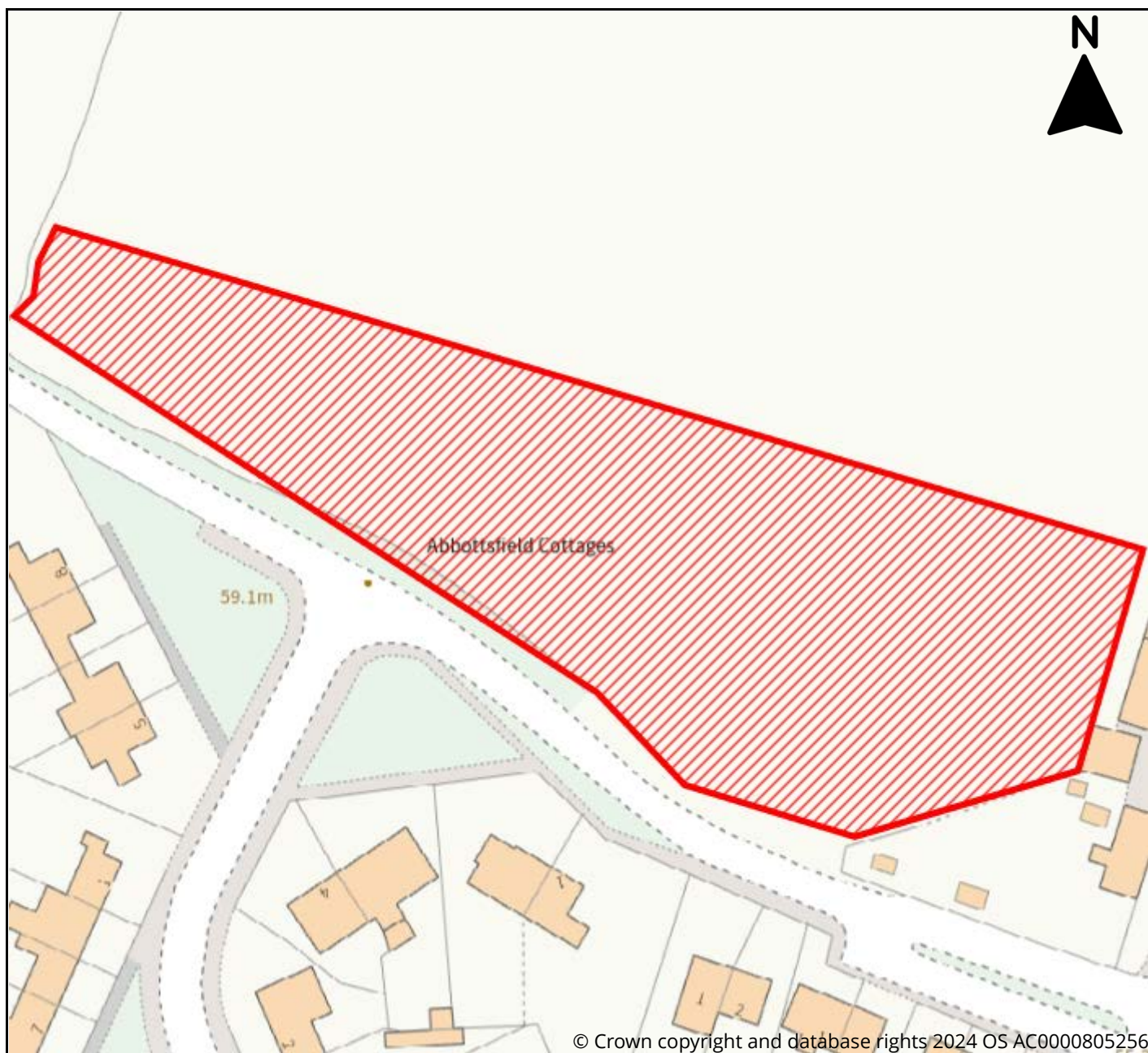


Site Information	
Reference	b6b554d4-4387-4ddd-b357-5579cbb2dc9e
SLAA Ref	05/24/018
Site Name	Former Brazier Landfill Site
Address	Land off Westmill Road, Ware
Total Area (ha)	55.84
Development Area (ha)	35.61
Proposed Use	Employment



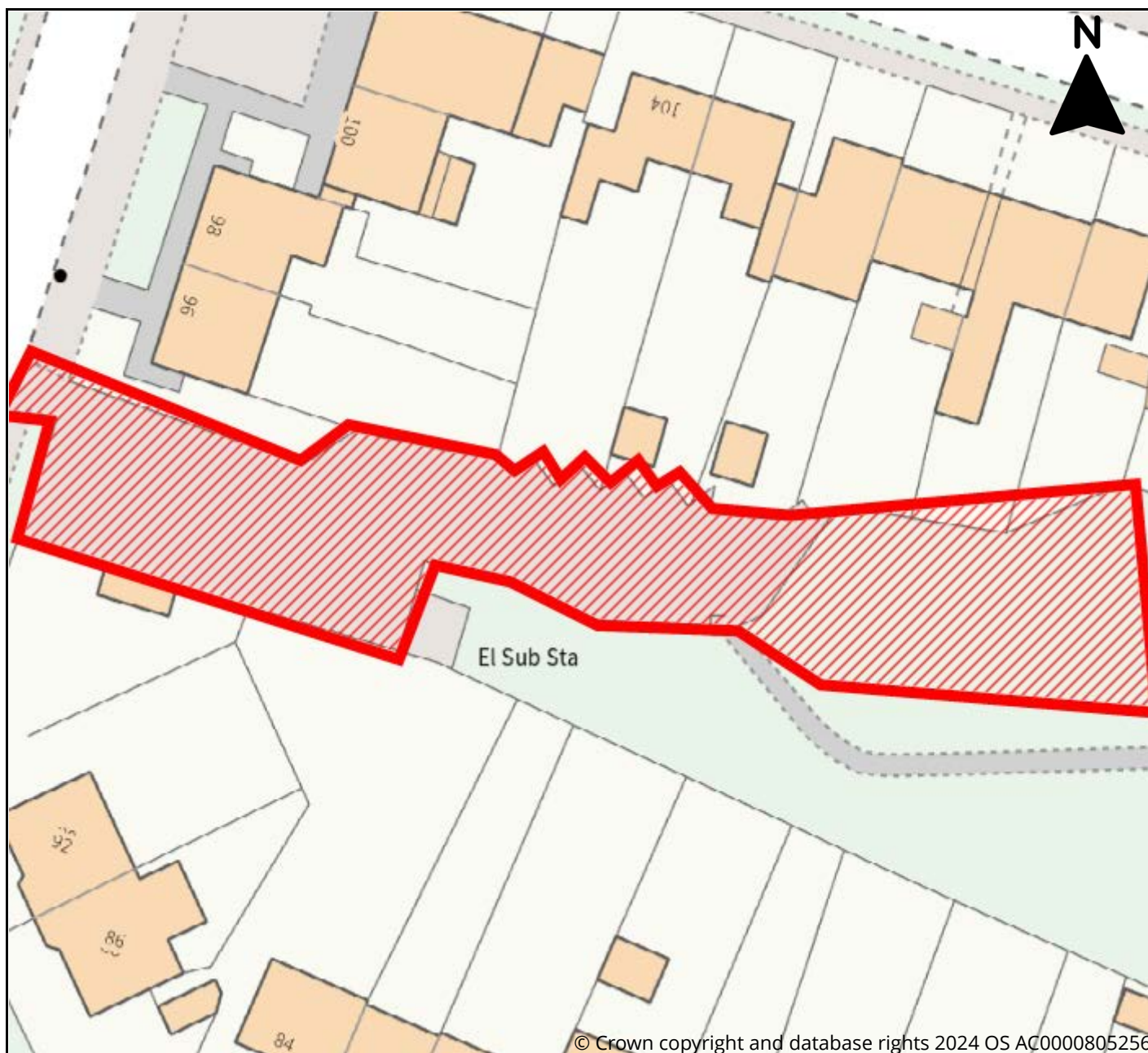


## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	bad6a776-33c7-4227-befc-f09dc9a509c0
<b>SLAA Ref</b>	05/24/019
<b>Site Name</b>	Land adjacent to Appleton Farm Land
<b>Address</b>	Adjacent to Appleton Farm, Babbs Green, Wareside SG12 7RX
<b>Total Area (ha)</b>	0.7
<b>Development Area (ha)</b>	0.7
<b>Proposed Use</b>	Residential, Affordable Housing



## Reference

## SLAA Ref

## Site Name

## Address

## Total Area (ha)

## Development Area (ha)

## Proposed Use

## Site Information

1b255ae0-db10-4257-9b22-703c1012cf36

05/24/020

Land at King George Road, Former Garage and Community Hall Site

Land at King George Road, Former Garage and Community Hall Site, Ware

0.2

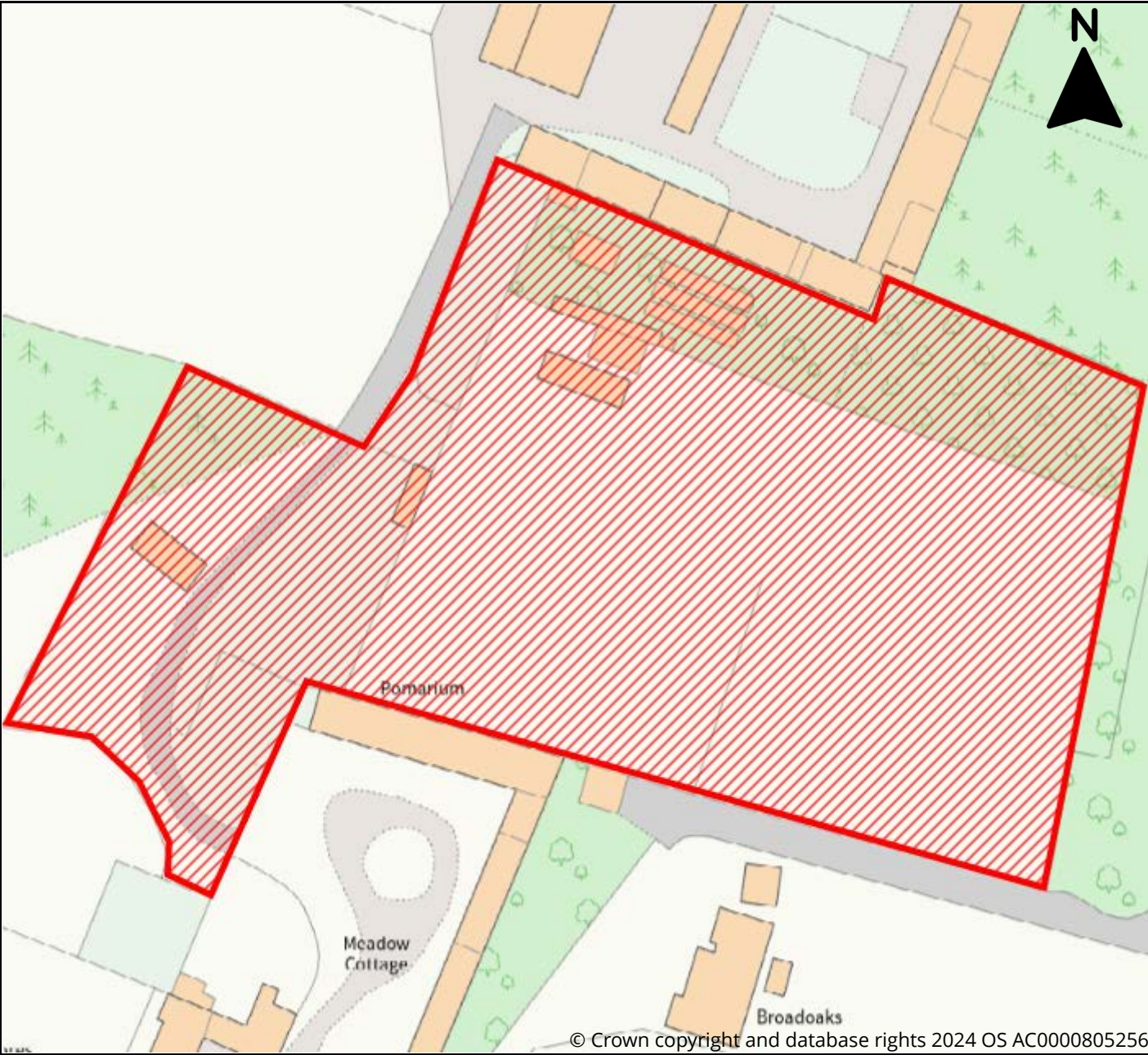
0.2

Residential, Biodiversity Offset





East Herts District Plan Review  
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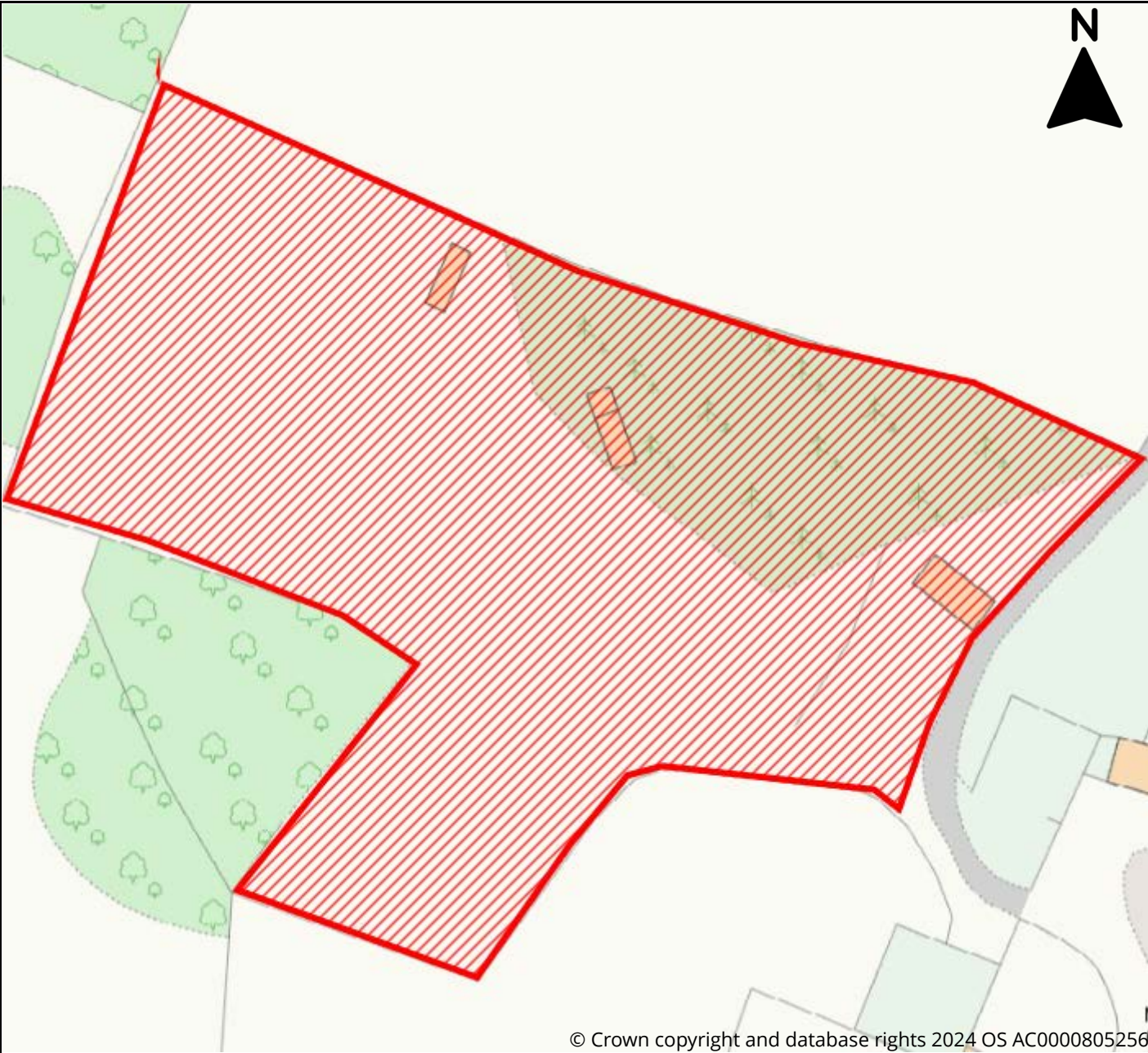


Site Information	
Reference	10a3b457-49c5-4209-b0af-e8ccc45e1947
SLAA Ref	05/24/021
Site Name	Pomarium
Address	Pomarium, Ware Park, Ware, Hertford, SG12 0DX
Total Area (ha)	1
Development Area (ha)	1
Proposed Use	Residential





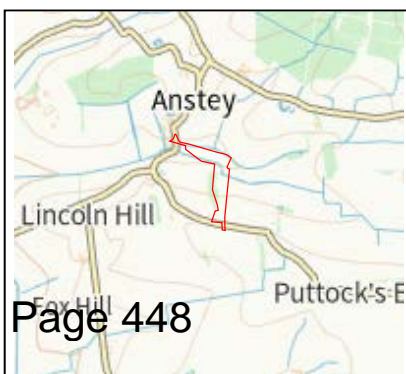
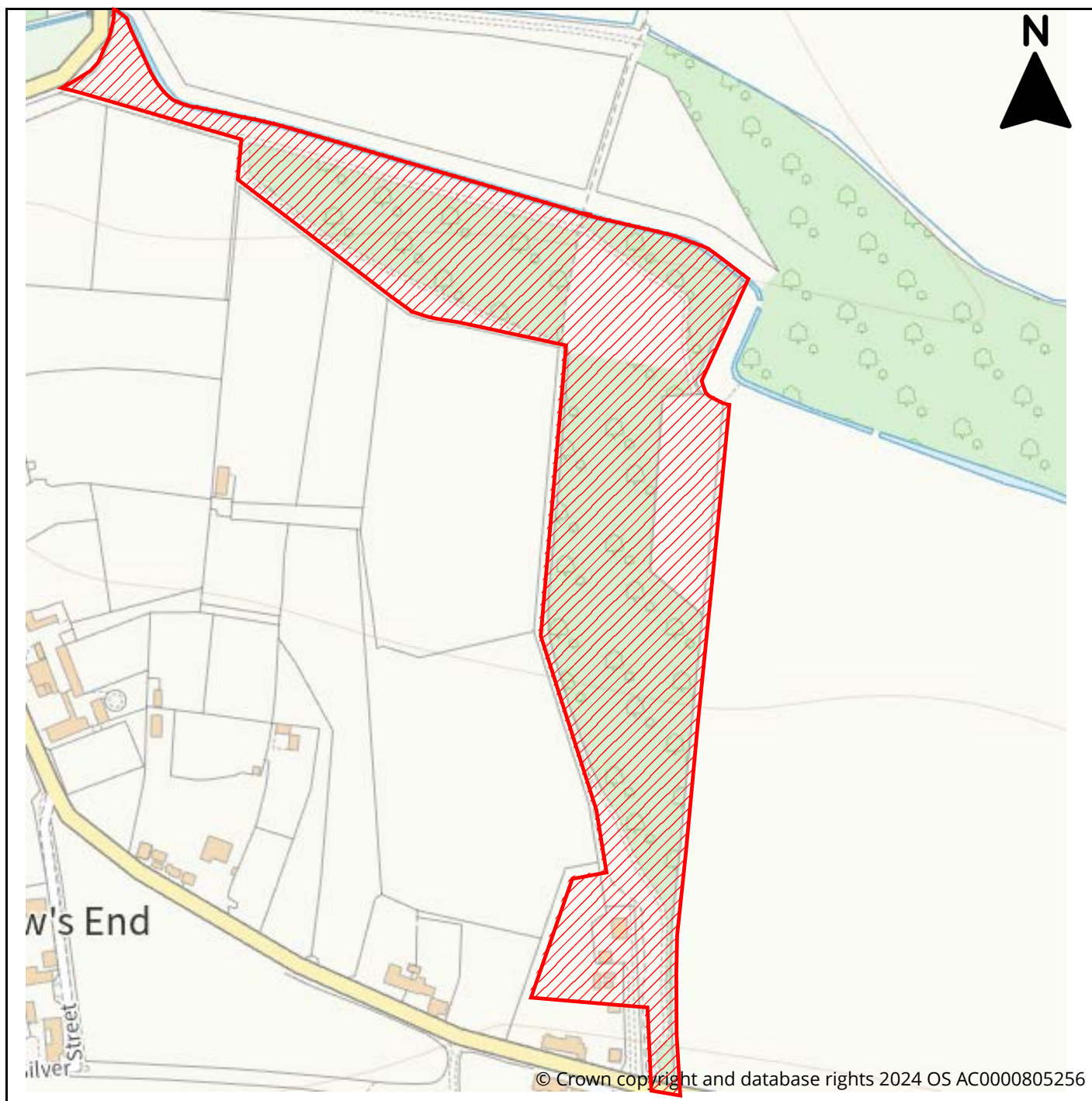
East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	40698122-212b-46c7-b5d1-ffeb41bfa085
SLAA Ref	05/24/022
Site Name	Land Adjacent to The Pomarium
Address	Pomarium, Ware Park, Ware, SG12 0DX
Total Area (ha)	2
Development Area (ha)	2
Proposed Use	Residential



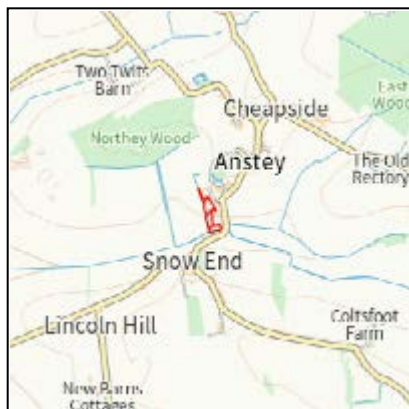
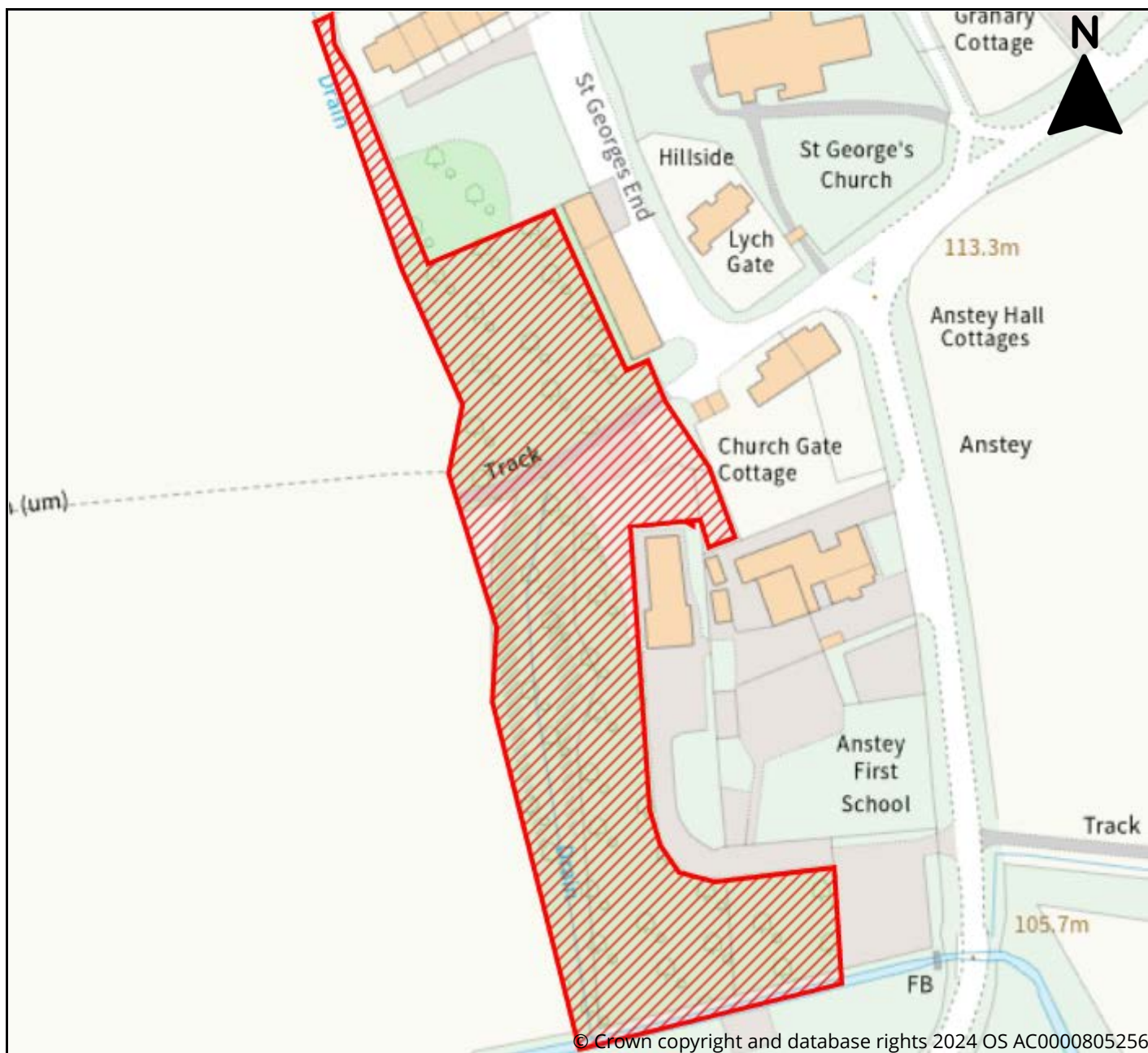
## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	70dc9819-1655-4d44-92fb-c3154c1885cb
<b>SLAA Ref</b>	06/24/001
<b>Site Name</b>	N/A
<b>Address</b>	The Old Bell. Anstey, SG9 0DA
<b>Total Area (ha)</b>	4
<b>Development Area (ha)</b>	4
<b>Proposed Use</b>	Residential, Affordable Housing, Mixed Use, Other Use

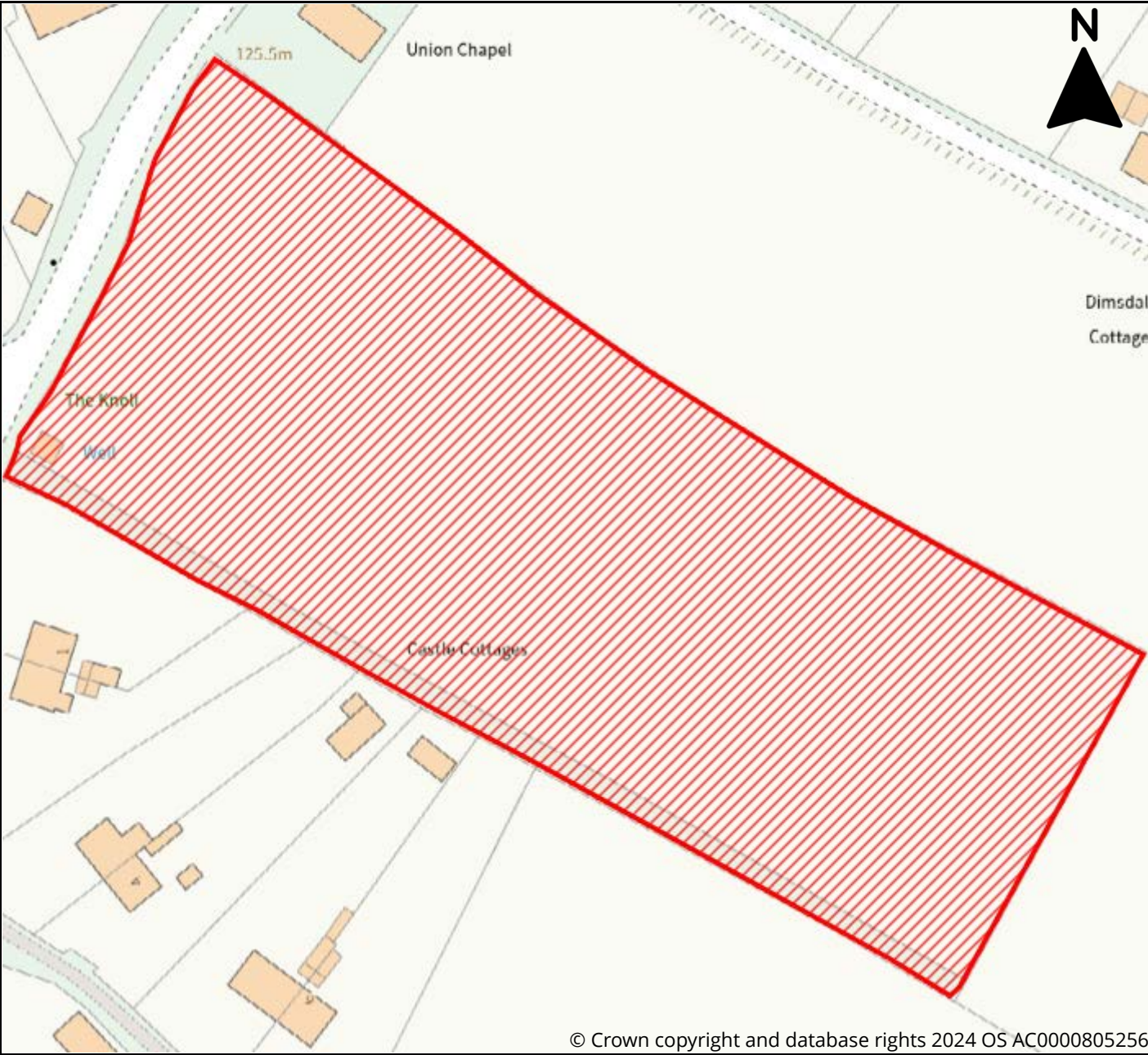




Site Information	
Reference	055ad6b5-0cd1-43eb-b5af-25bb054f373e
SLAA Ref	06/24/002
Site Name	N/A
Address	Land at St. Geroges End, Anstey, Ware, SG9 0BY
Total Area (ha)	0.75
Development Area (ha)	0.35
Proposed Use	Residential



East Herts District Plan Review  
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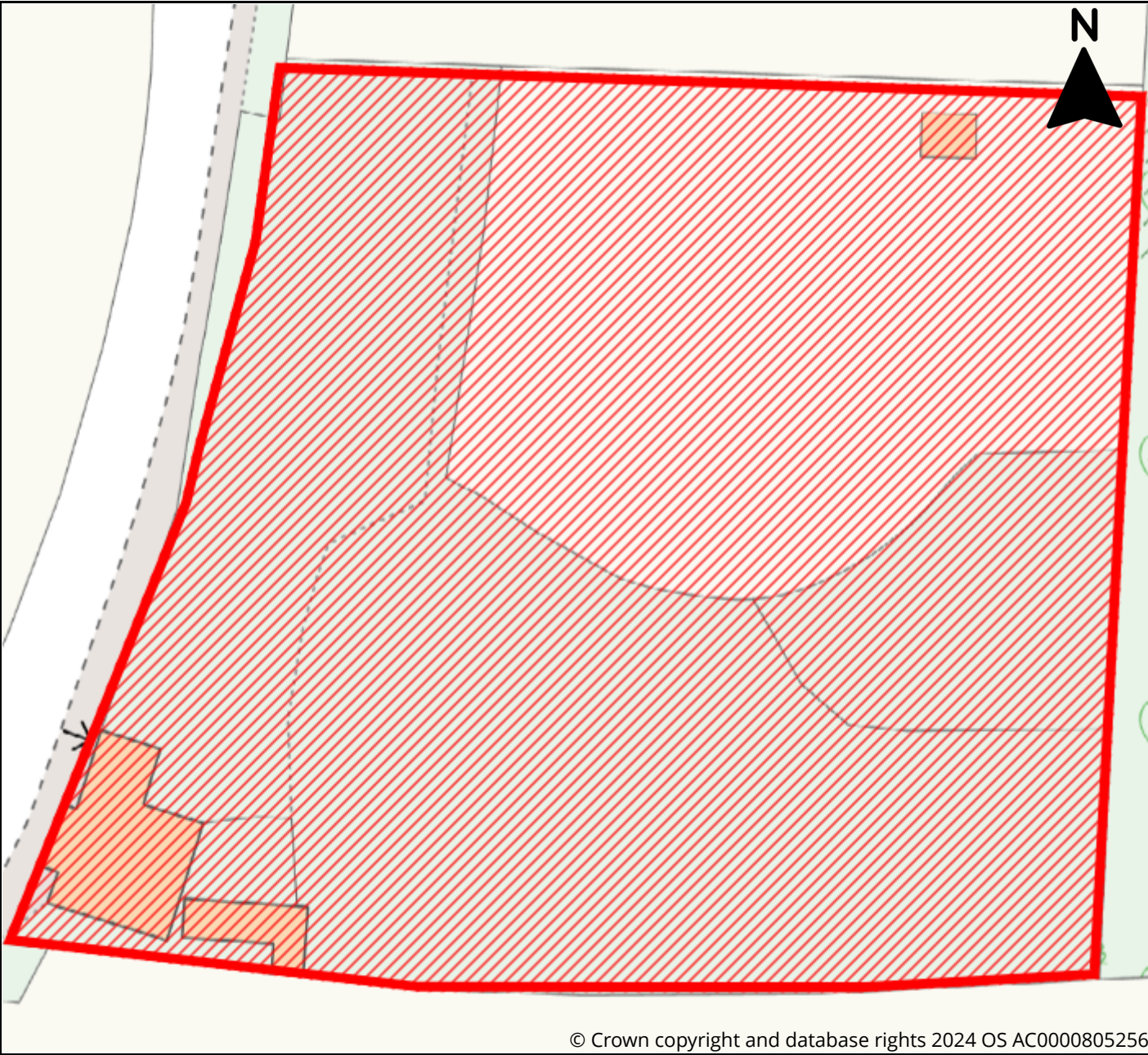


Site Information	
Reference	405542a3-1f72-4d8b-b797-067a6e1deec4
SLAA Ref	06/24/003
Site Name	Anstey Paddock
Address	Land East of Cheapside, Anstey
Total Area (ha)	1.19
Development Area (ha)	1.19
Proposed Use	Residential, Affordable Housing





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Call for Sites 2024



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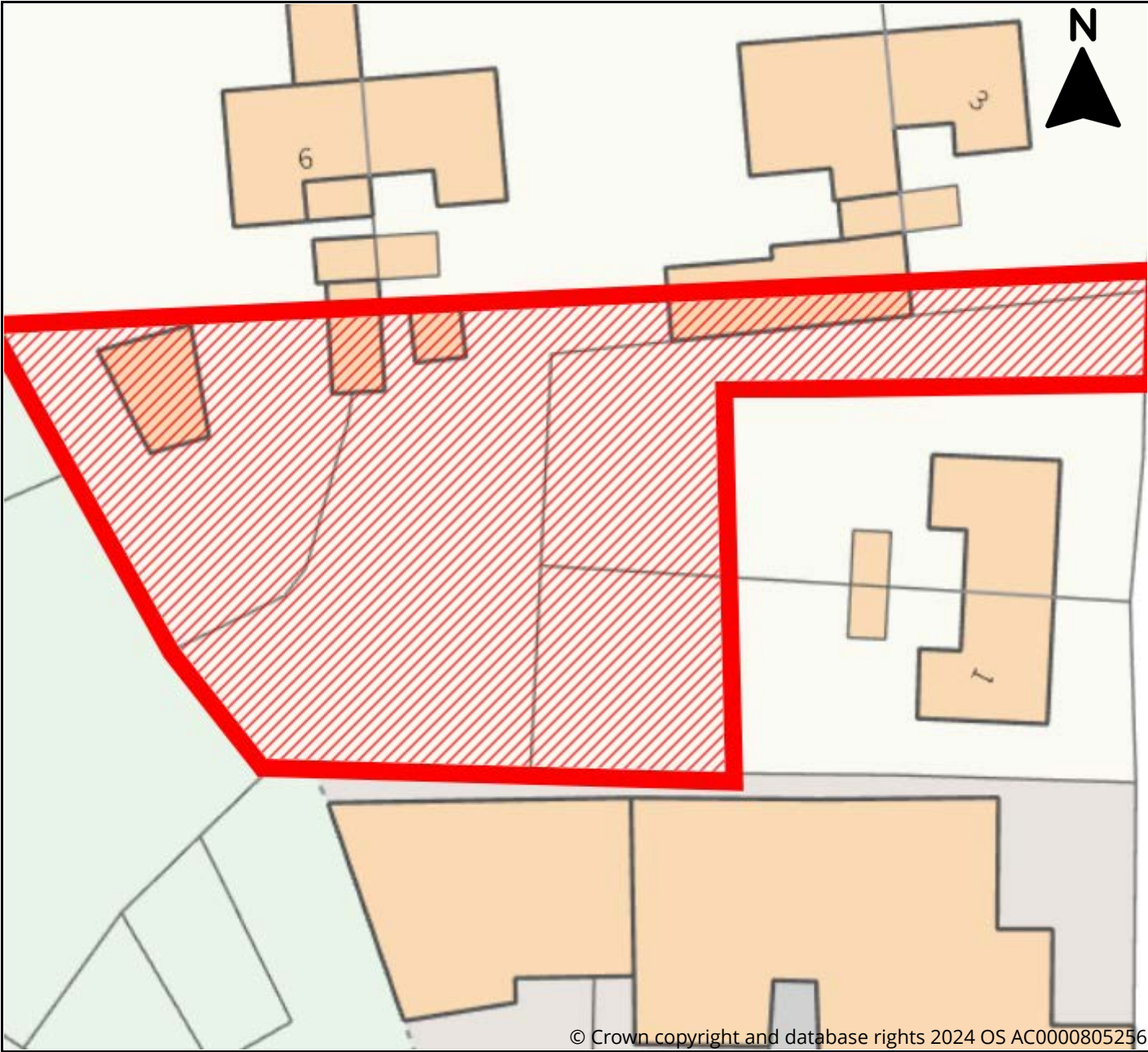


Site Information	
Reference	a3fc6823-e0e4-4e07-b083-c9a0affc3862
SLAA Ref	07/24/001
Site Name	The Jolly Waggoners
Address	The Jolly Waggoners, Widford Road, Much Hadham, SG10 6EZ
Total Area (ha)	0.79
Development Area (ha)	0.4
Proposed Use	Residential





East Herts District Plan Review  
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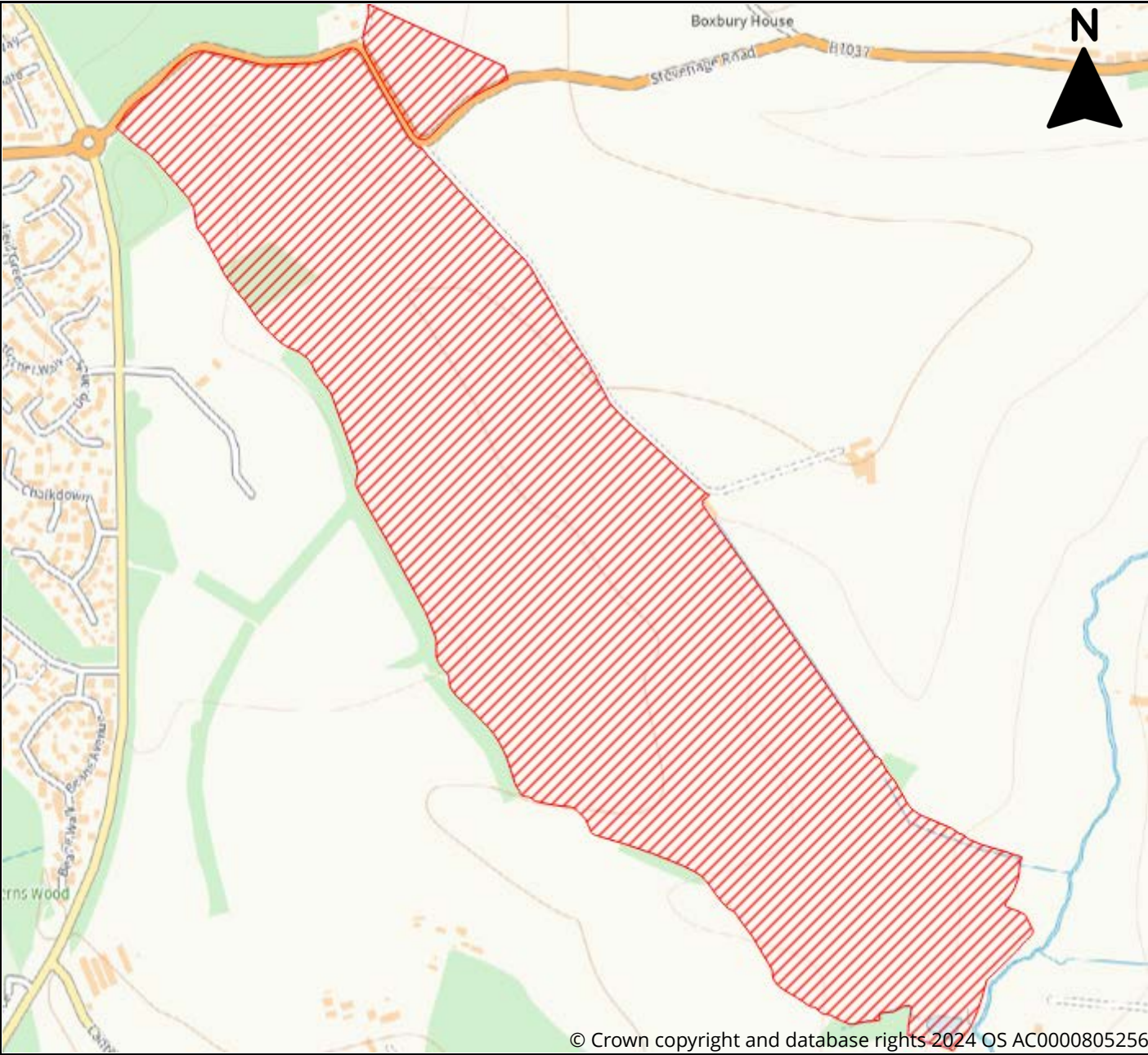
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Site Information	
Reference	b62bab15-7efe-4c57-9a00-96ee2b886e59
SLAA Ref	07/24/002
Site Name	Land to Rear of 1-6 The Glebe
Address	Land to Rear of 1-6 The Glebe, School Lane, Ardeley
Total Area (ha)	0.06
Development Area (ha)	0.06
Proposed Use	Residential

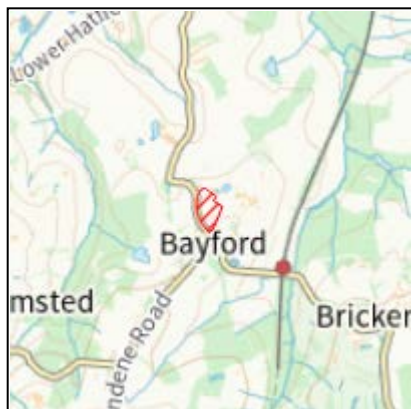
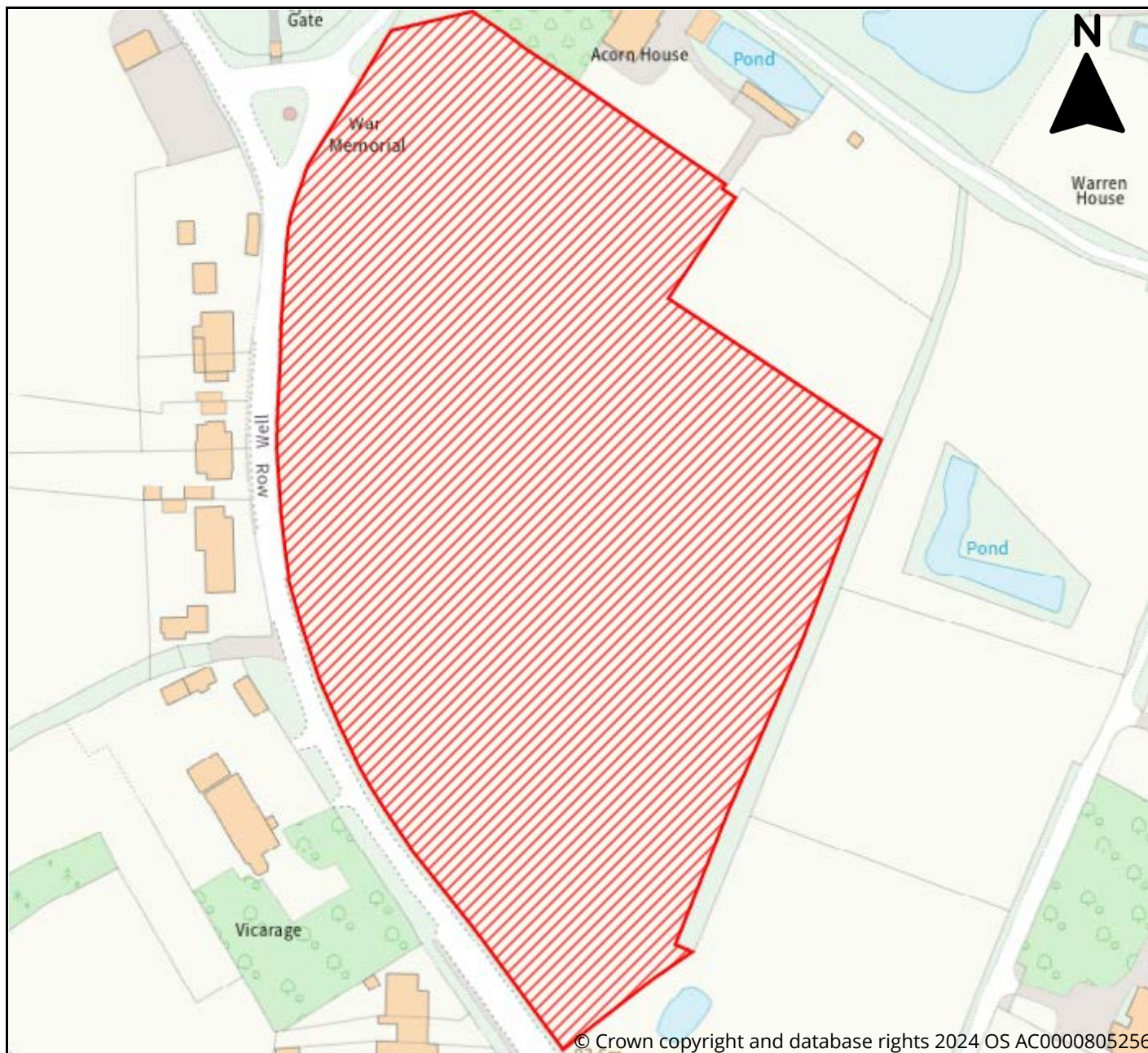


East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	171451c0-7912-4535-8699-9ab4b8c7f914
SLAA Ref	08/24/001
Site Name	Land East of Stevenage
Address	Land South of Stevenage Road, Aston End, SG2 7HH
Total Area (ha)	65
Development Area (ha)	26
Proposed Use	Residential, Affordable Housing, Specialist Residential, Leisure & Recreation, Renewable Energy, Greenspace, Biodiversity Offset





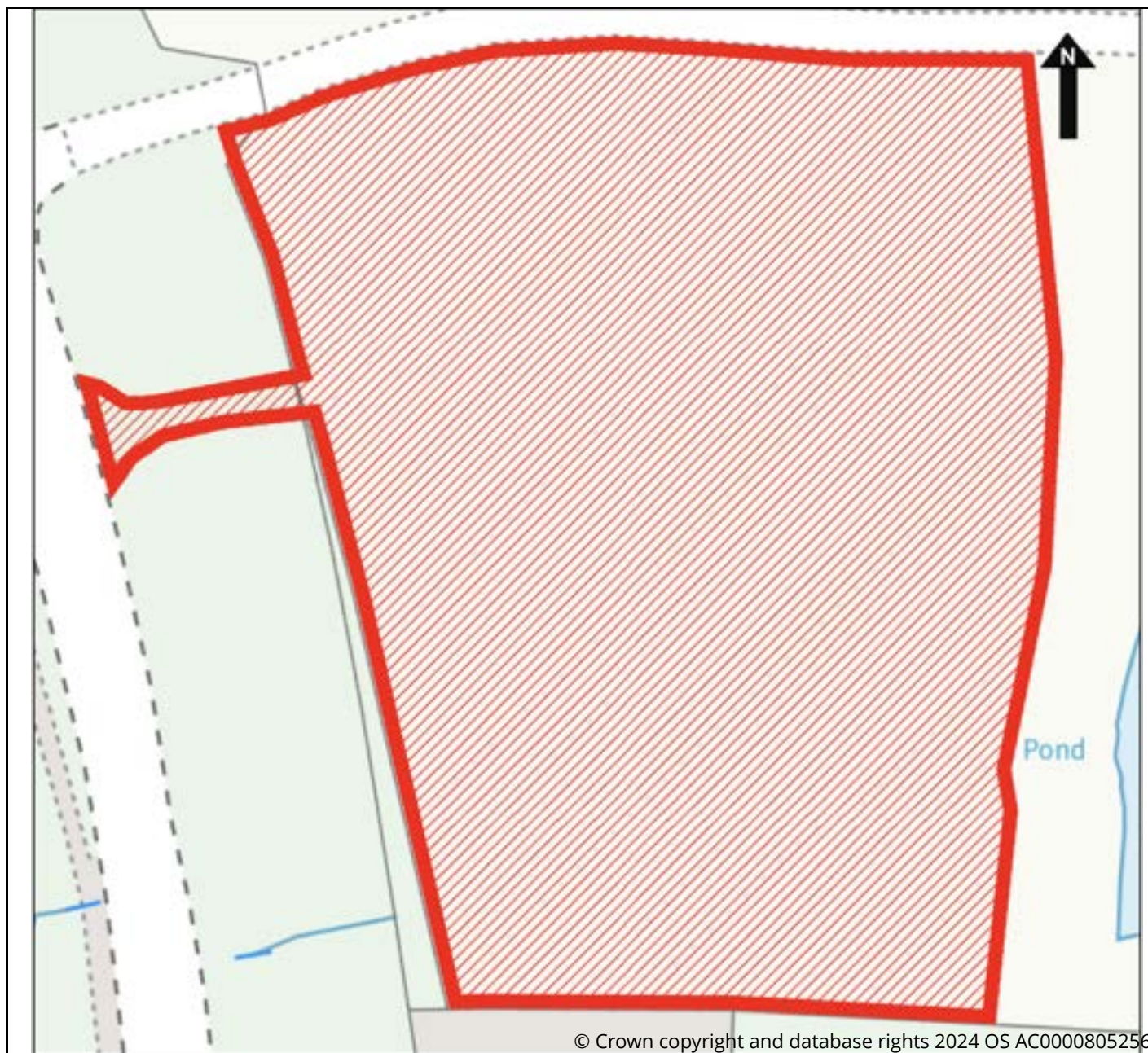
### Site Information

<b>Reference</b>	1fce20d8-6dfe-4b18-9598-722d2ad27215
<b>SLAA Ref</b>	09/24/001
<b>Site Name</b>	Land at Church Lane
<b>Address</b>	Land at Church Lane, Church Lane, Bayford, SG13 8PP
<b>Total Area (ha)</b>	3.3
<b>Development Area (ha)</b>	2.95
<b>Proposed Use</b>	Residential





## East Herts District Plan Review Call for Sites 2024



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### Site Information

<b>Reference Number</b>	c35d46c2-42bc-46fc-9760-7f7edfaf09c8
<b>SLAA Ref</b>	10/24/001
<b>Site Name</b>	Lingfields House
<b>Address</b>	Lingfields House, Whempstead Road, Benington, Stevenage,
<b>Total Area (ha)</b>	SG2 7BX
<b>Development Area (ha)</b>	0.26
<b>Proposed Use</b>	Residential



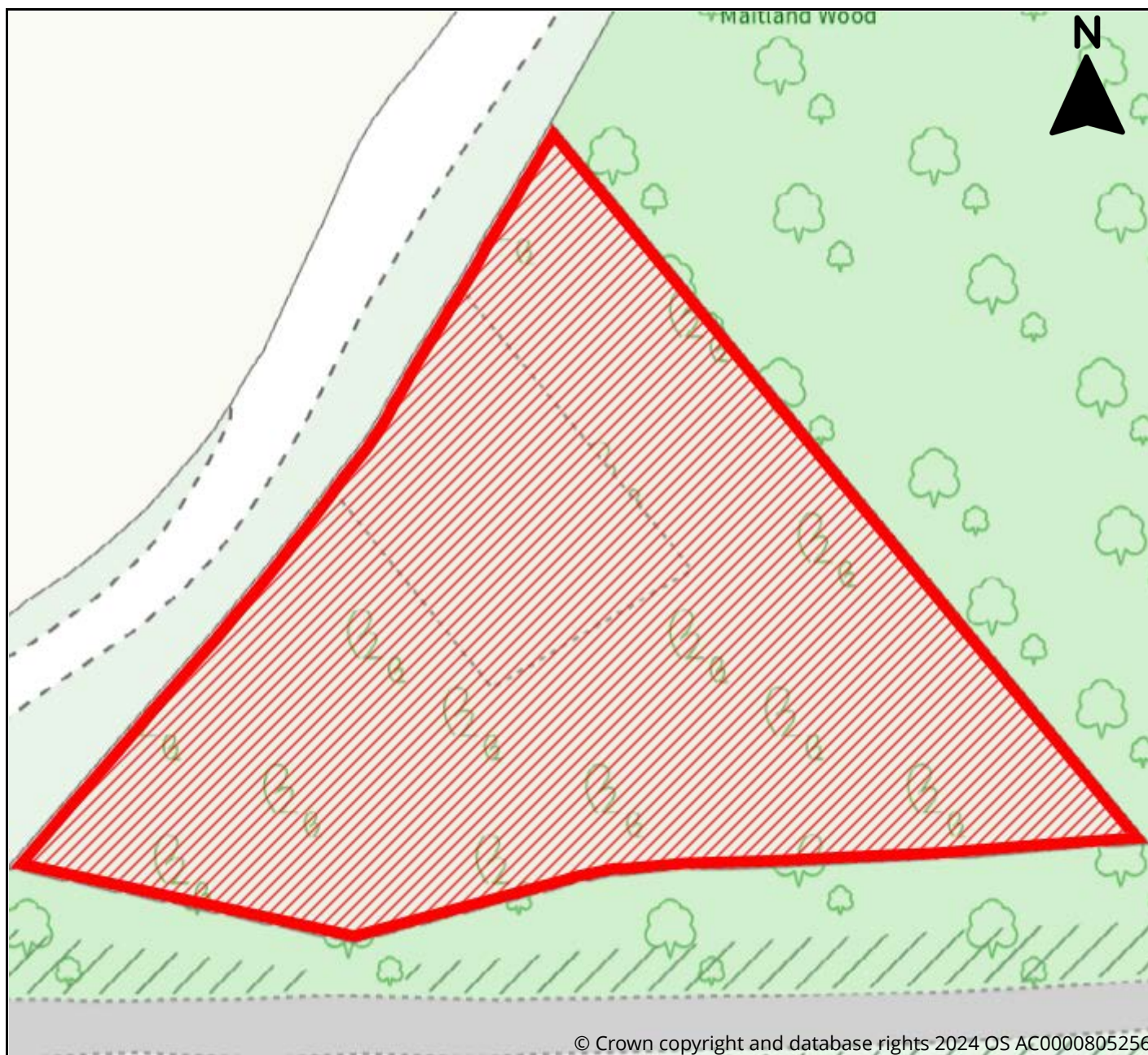


East Herts District Plan Review  
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Site Information	
Reference	ed09ae43-e979-4ca8-89e0-49a0e785c230
SLAA Ref	10/24/002
Site Name	Land at Benington Bury Stud Farm
Address	Walkern Road, Benington, Stevenage, SG2 7LN
Total Area (ha)	1
Development Area (ha)	1
Proposed Use	Residential, Affordable Housing

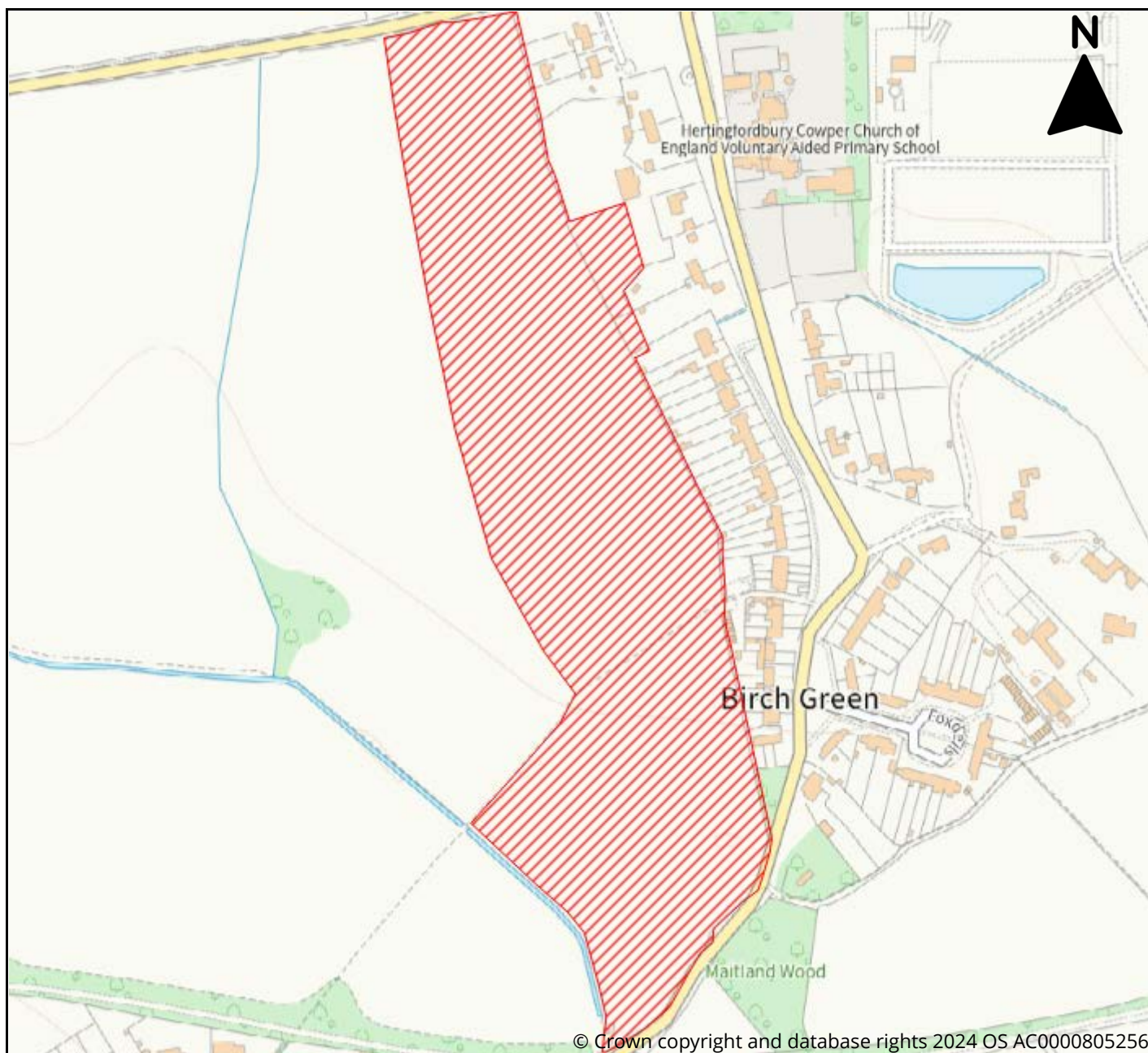




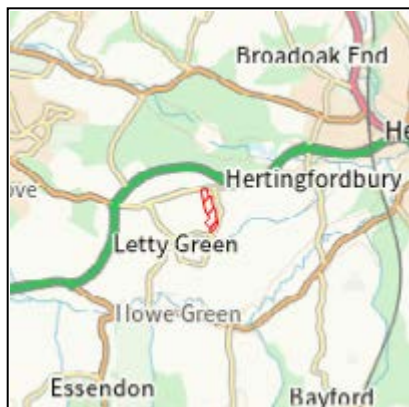
Site Information	
Reference	7f2e64f0-d451-48c8-a713-35733d190699
SLAA Ref	11/24/001
Site Name	N/A
Address	Unnamed Road, Birch Green (leading to Pipers End/Chapel Ln from Birch Green), Hertford
Total Area (ha)	0.26
Development Area (ha)	0.26
Proposed Use	Residential, Affordable Housing



## East Herts District Plan Review Call for Sites 2024



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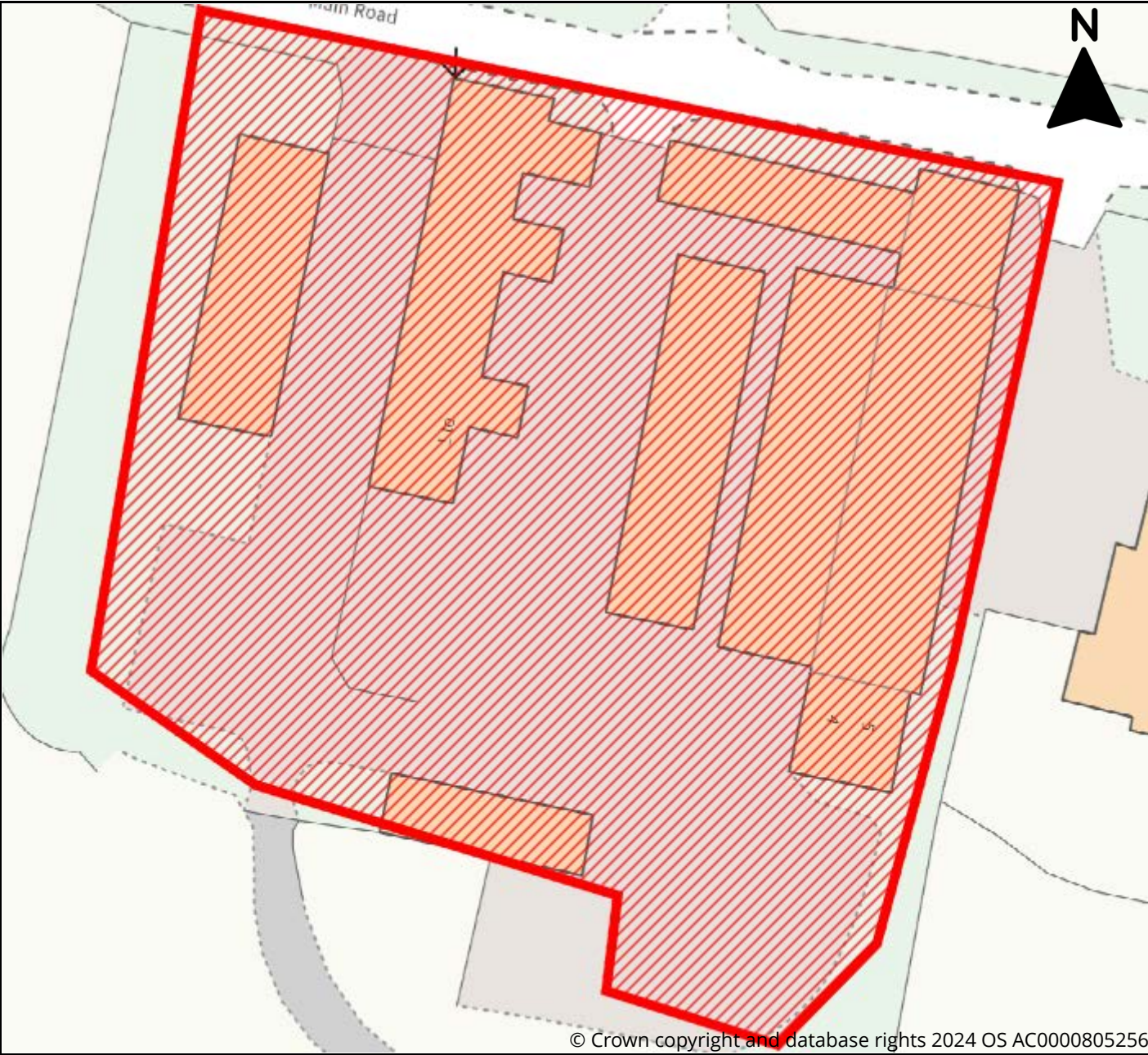
### Site Information

<b>Reference</b>	46cf7067-346f-4b40-aa3a-b3505aa8e3b2
<b>SLAA Ref</b>	11/24/002
<b>Site Name</b>	Land west of Birch Green
<b>Address</b>	Land west of Birch Green, Nr Hertford, SG14 2LR
<b>Total Area (ha)</b>	8.61
<b>Development Area (ha)</b>	8.61
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Leisure & Recreation, Greenspace, Biodiversity Offset





East Herts District Plan Review  
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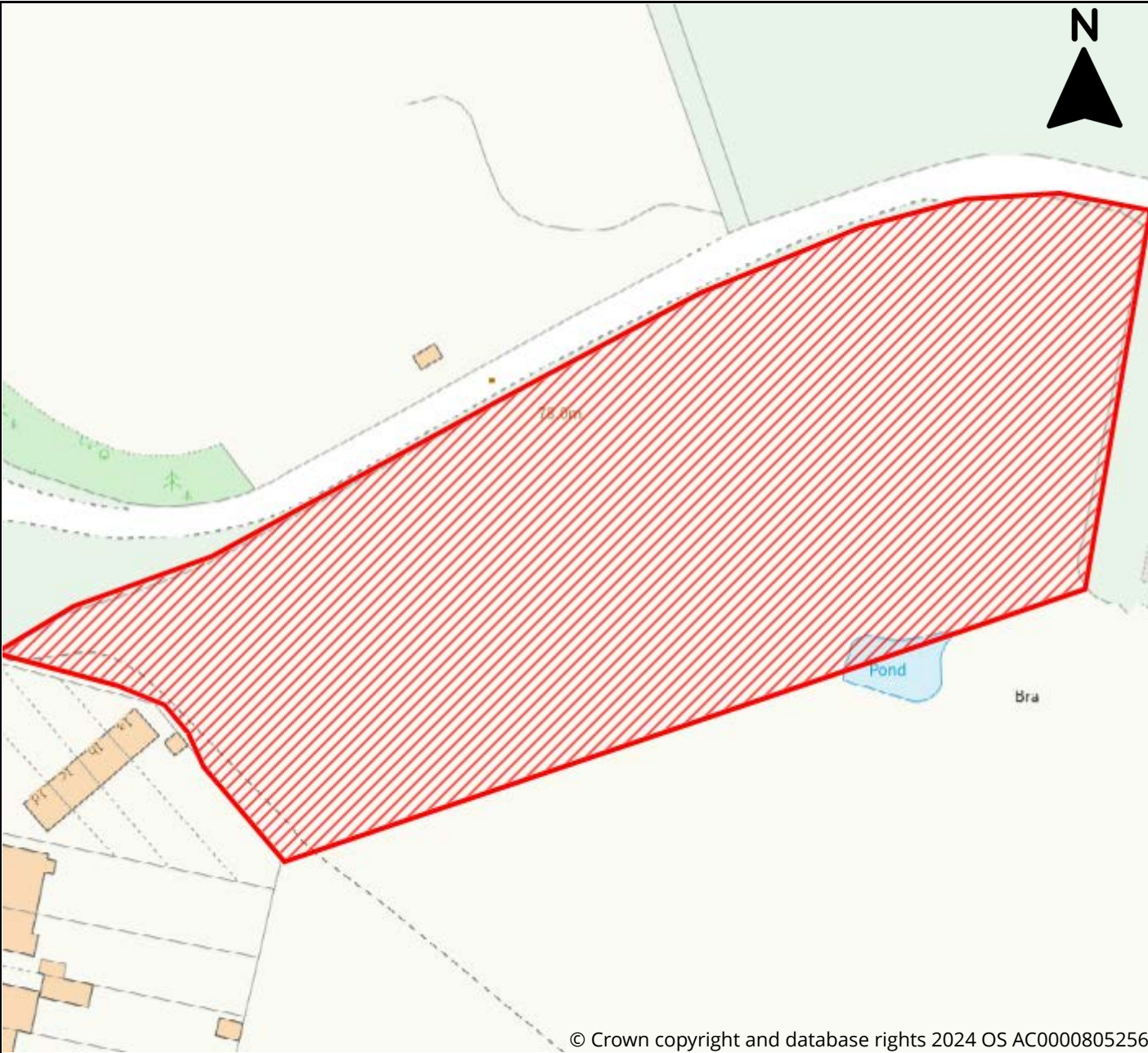


Site Information	
Reference	d58fb66c-41f3-4c4d-8647-3e33e52a3158
SLAA Ref	12/24/001
Site Name	Bramfield Place Farm
Address	Bramfield Place Farm, Main Road, Bramfield, Hertford, SG14 2FD
Total Area (ha)	0.6
Development Area (ha)	0.6
Proposed Use	Employment, Renewable Energy





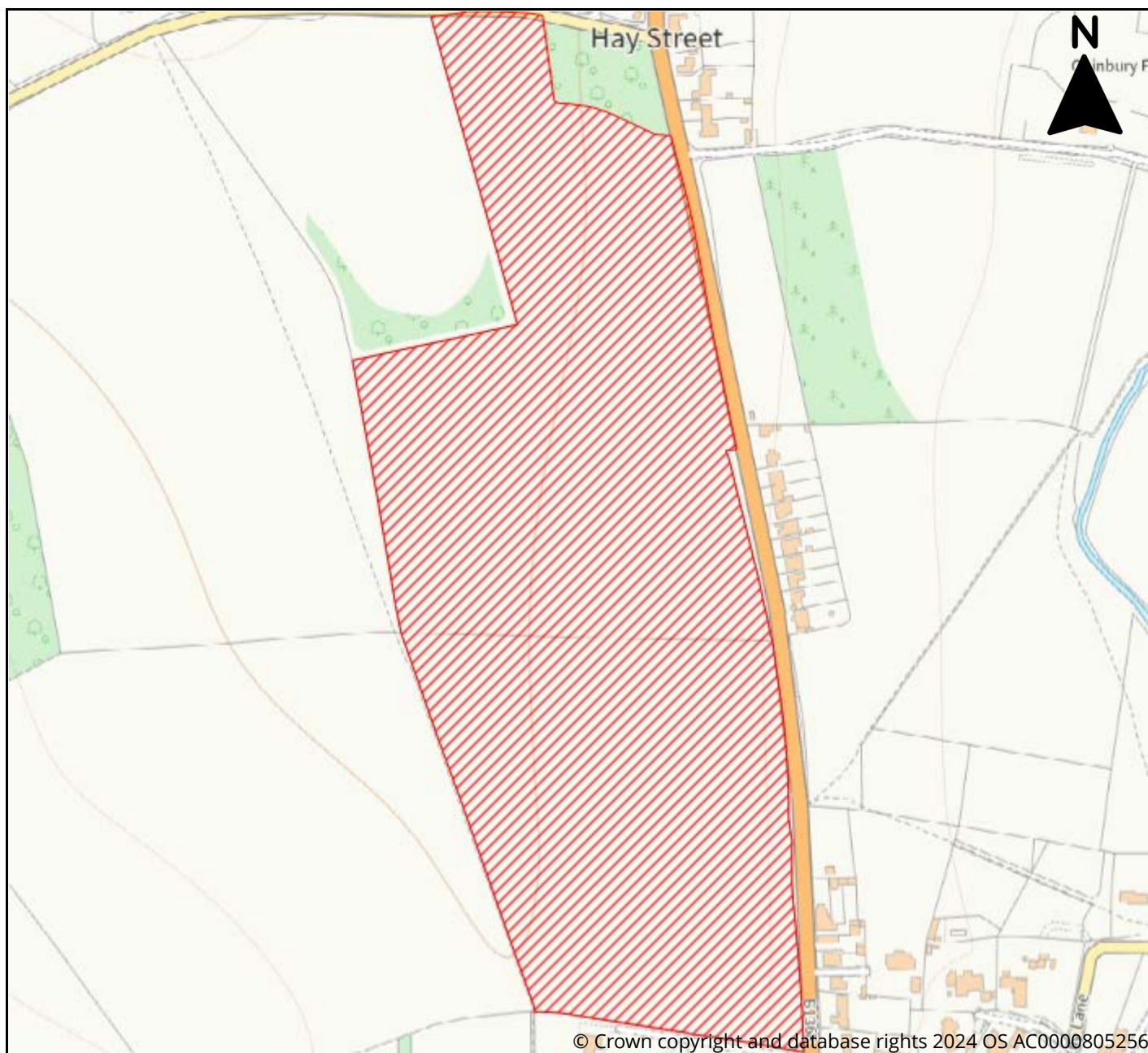
East Herts District Plan Review  
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Site Information	
Reference	697bcd42-ac49-4dce-a70f-bd69fc0c6b73
SLAA Ref	12/24/002
Site Name	Land west of Bramfield Place Farm
Address	Land west of Bramfield Place Farm, Main Road, Bramfield, Hertford, SG14 2FD
Total Area (ha)	1.2
Development Area (ha)	0.7
Proposed Use	Residential, Affordable Housing, Renewable Energy



## East Herts District Plan Review Call for Sites 2024



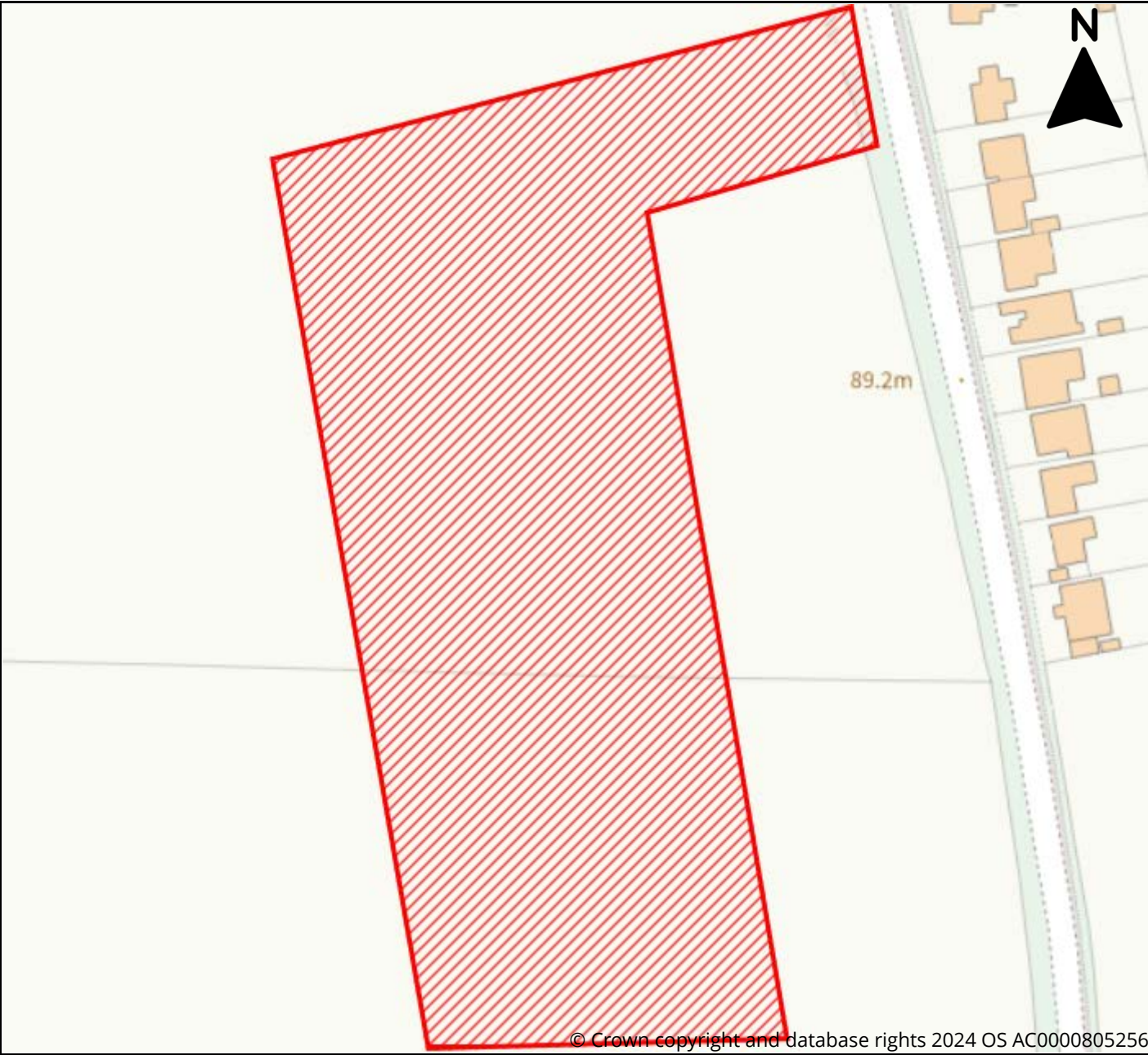
### Site Information

<b>Reference</b>	6a39398c-c4ea-4188-94ed-24b97267a49c
<b>SLAA Ref</b>	13/24/001
<b>Site Name</b>	Down Field
<b>Address</b>	Down Field, Green End (B1368), Braughing, Hertfordshire, SG11 2PQ
<b>Total Area (ha)</b>	20
<b>Development Area (ha)</b>	3
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Gypsies & Travellers, Travelling Show, Park Homes, Retail, Employment, Renewable Energy, Mixed Use

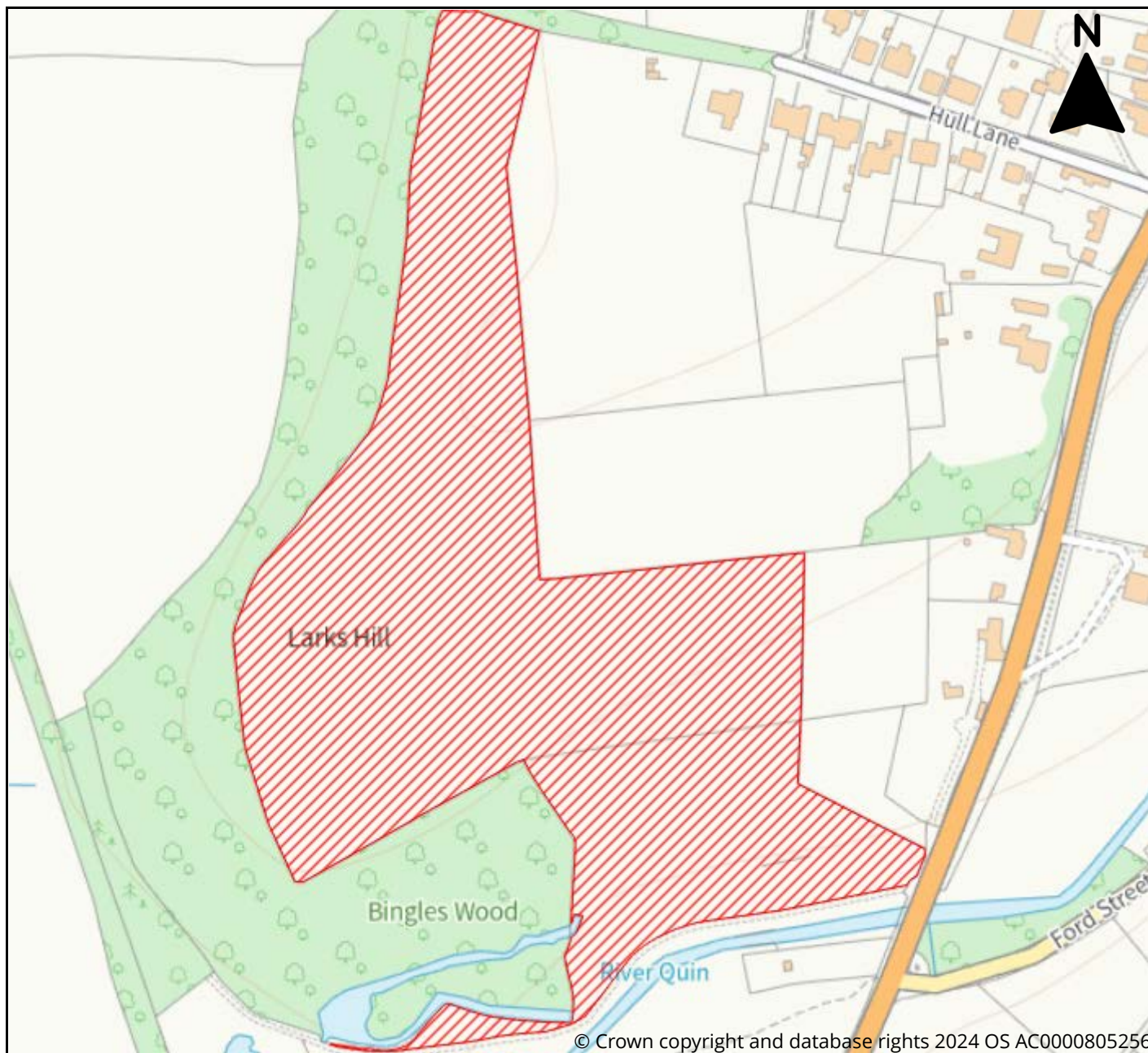




East Herts District Plan Review  
Call for Sites 2024



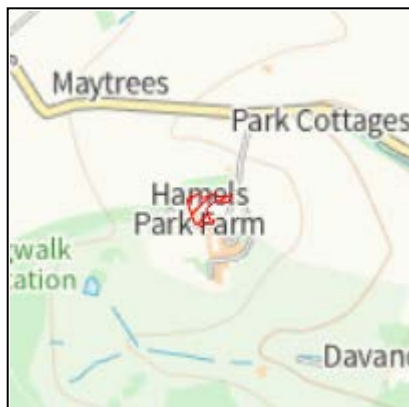
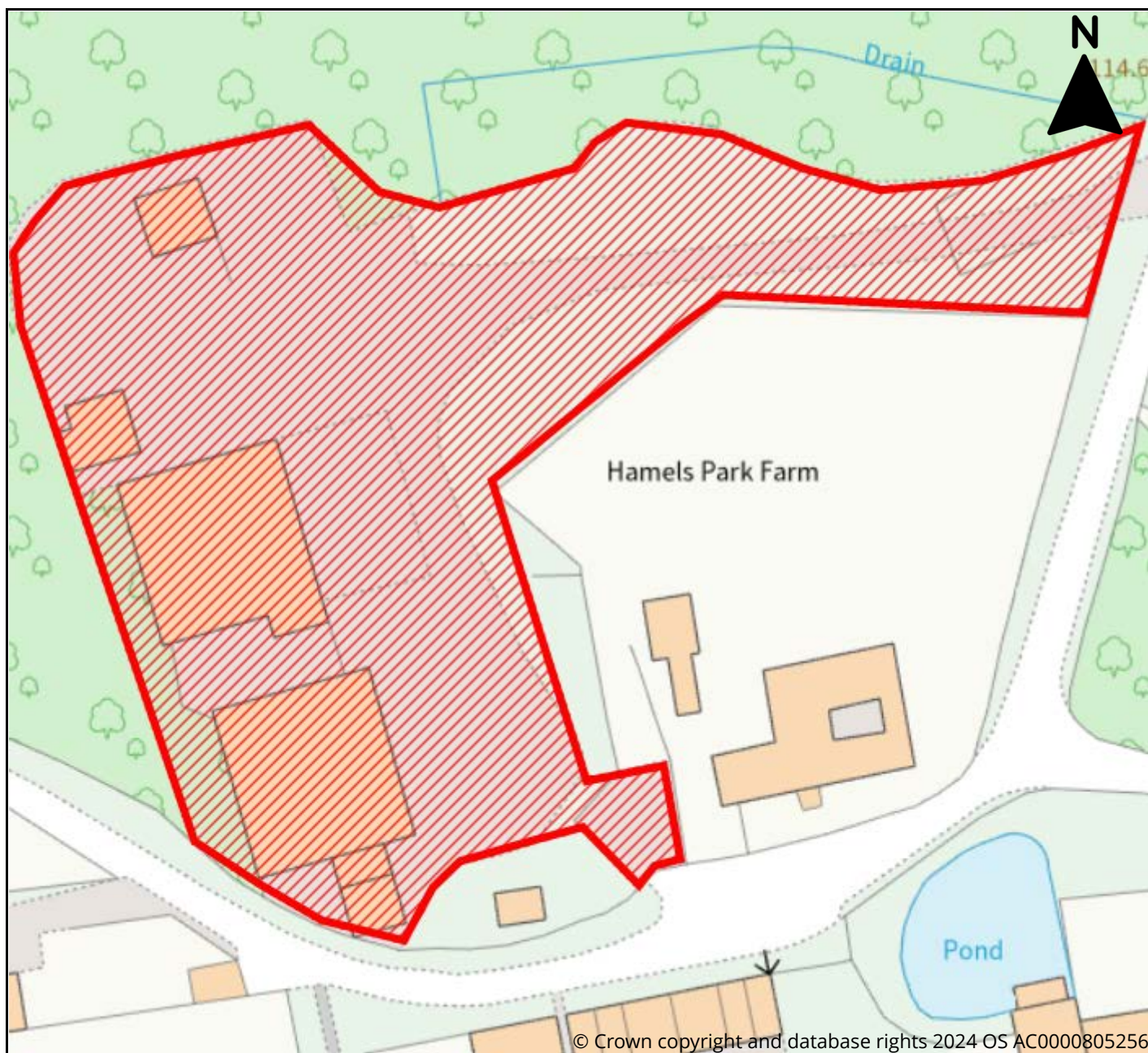
Site Information	
Reference	af24a4e5-56bc-4948-b0b0-6221c9b7f635
SLAA Ref	13/24/002
Site Name	Down Field Site 5
Address	Down Field Site 5, Green End (B1368), Braughing, SG11 2PQ
Total Area (ha)	1.7
Development Area (ha)	1.7
Proposed Use	Residential, Affordable Housing



### Site Information

<b>Reference</b>	6345d53e-3e76-4137-8797-17fdd5047c8d
<b>SLAA Ref</b>	13/24/003
<b>Site Name</b>	Larks Hill (and access route)
<b>Address</b>	Larks Hill, Green End, Braughing, SG11 2PE
<b>Total Area (ha)</b>	4.14
<b>Development Area (ha)</b>	4.14
<b>Proposed Use</b>	Residential, Employment, Mixed Use





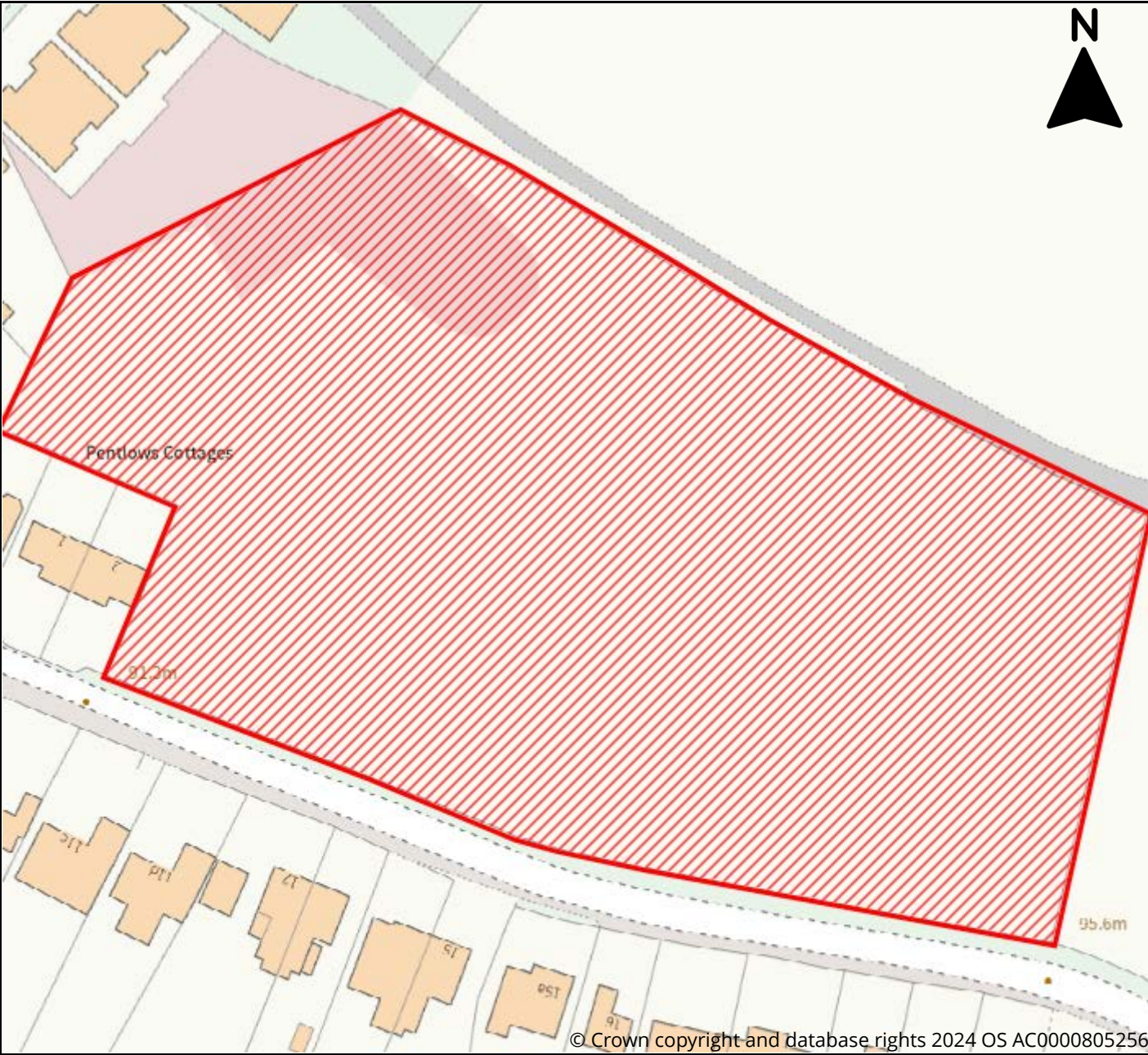
## Site Information

<b>Reference</b>	02959dc8-b1e2-4038-be18-ac4d58313e56
<b>SLAA Ref</b>	13/24/004
<b>Site Name</b>	Hamels Park Farm
<b>Address</b>	Land and buildings at Hamels Park Farm, Hamels Lane, Buntingford, SG9 9NA
<b>Total Area (ha)</b>	0.56
<b>Development Area (ha)</b>	0.56
<b>Proposed Use</b>	Residential





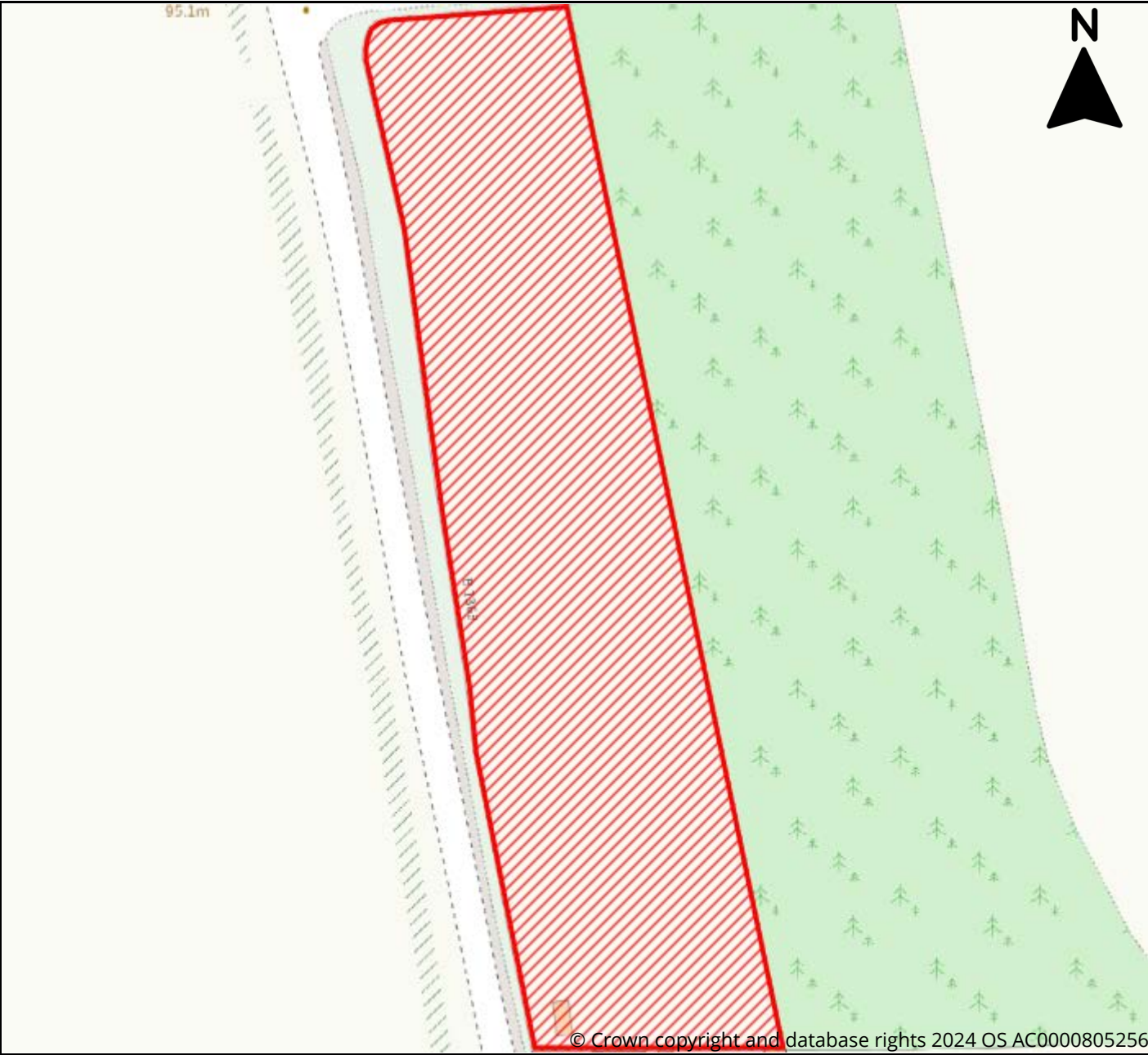
East Herts District Plan Review  
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Site Information	
Reference	eac68b4c-174e-4ab9-880e-ca297128f10c
SLAA Ref	13/24/005
Site Name	Arden Meadow
Address	Land North of Friars Road, Braughing
Total Area (ha)	1.5
Development Area (ha)	1.5
Proposed Use	Residential



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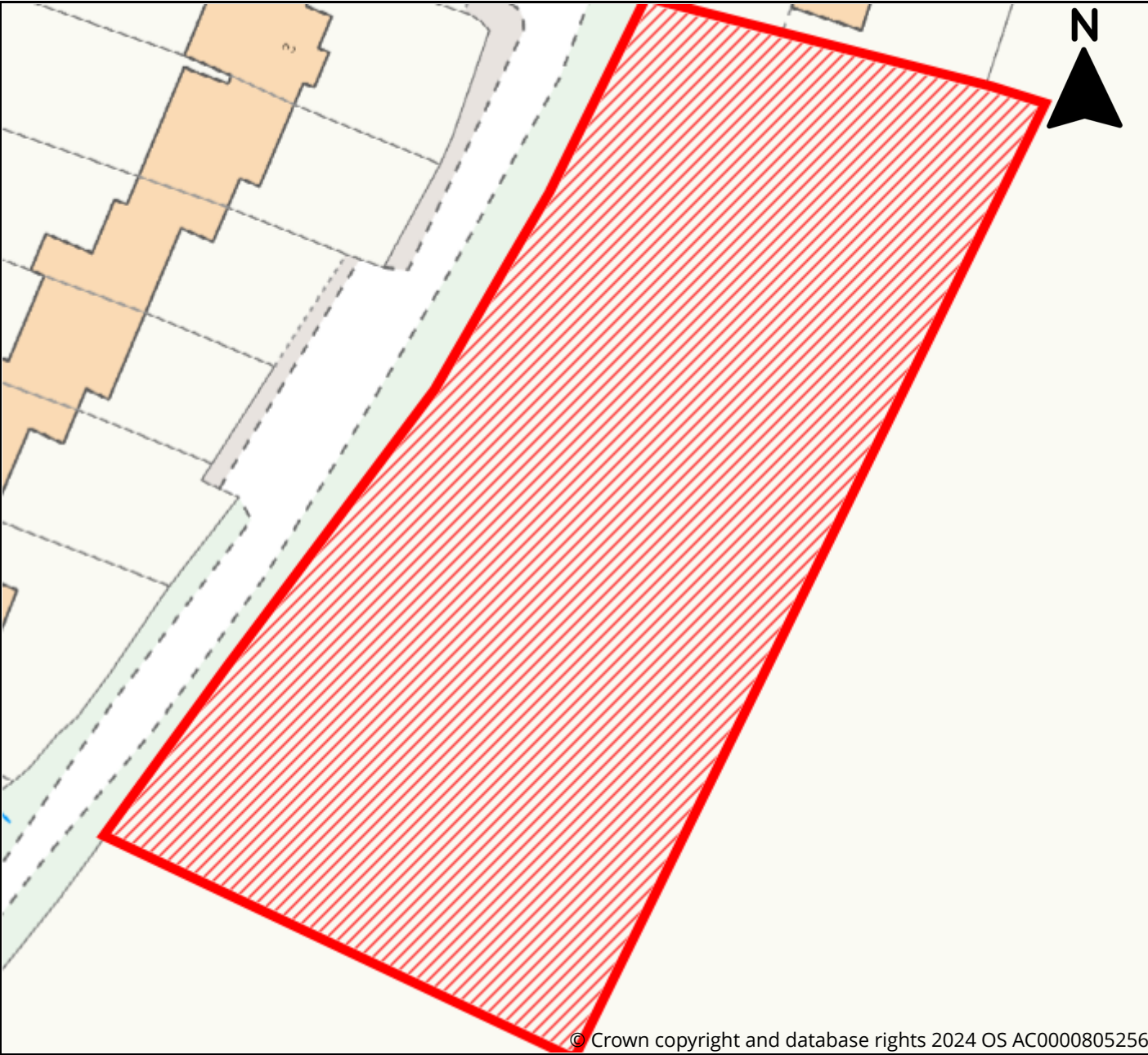


Site Information	
Reference	972b74ac-57c8-40dc-9aea-19b52082277f
SLAA Ref	13/24/006
Site Name	Land Fronting B1368
Address	Land at Quinbury Farm, Hay Street, Braughing
Total Area (ha)	0.83
Development Area (ha)	0.83
Proposed Use	Residential





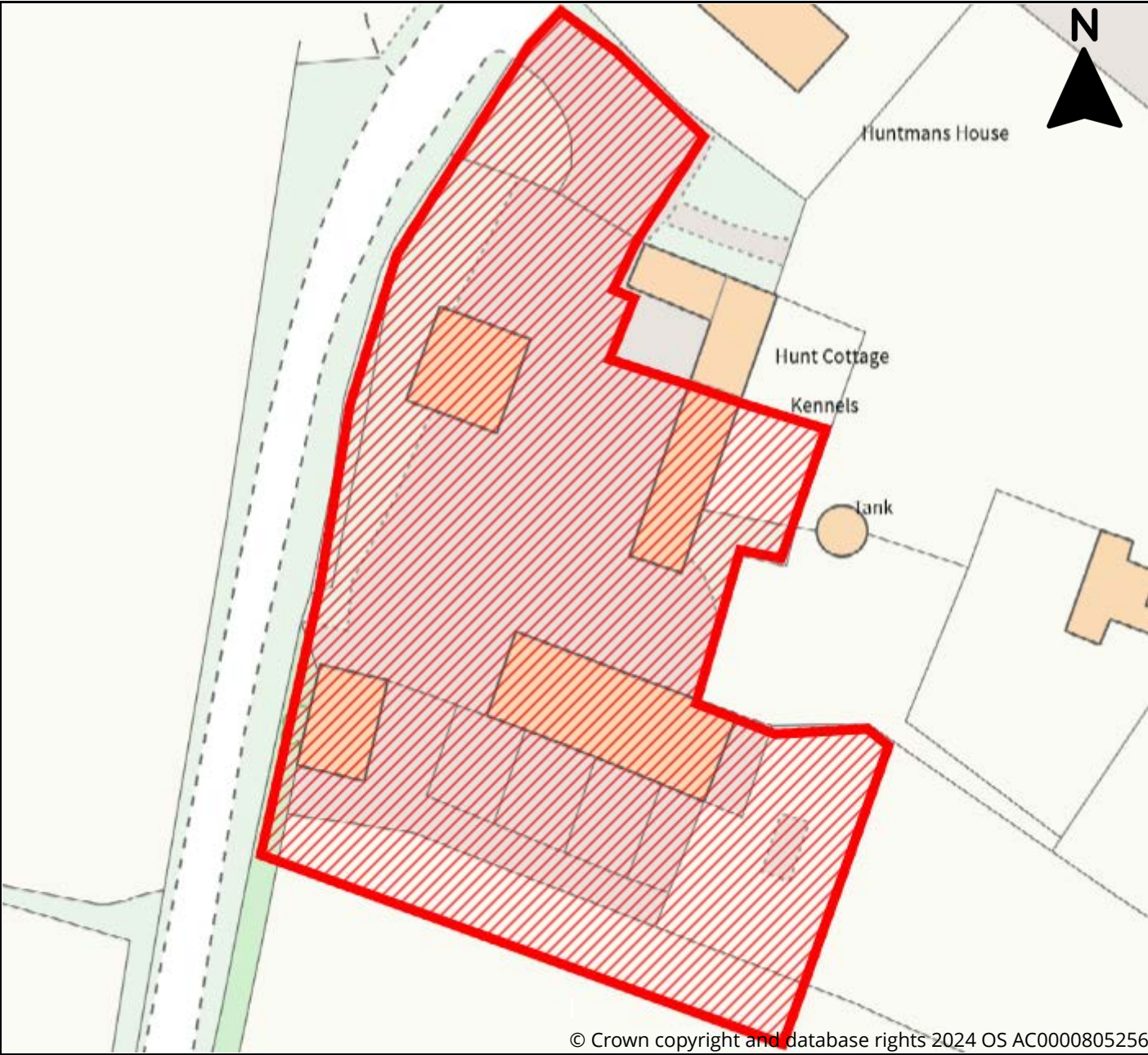
East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	7d2b3299-5a19-4e83-afa8-8c3e4615d316
SLAA Ref	14/24/001
Site Name	Land east of The Causeway Brent Pelham
Address	Land east of The Causeway, Brent Pelham, Hertfordshire, SG9 0HW
Total Area (ha)	0.3
Development Area (ha)	0.3
Proposed Use	Residential



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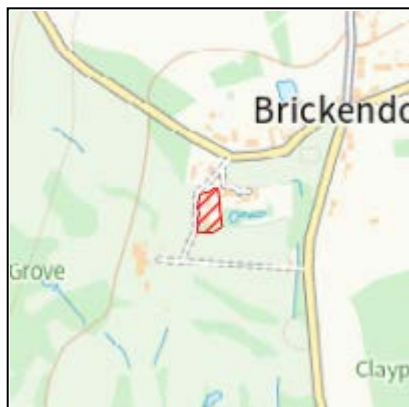
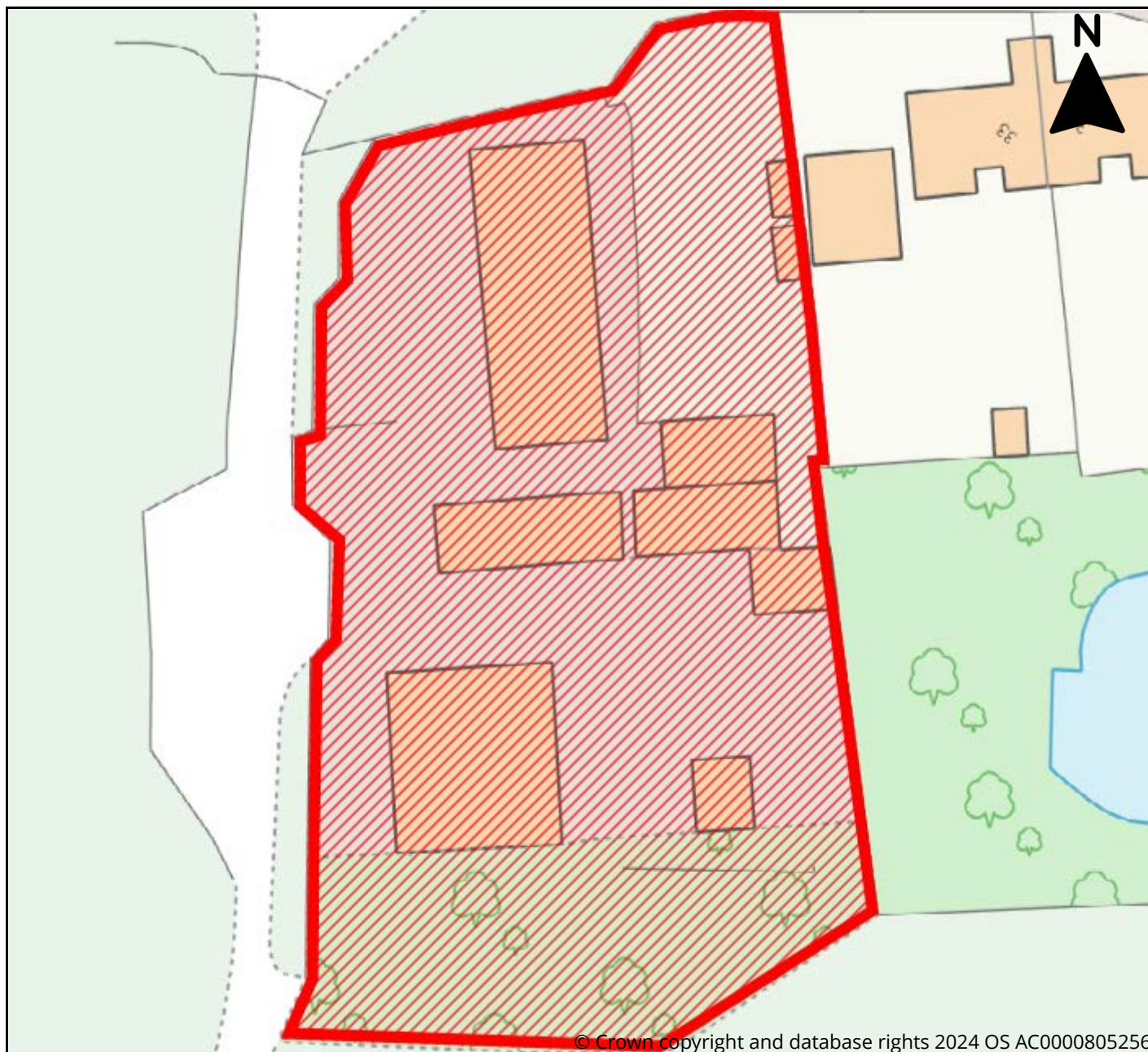


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Site Information	
Reference	6a9e5093-1625-4c52-8365-64c995fac33a
SLAA Ref	14/24/002
Site Name	The Kennels
Address	The Kennels, Brent Pelham, Buntingford, Hertfordshire, SG9 0AT
Total Area (ha)	0.35
Development Area (ha)	0.35
Proposed Use	Residential

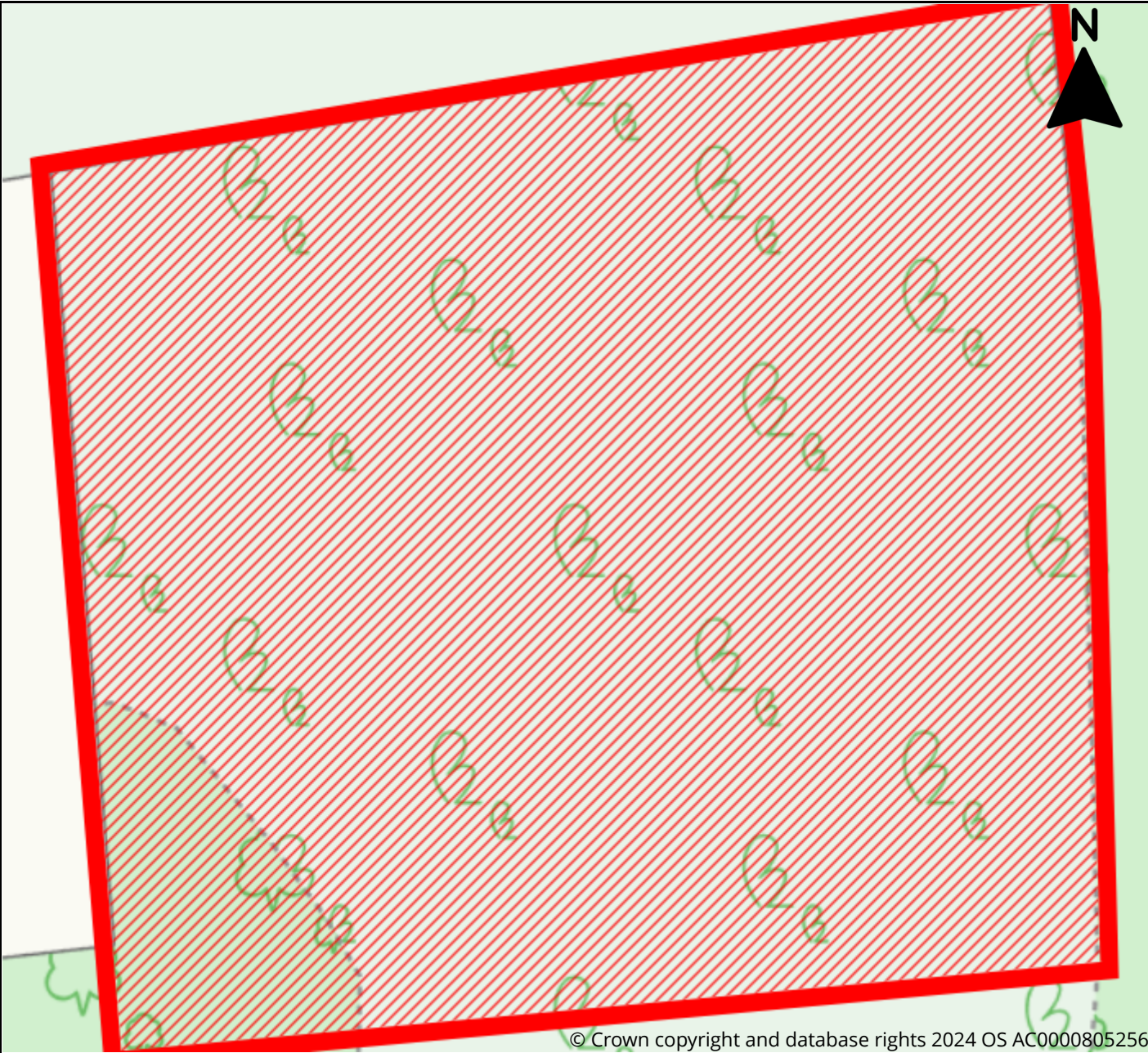




Site Information	
Reference	4243903a-ab23-4eed-9383-a3f400ab714a
SLAA Ref	15/24/001
Site Name	Maintenance compound, Brickendon Grange Golf Club
Address	Brickendon Grange Golf Club, Pembridge Lane, Brickendon,
Total Area (ha)	Hertford, SG13 8PD
Development Area (ha)	0.31
Proposed Use	0.25
	Residential



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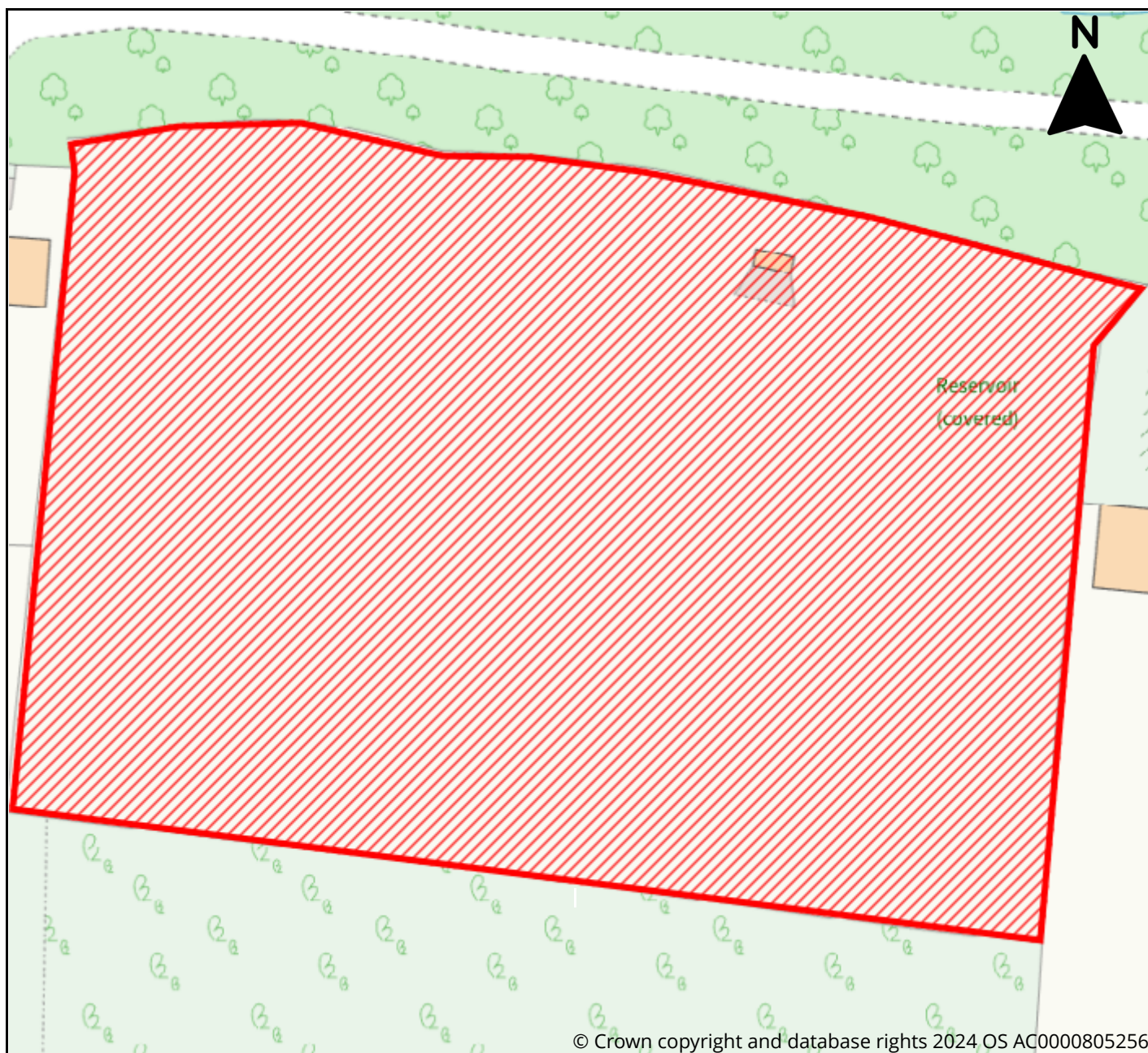


Site Information	
Reference	49f220e6-f258-4ee1-af86-c2d8a303b818
SLAA Ref	15/24/002
Site Name	Land at Brickendon Grange Golf Club
Address	Brickendon Grange Golf Club, Pembridge Lane, Brickendon, Hertford, SG13 8PD
Total Area (ha)	0.25
Development Area (ha)	0.22
Proposed Use	Residential





## East Herts District Plan Review Call for Sites 2024



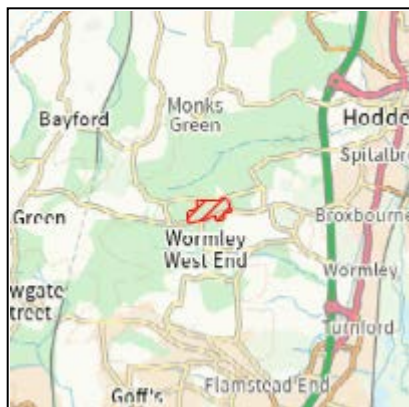
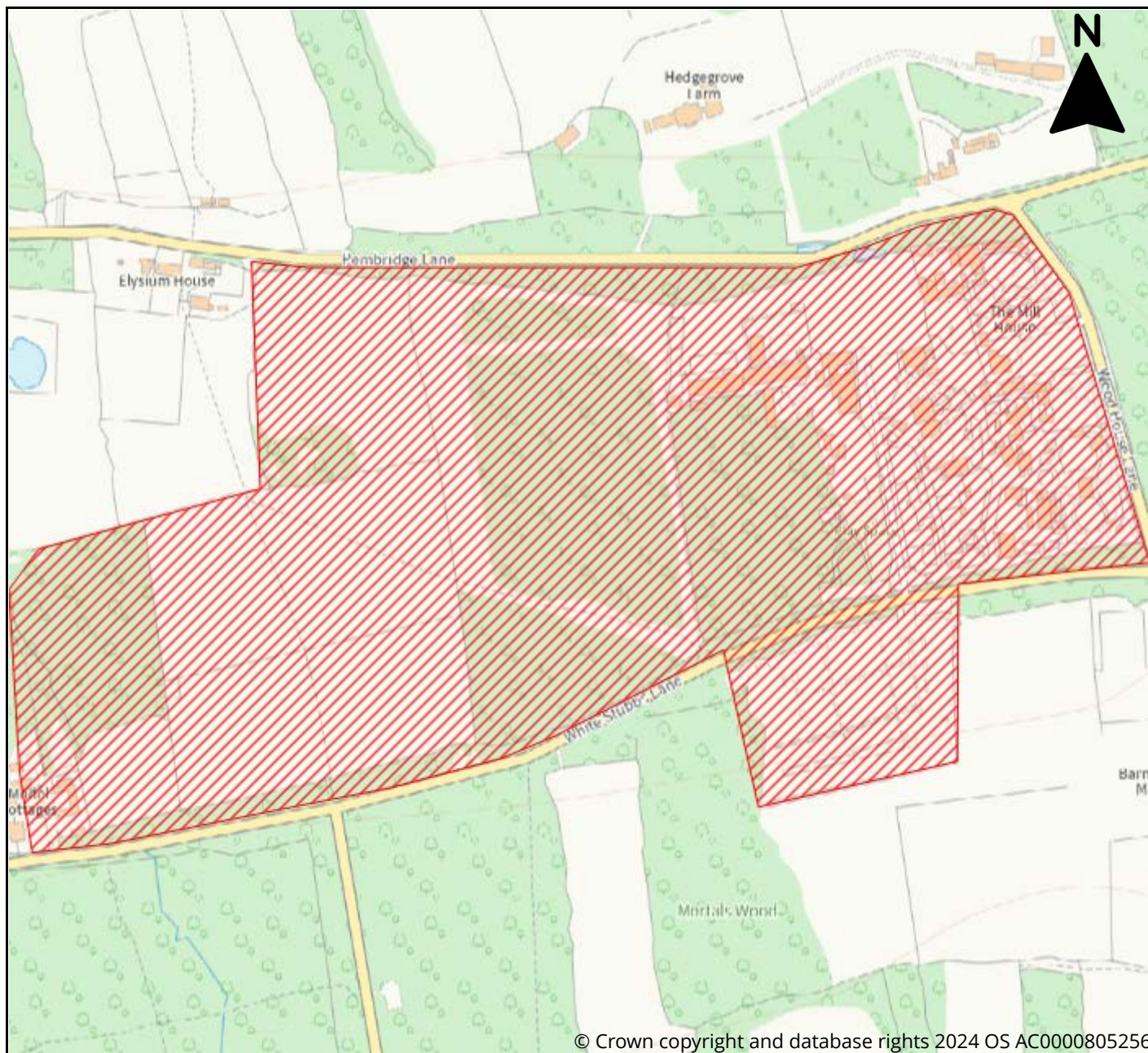
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### Site Information

<b>Reference</b>	3f9ba498-781a-4196-b635-f4f686333765
<b>SLAA Ref</b>	16/24/001
<b>Site Name</b>	N/A
<b>Address</b>	Vacant field between White Stubbs Manor and Silver Birches, White Stubbs Ln, Broxbourne EN10 7QA
<b>Total Area (ha)</b>	1.5
<b>Development Area (ha)</b>	1.5
<b>Proposed Use</b>	Residential



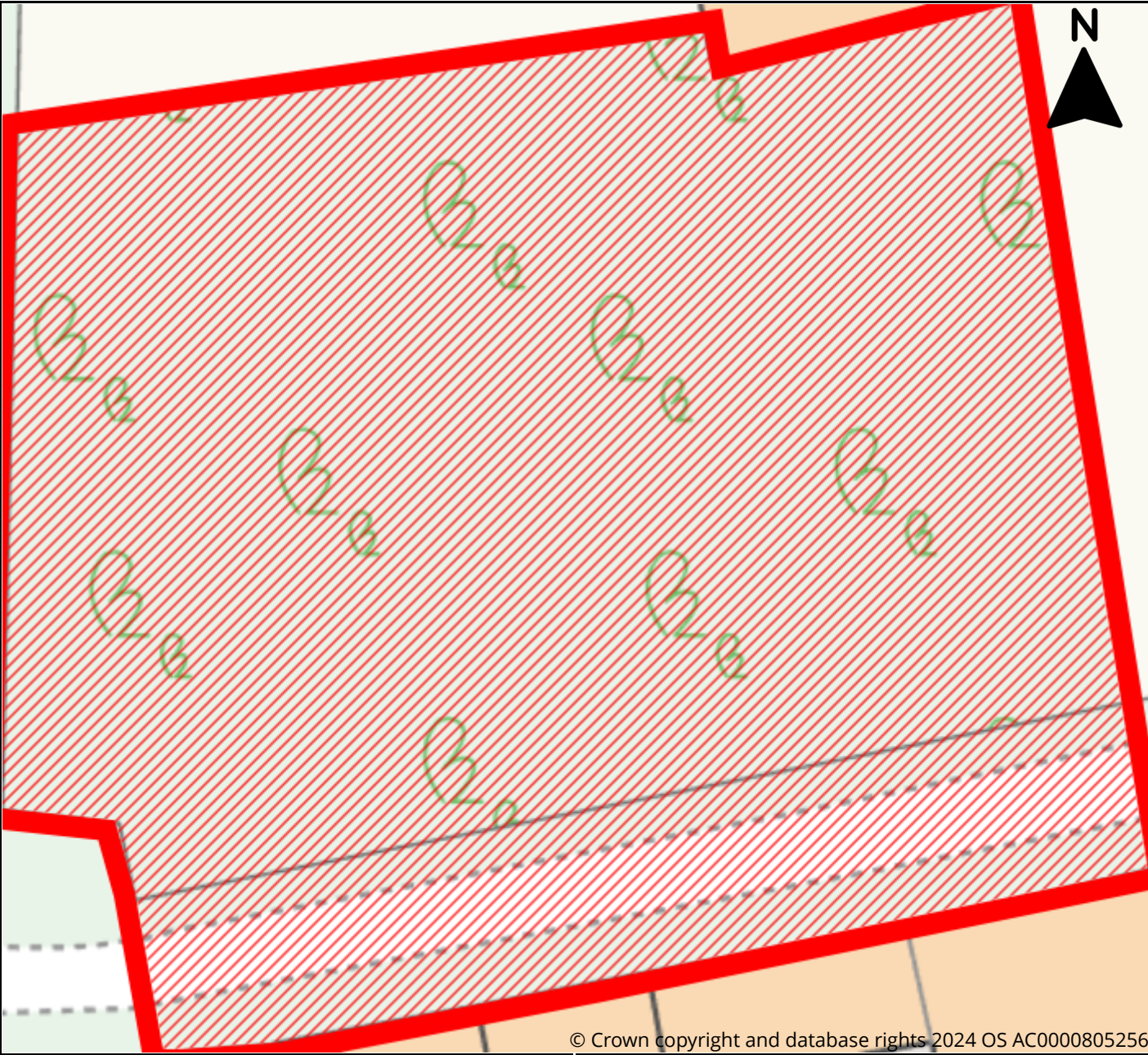


## Site Information

<b>Reference</b>	62faf50b-d9c0-4ebb-9173-0064e01f66fe
<b>SLAA Ref</b>	16/24/002
<b>Site Name</b>	Hertfordshire Zoo
<b>Address</b>	Hertfordshire Zoo, White Stubbs Lane, Broxbourne, EN10 7QA
<b>Total Area (ha)</b>	25.95
<b>Development Area (ha)</b>	25.95
<b>Proposed Use</b>	Leisure & Recreation



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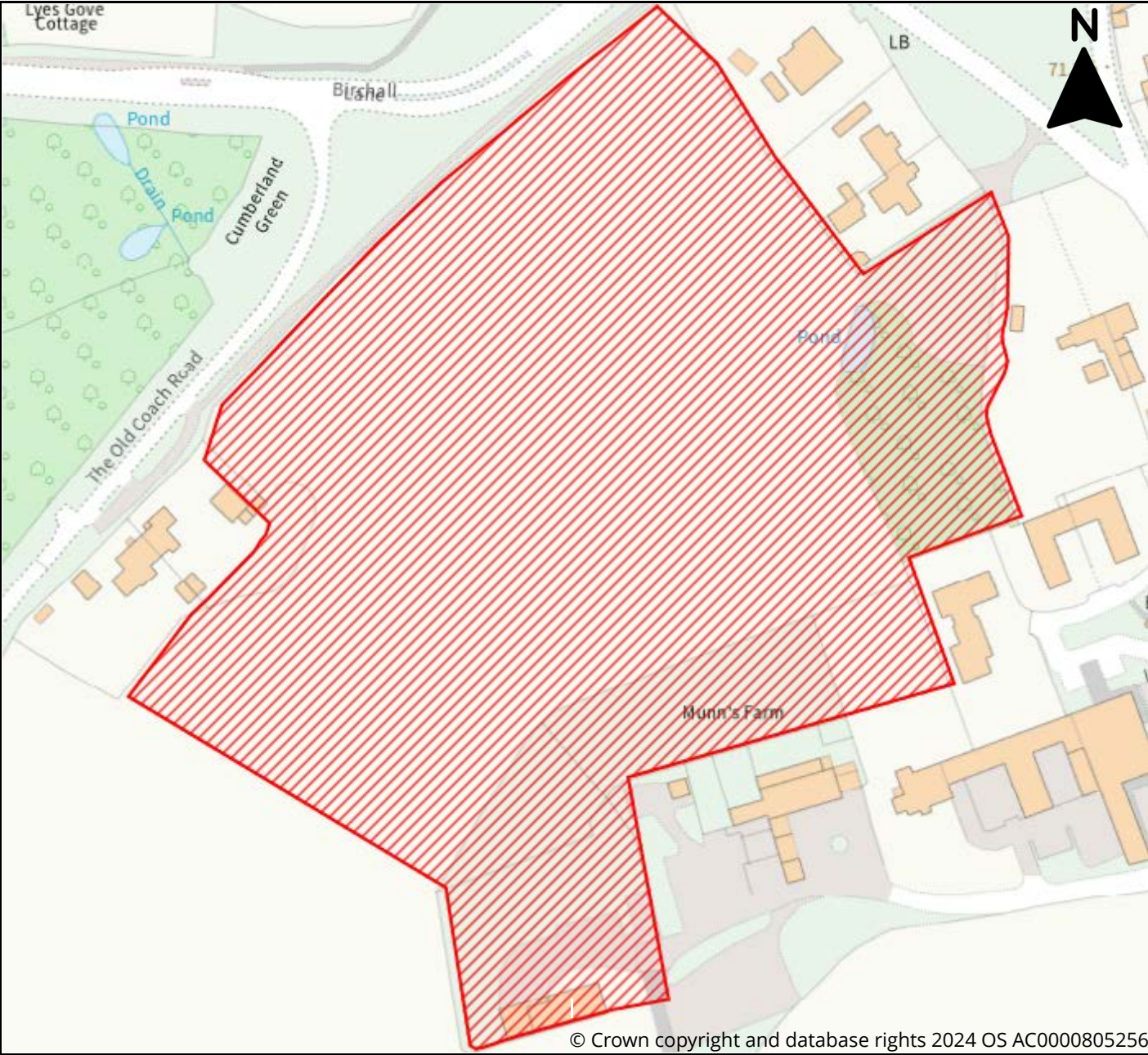


Site Information	
Reference	82b3b193-9554-4abc-af6e-e19d26b23140
SLAA Ref	17/24/001
Site Name	Land at Buckland
Address	Land at Buckland, Hill View, Buckland
Total Area (ha)	0.19
Development Area (ha)	0.19
Proposed Use	Residential





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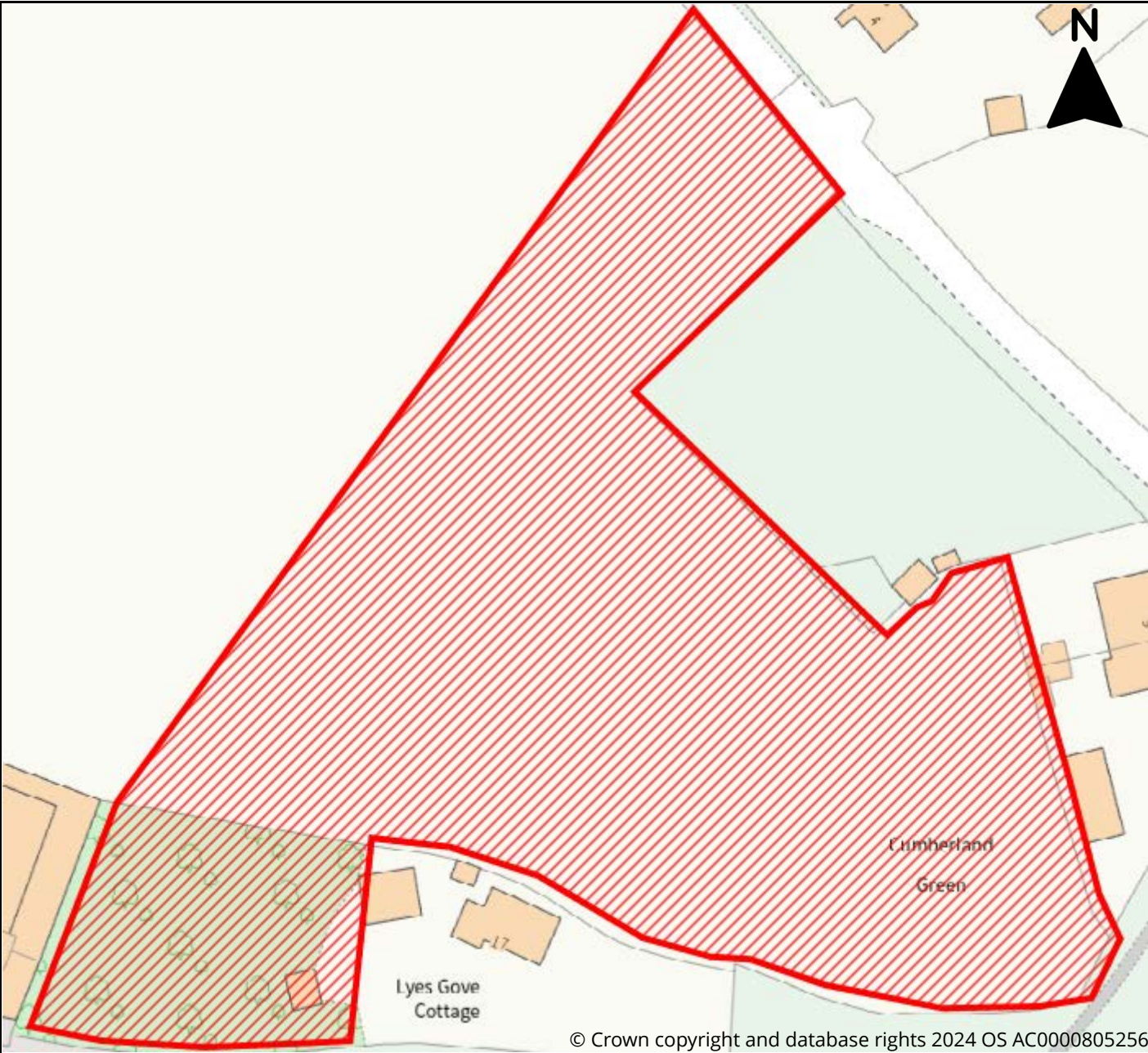
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Reference	9e9570f5-dcce-4aba-a7ad-0226d1186f62
SLAA Ref	18/24/001
Site Name	Land at Munn's Farm, Cole Green
Address	Land at Munn's Farm, Cole Green, Nr Hertford, Hertfordshire
Total Area (ha)	3.2
Development Area (ha)	3.2
Proposed Use	Residential, Affordable Housing, Specialist Residential, Gypsies & Travellers, Travelling Show, Park Homes, Community Facility, Leisure & Recreation, Retail, Employment, Renewable Energy, Greenspace, Biodiversity Offset, Mixed Use, Other Use





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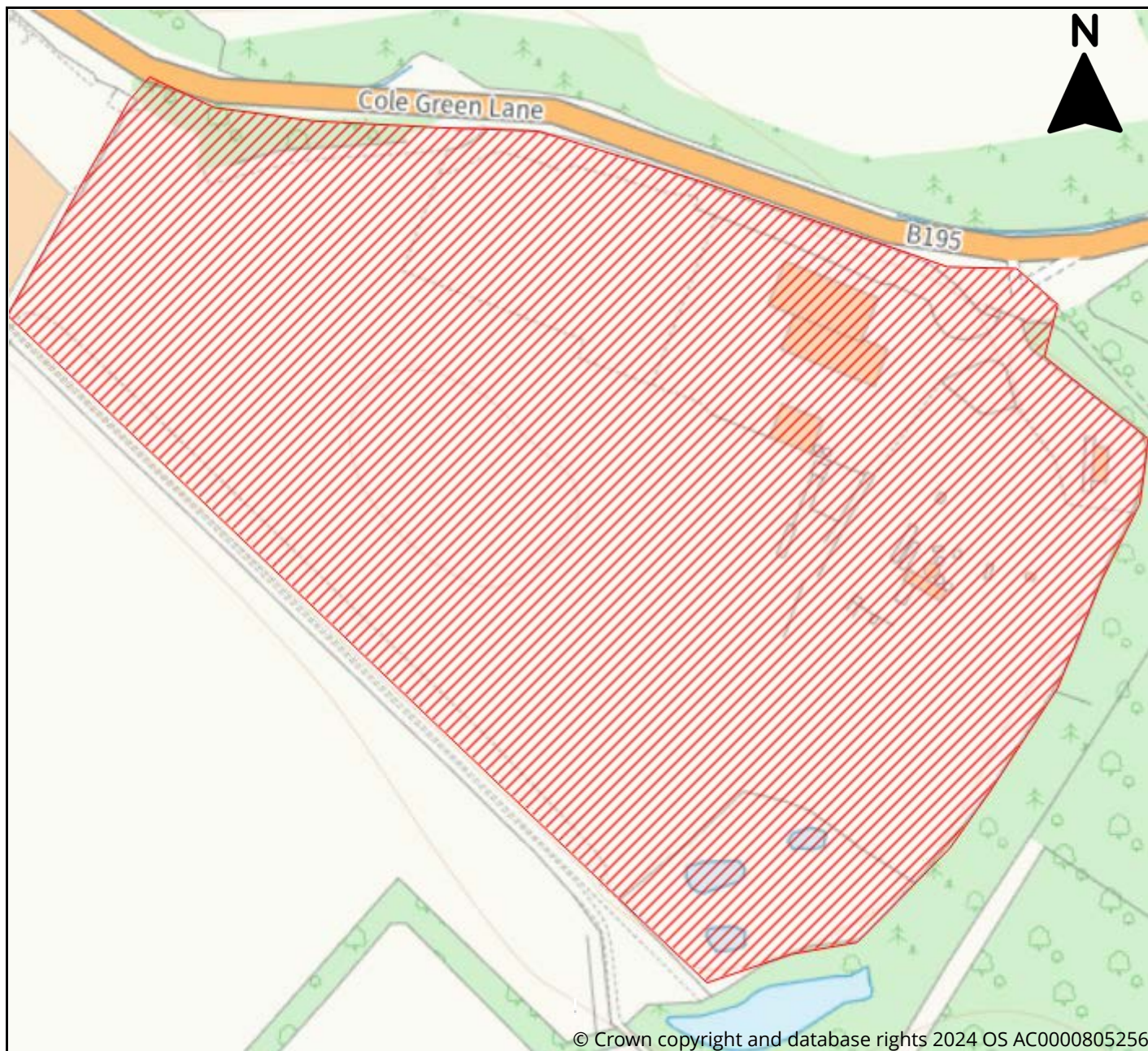


Site Information	
Reference	b65fa09e-d5c2-41d4-9828-8d801ada5ae0
SLAA Ref	18/24/002
Site Name	Land at Cole Green
Address	Land at Cole Green, Nr Hertford, SG14 2NL
Total Area (ha)	1.25
Development Area (ha)	1.25
Proposed Use	Residential

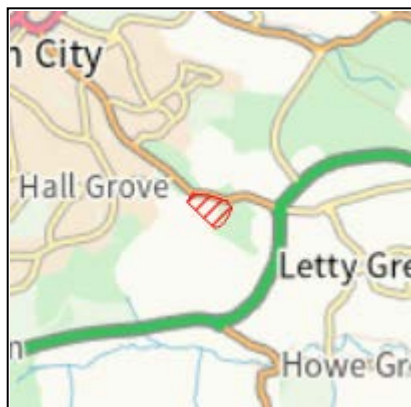




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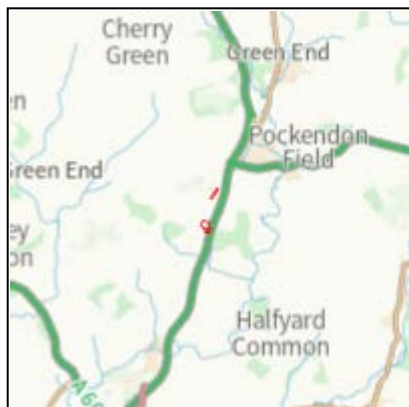
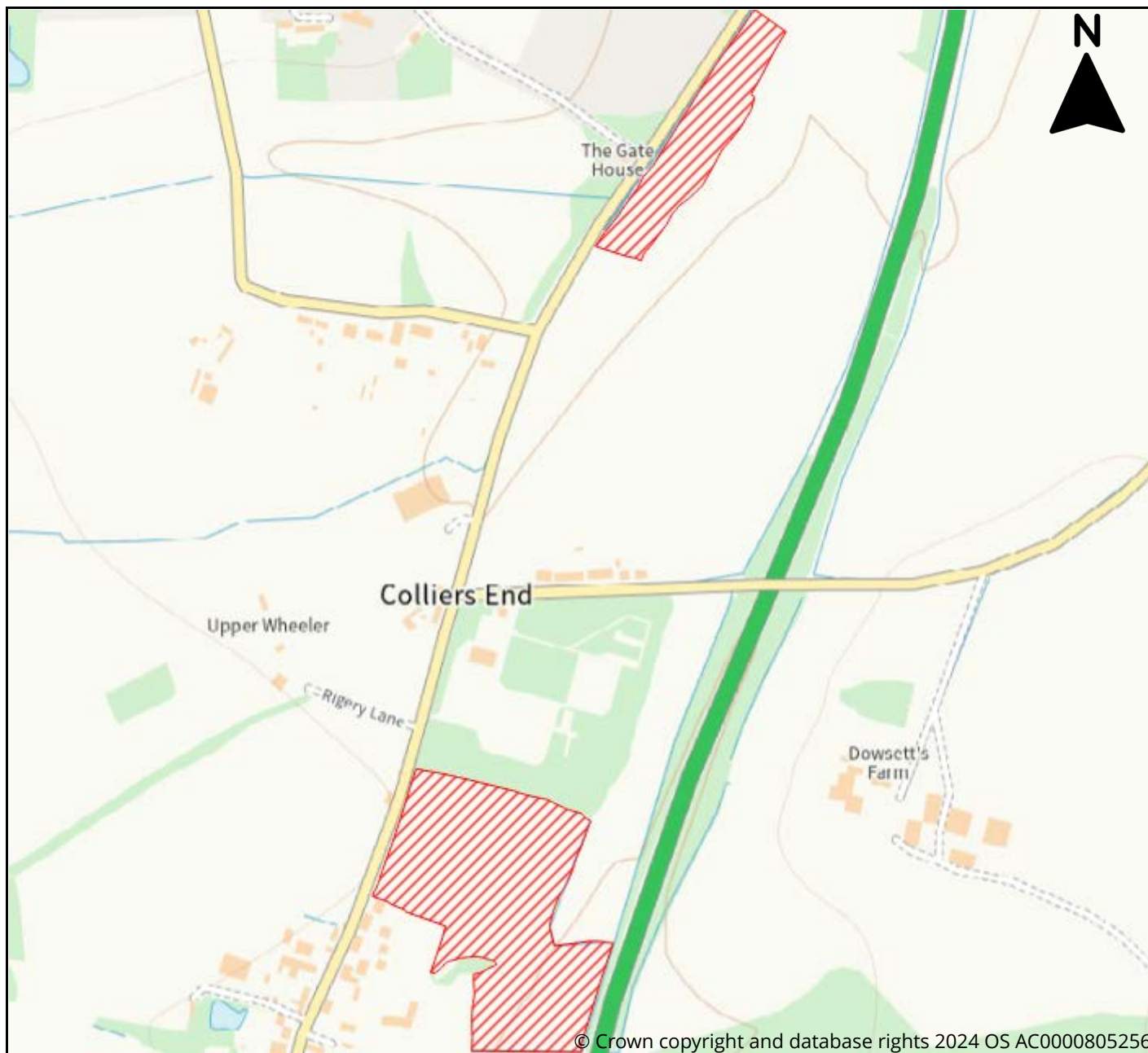
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### Site Information

<b>Reference</b>	5f73cedc-0501-489e-a743-ebd8cead0c9f
<b>SLAA Ref</b>	18/24/003
<b>Site Name</b>	B P Mitchell (Haulage Contractors) Ltd Highfields
<b>Address</b>	Birchall Lane, Welwyn Garden City, Hertfordshire, SG14 2NR
<b>Total Area (ha)</b>	11
<b>Development Area (ha)</b>	8.8
<b>Proposed Use</b>	Employment



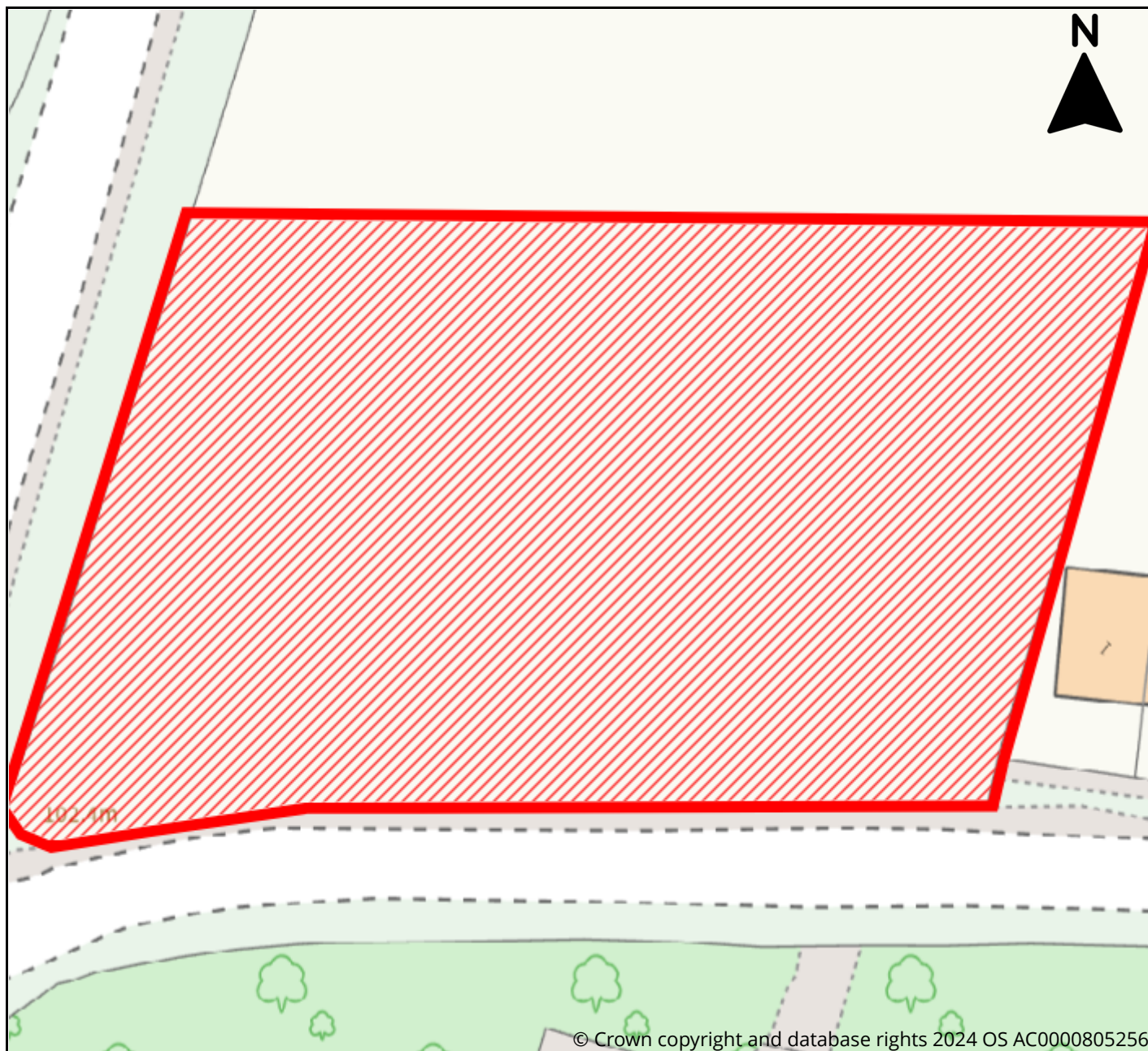


## Site Information

<b>Reference</b>	cd3cabf8-4a97-42ee-bf1b-ca1b5c7a206d
<b>SLAA Ref</b>	19/24/001
<b>Site Name</b>	Ryders Mead and Camp Field
<b>Address</b>	Ermine Street Colliers End, Colliers End
<b>Total Area (ha)</b>	7.6
<b>Development Area (ha)</b>	7.6
<b>Proposed Use</b>	Residential



## East Herts District Plan Review Call for Sites 2024

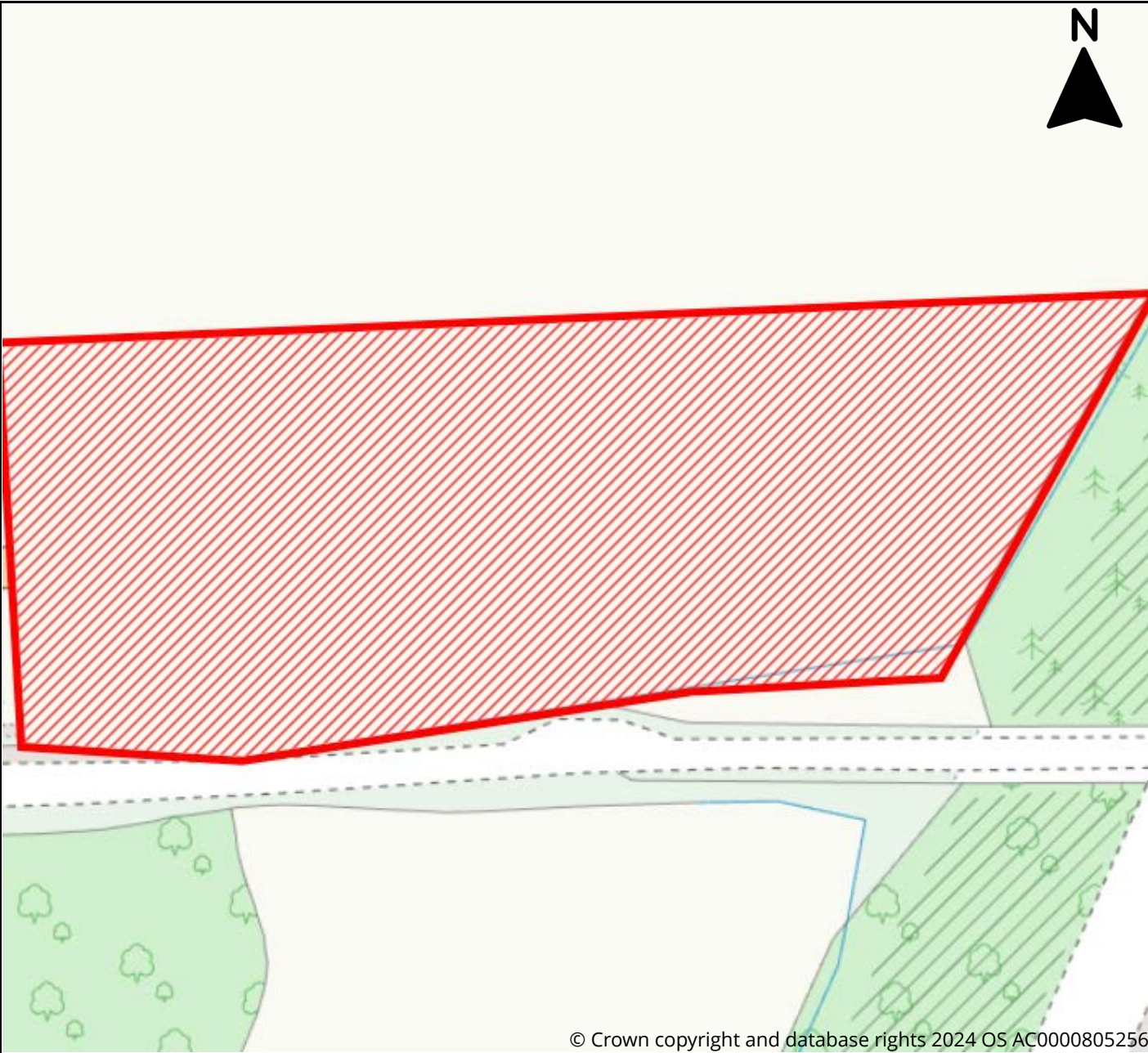


### Site Information

<b>Reference</b>	4c0ba735-aa38-4e54-a1e0-880e076a04d7
<b>SLAA Ref</b>	19/24/002
<b>Site Name</b>	Land at Dowsetts Lane/Ermine Street (West of Wellington Cottages)
<b>Address</b>	Land at Dowsetts Lane/Ermine Street (West of Wellington Cottages) Colliers End, Ware, Hertfordshire SG11 1EE
<b>Total Area (ha)</b>	0.35
<b>Development Area (ha)</b>	0.21
<b>Proposed Use</b>	Residential, Renewable Energy, Biodiversity Offset



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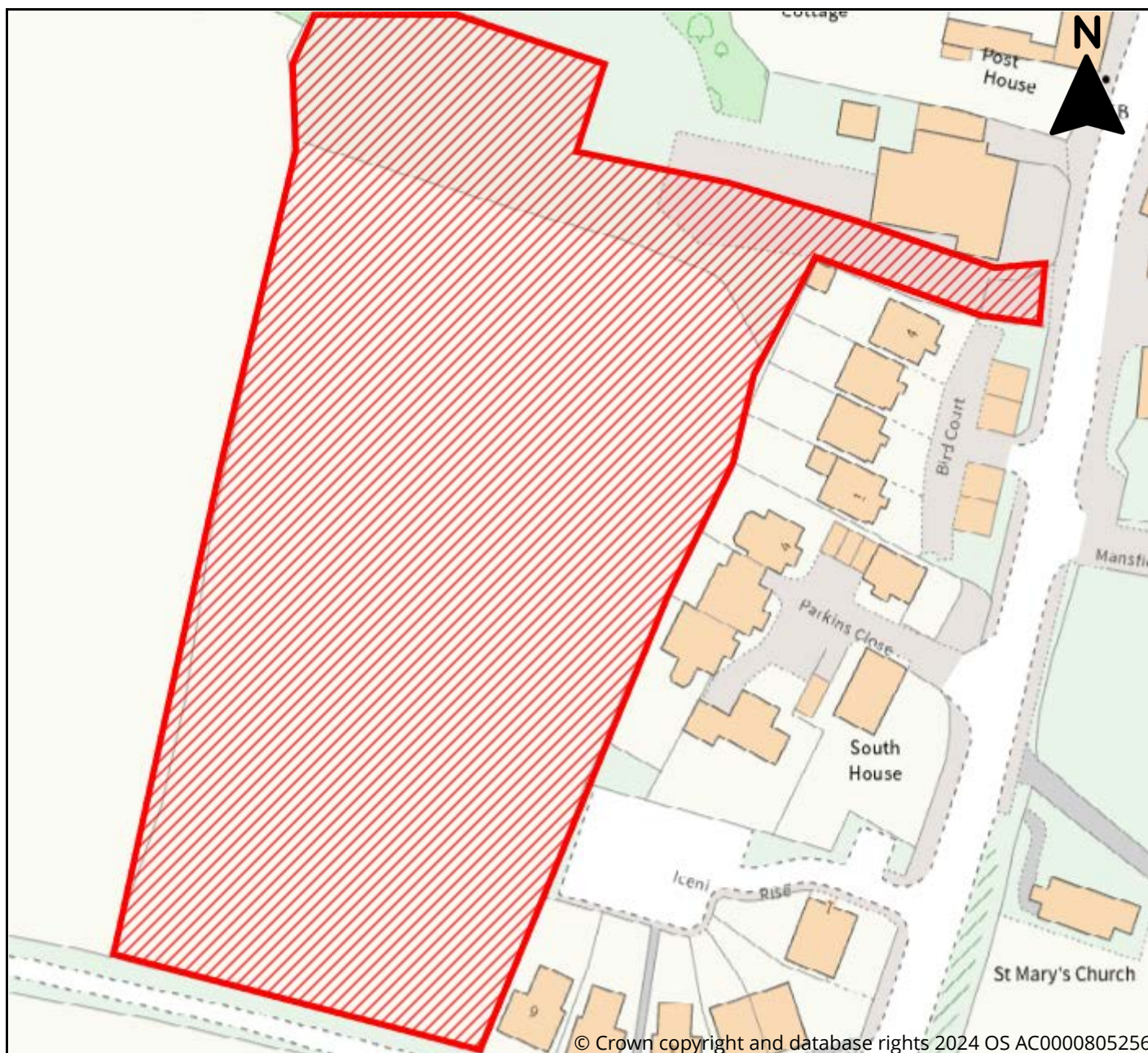


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Site Information	
Reference	7663ea66-46f7-480b-806b-7beb1a5a550a
SLAA Ref	19/24/003
Site Name	Land at Dowsetts Lane (East of Wellington Cottages)
Address	Land at Dowsetts Lane (East of Wellington Cottages), Collier's End, Ware, SG11 1EE
Total Area (ha)	0.51
Development Area (ha)	0.31
Proposed Use	Residential, Affordable Housing, Renewable Energy, Biodiversity Offset



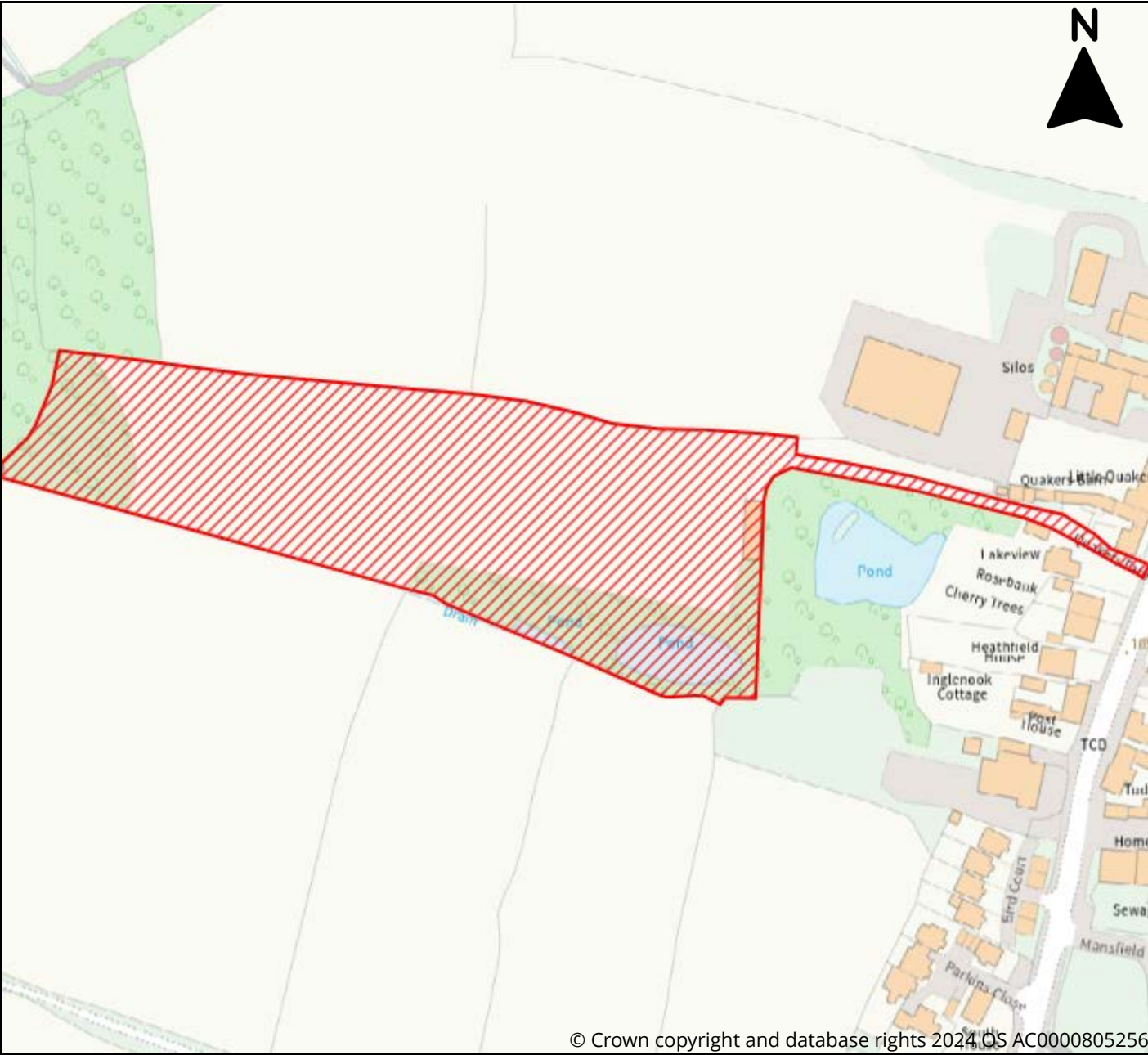


Site Information	
Reference	83a069d0-b6d8-4842-8c8a-28f7ef1e9ae3
SLAA Ref	19/24/004
Site Name	Land at Collier's End within title number HD467690
Address	Land lying to the west of Ermine Street, Collier's End , Ware, SG11 1ER
Total Area (ha)	1
Development Area (ha)	0.6
Proposed Use	Residential, Affordable Housing





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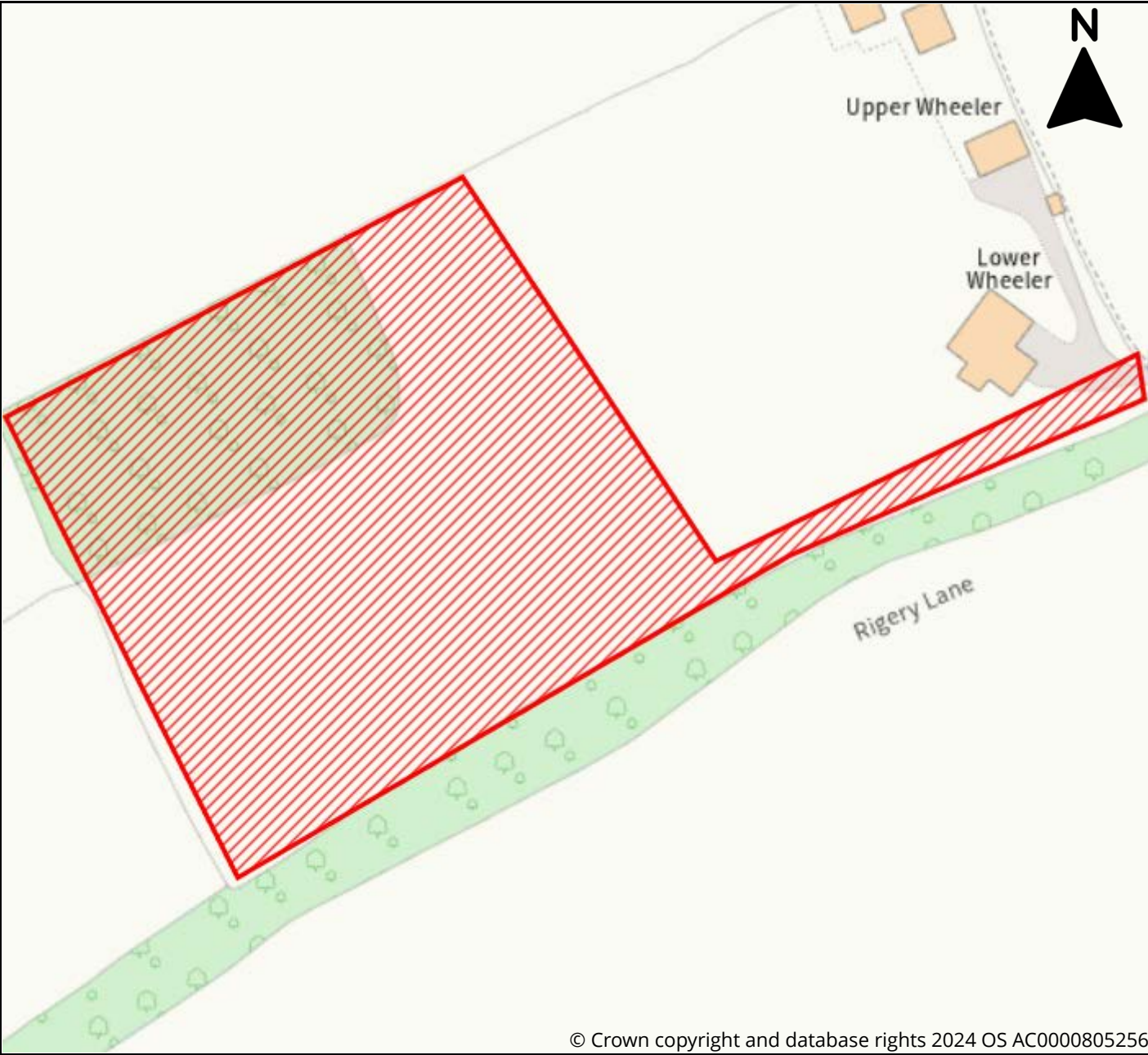
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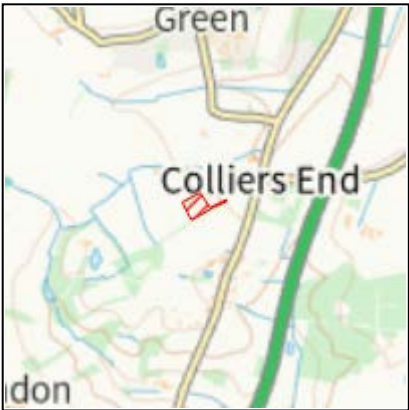
Site Information	
Reference	61725ec5-be7c-4d81-997d-2c6fb6c29297
SLAA Ref	19/24/005
Site Name	Land Adjacent Quakers Farm
Address	Land Adjacent Quakers Farm, Colliers End, Ware, SG11 1ER
Total Area (ha)	1.8
Development Area (ha)	1.5
Proposed Use	Residential



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Site Information	
Reference	faf6a106-f245-458d-8e45-94447f4409a0
SLAA Ref	19/24/006
Site Name	Lower Wheeler
Address	Lower Wheeler, Colliers End, Ware, SG11 1ET
Total Area (ha)	
Development Area (ha)	1.33
Proposed Use	0.79
	Residential





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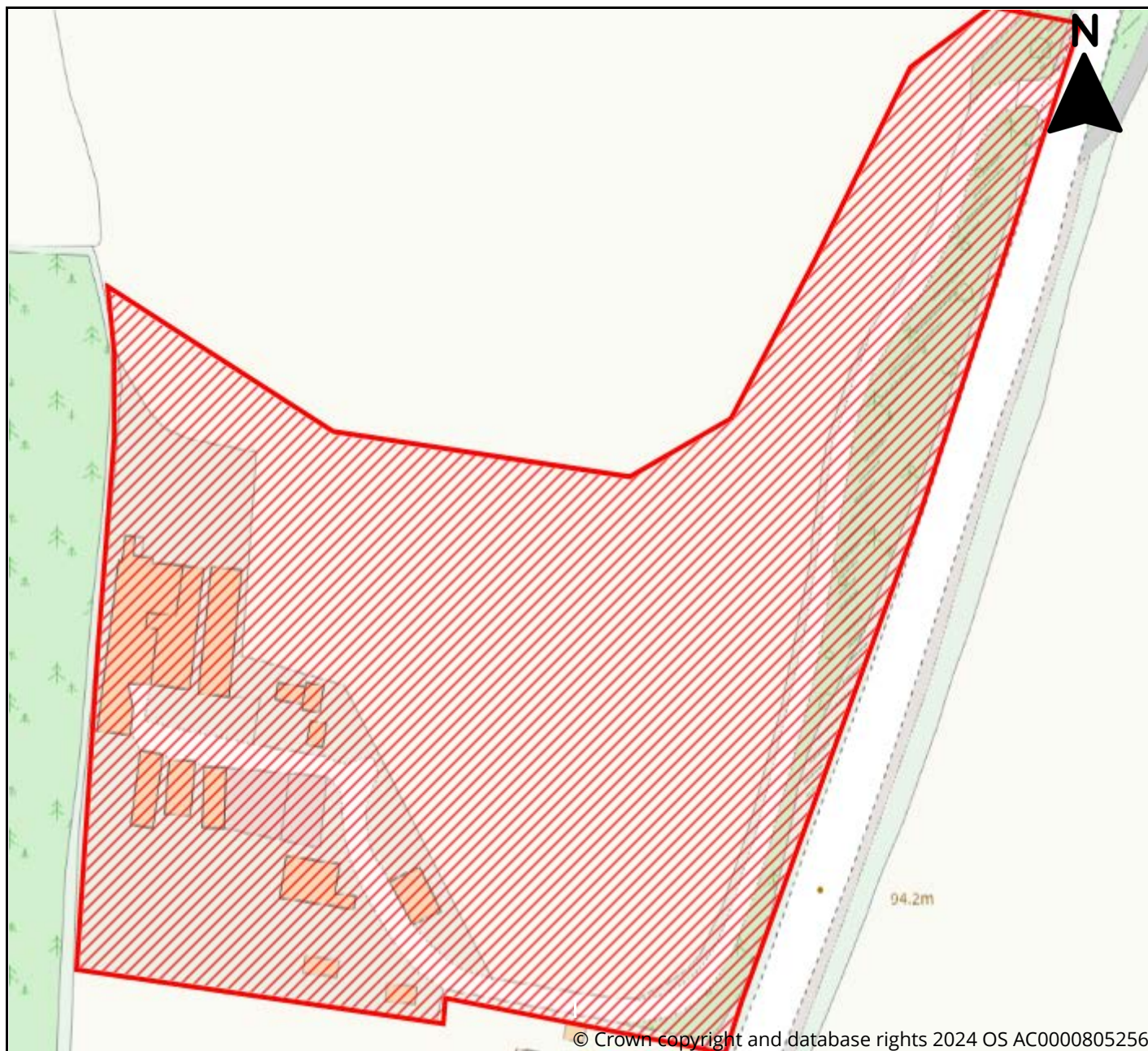


Site Information	
Reference	94571b4f-0df5-4f6a-a22f-339e7c49e5d1
SLAA Ref	19/24/007
Site Name	Colliers End Business Park
Address	Colliers End Business Park, Dowsett's Lane, Colliers End, Ware, SG11 1EG
Total Area (ha)	6
Development Area (ha)	5
Proposed Use	Employment





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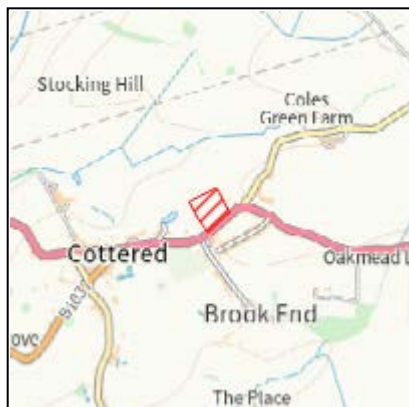
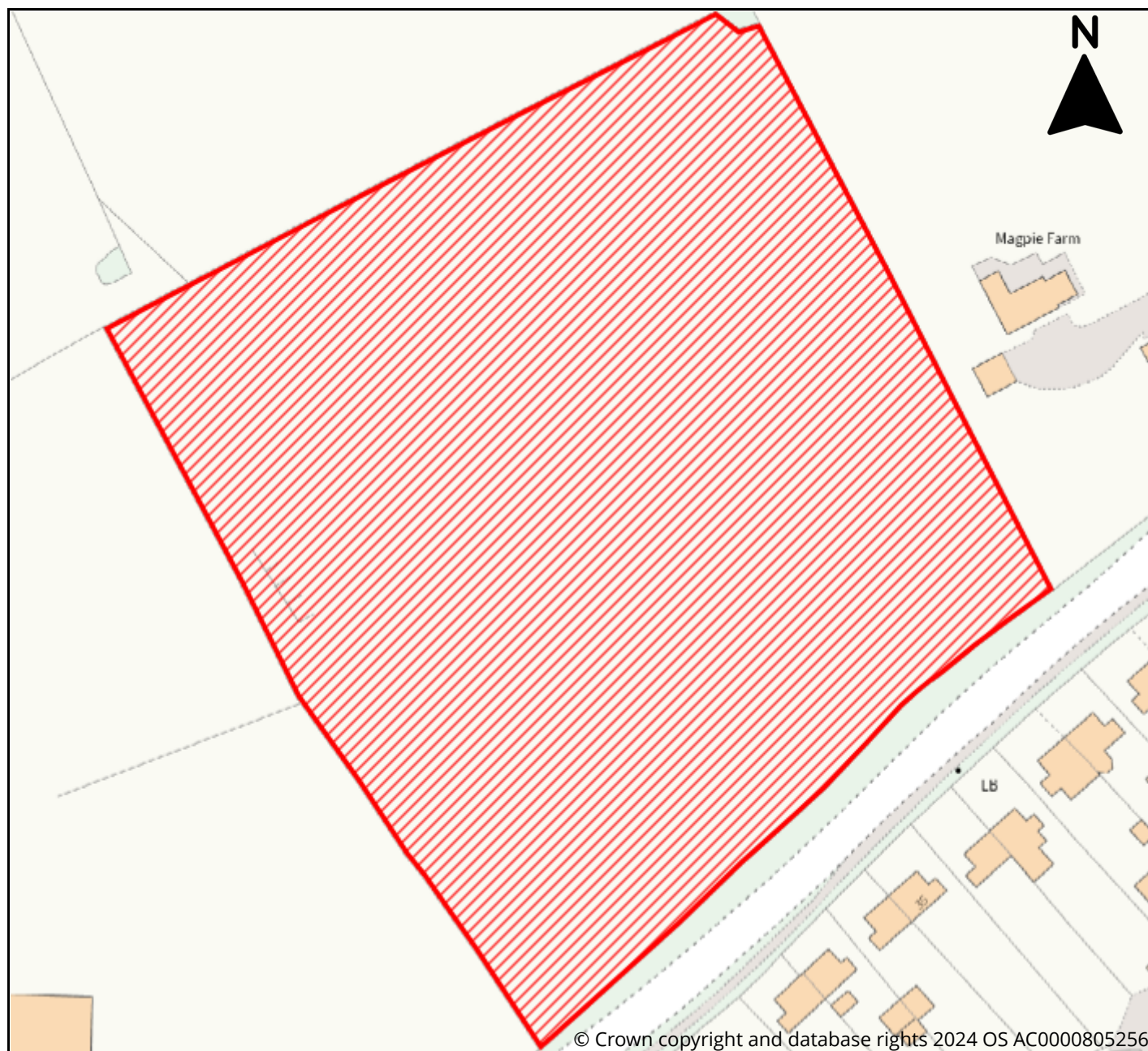
### Site Information

<b>Reference</b>	54aa1576-39c8-4b95-91f5-c499c1302f7c
<b>SLAA Ref</b>	19/24/008
<b>Site Name</b>	Land to West of Ermine Street
<b>Address</b>	Land to West of Ermine Street, Colliers End, Ware, Herts. SG11 1EN
<b>Total Area (ha)</b>	1.6
<b>Development Area (ha)</b>	1.3
<b>Proposed Use</b>	Residential, Affordable Housing





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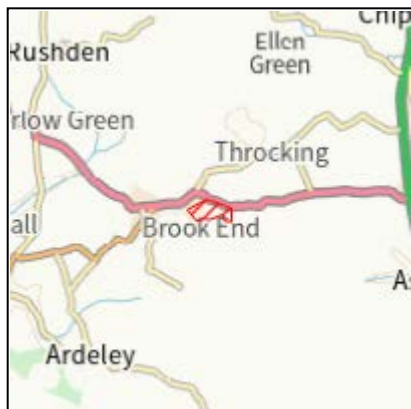
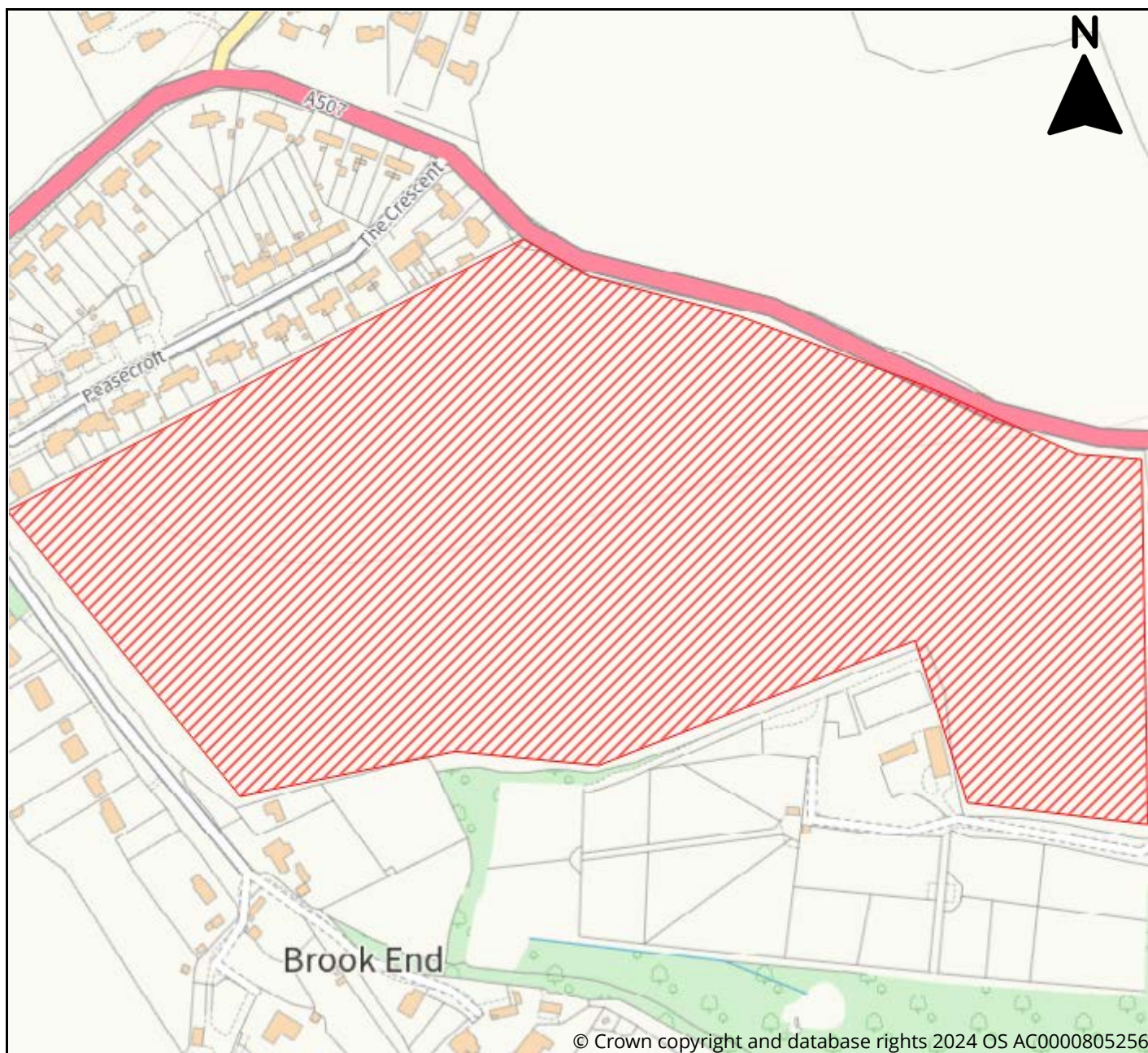


### Site Information

<b>Reference</b>	557463ba-1f61-4234-80ca-133356b3ac4c
<b>SLAA Ref</b>	20/24/001
<b>Site Name</b>	Land Adj. To The Old Rectory
<b>Address</b>	Land Adj. To The Old Rectory, Cottered, Buntingford SG9 9QP
<b>Total Area (ha)</b>	2
<b>Development Area (ha)</b>	2
<b>Proposed Use</b>	Residential, Affordable Housing



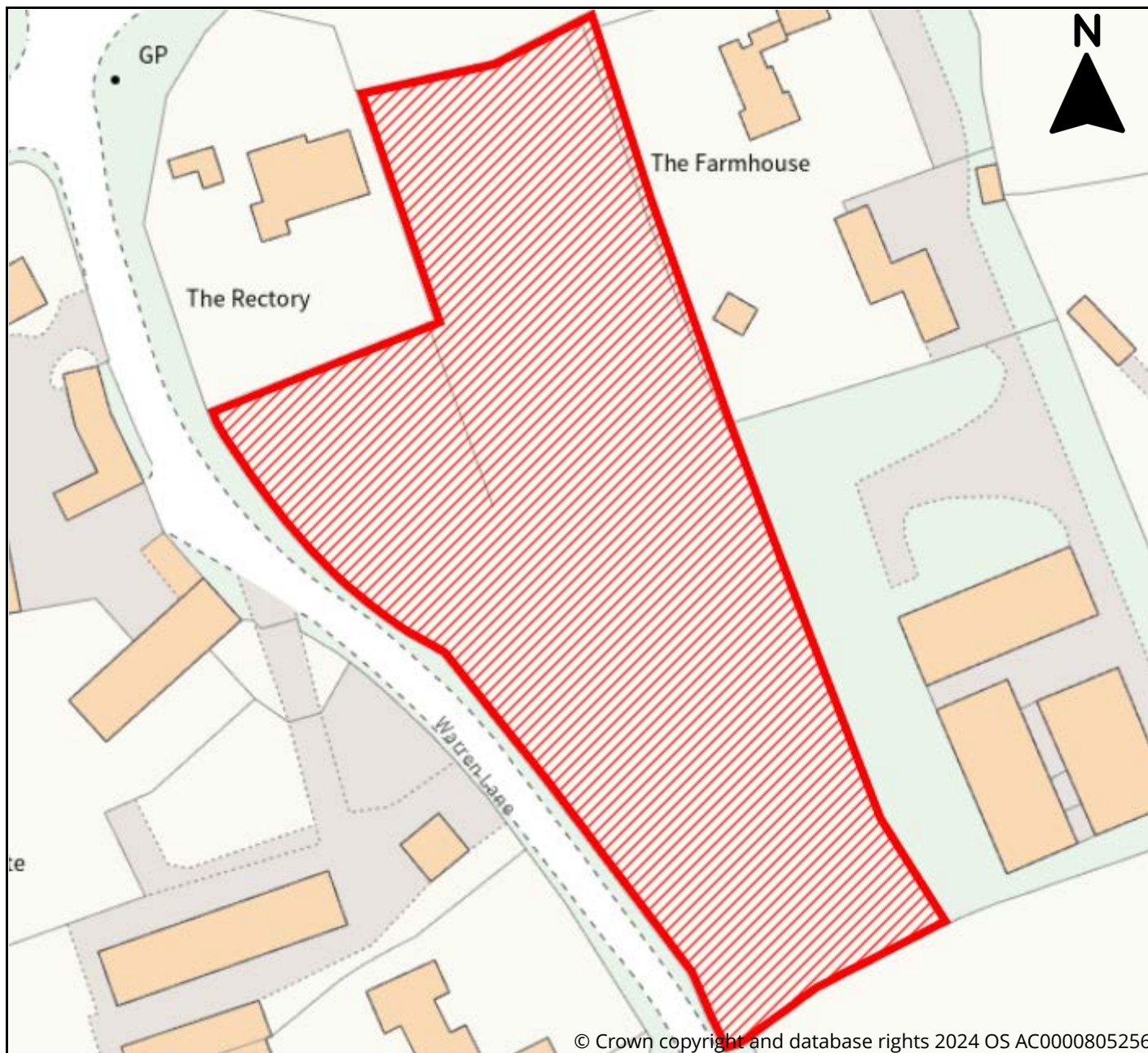
## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	5e1f10e6-3b17-44b1-966a-55004c980738
<b>SLAA Ref</b>	20/24/002
<b>Site Name</b>	Peascroft
<b>Address</b>	Peascroft, Next to the council houses, Cottered, Herts SG9
<b>Total Area (ha)</b>	13.76
<b>Development Area (ha)</b>	5
<b>Proposed Use</b>	Residential



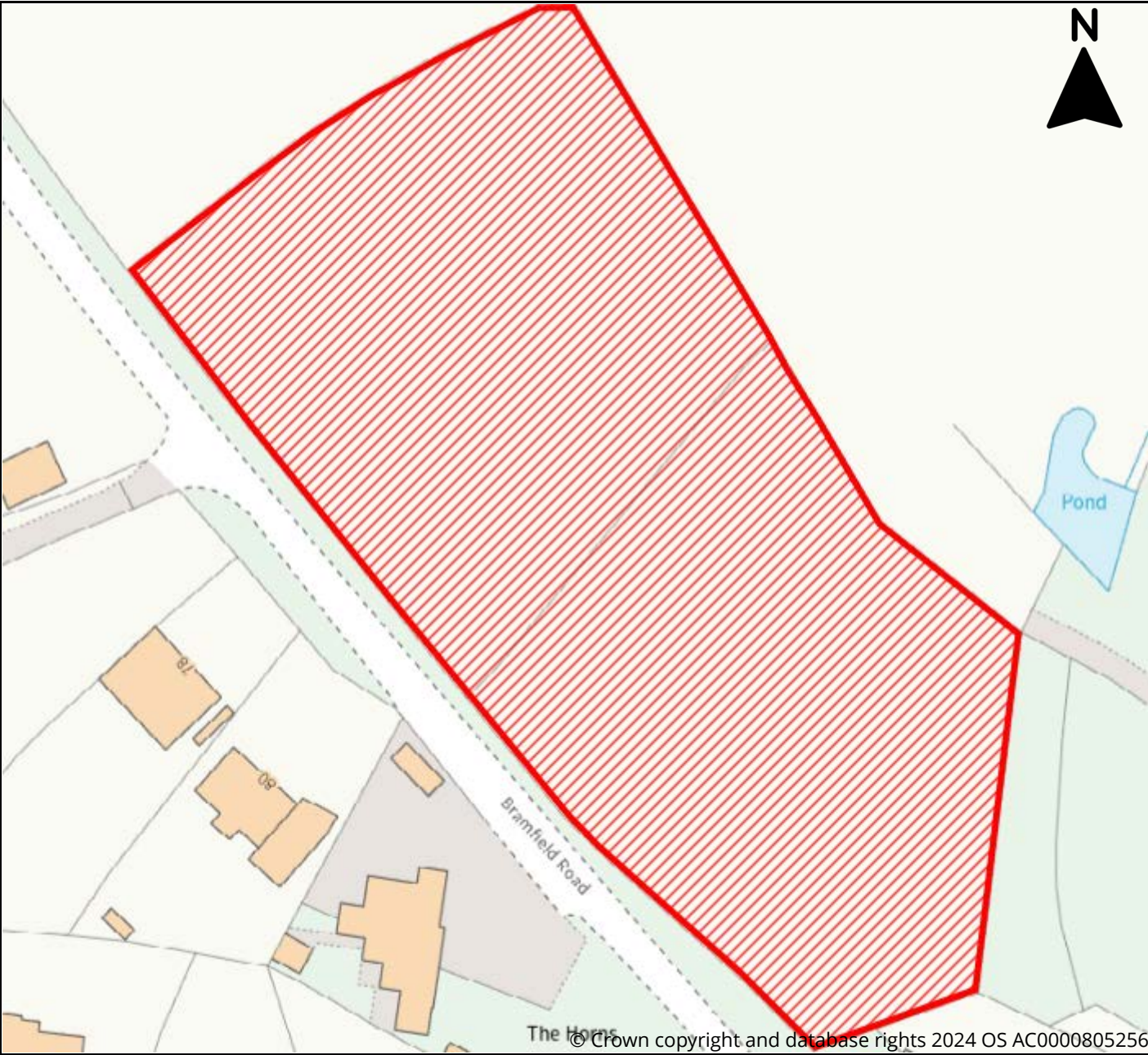


Site Information	
Reference	d41b829c-038f-4d02-968e-aa76a7cf4635
SLAA Ref	20/24/003
Site Name	Land to the East of Warren Lane
Address	Land to the East of Warren Lane, Warren Lane, Cottered, SG9 9QA
Total Area (ha)	5.17
Development Area (ha)	5.17
Proposed Use	Residential





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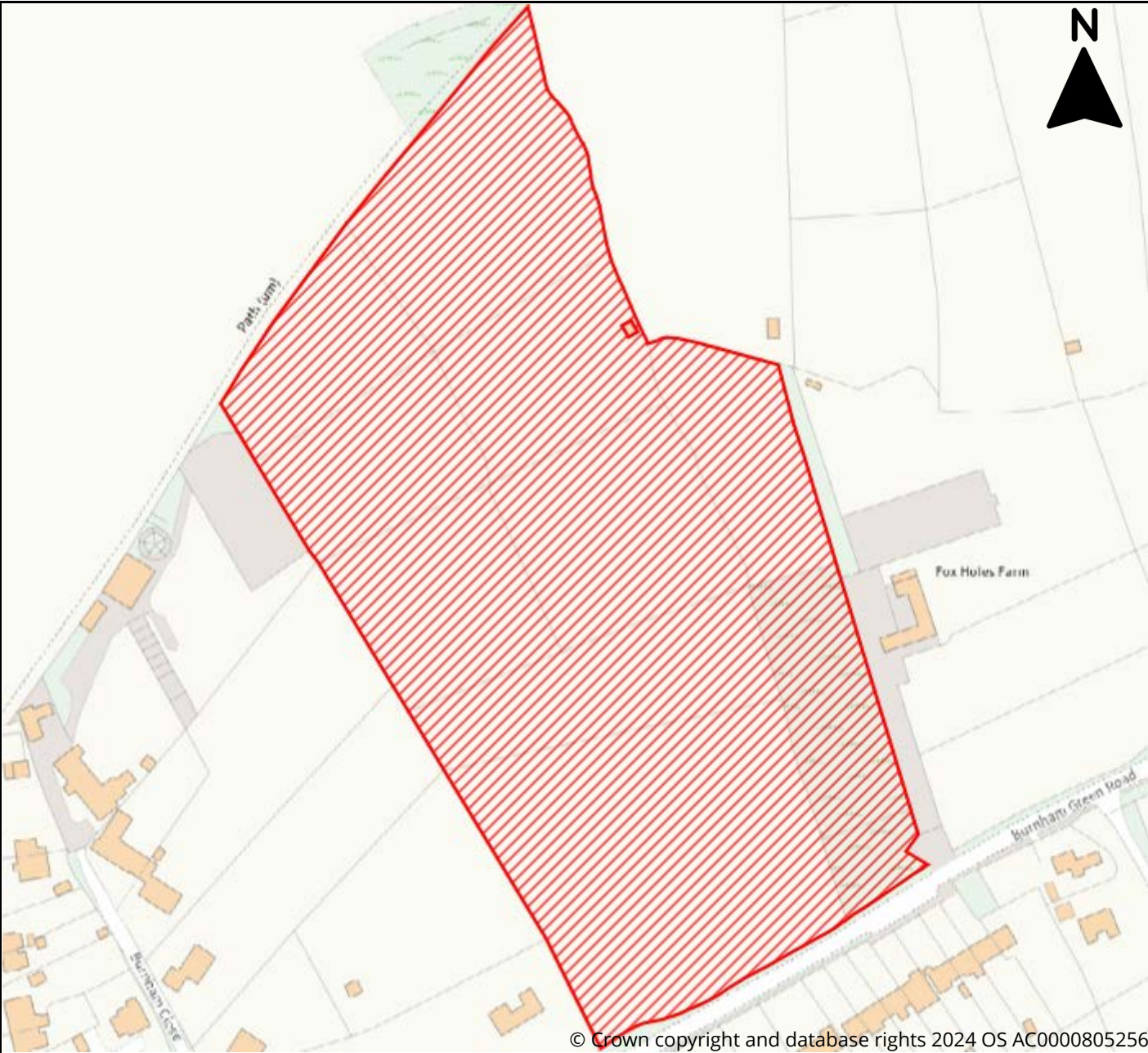


Site Information	
Reference	1710cb4f-5512-4221-860d-2776df8a720f
SLAA Ref	21/24/001
Site Name	Land West of Moat Farm
Address	Land West of Moat Farm, Bulls Green, Datchworth, SG3 6SE
Total Area (ha)	1
Development Area (ha)	0.6
Proposed Use	Residential, Affordable Housing, Renewable Energy



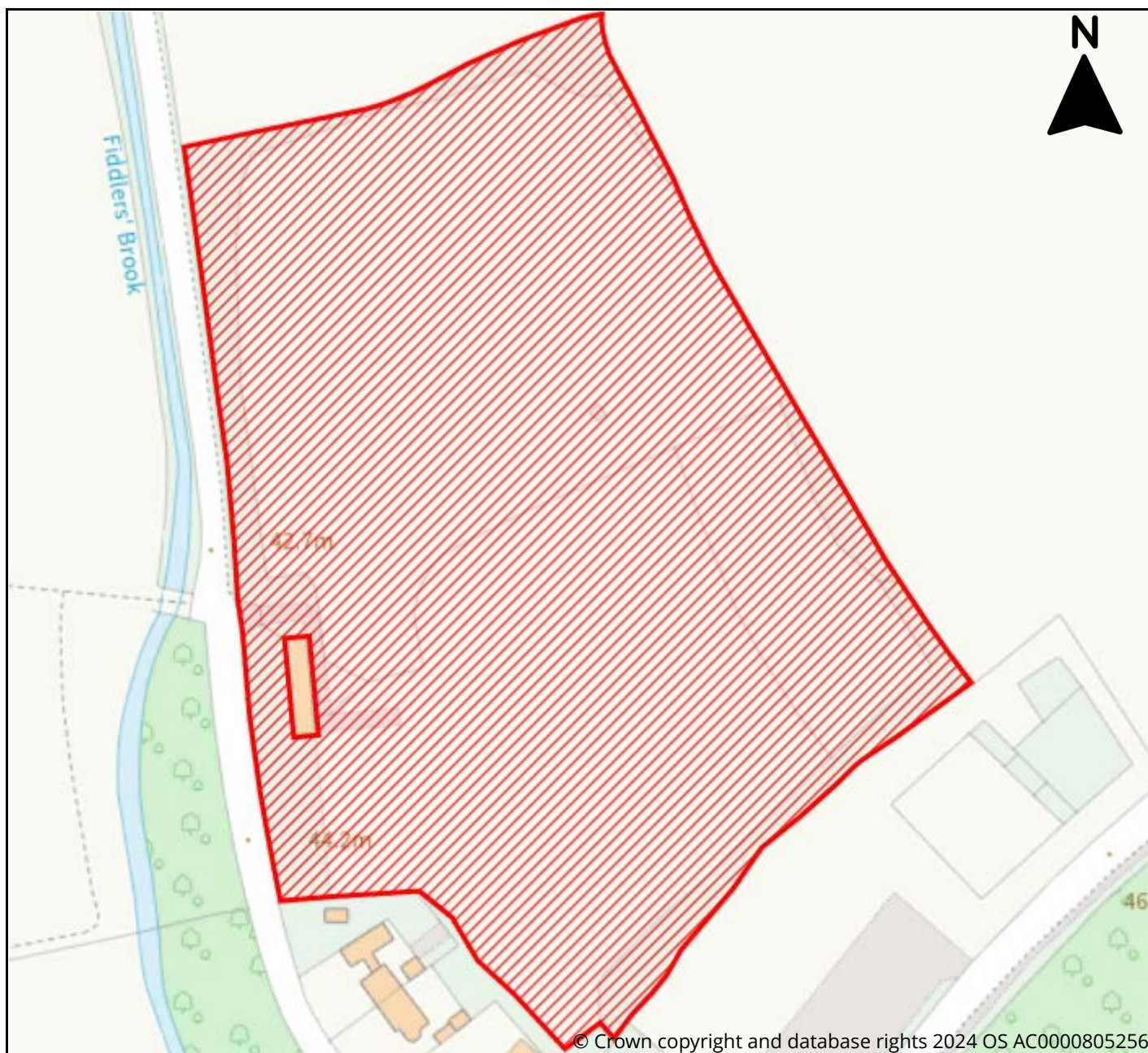


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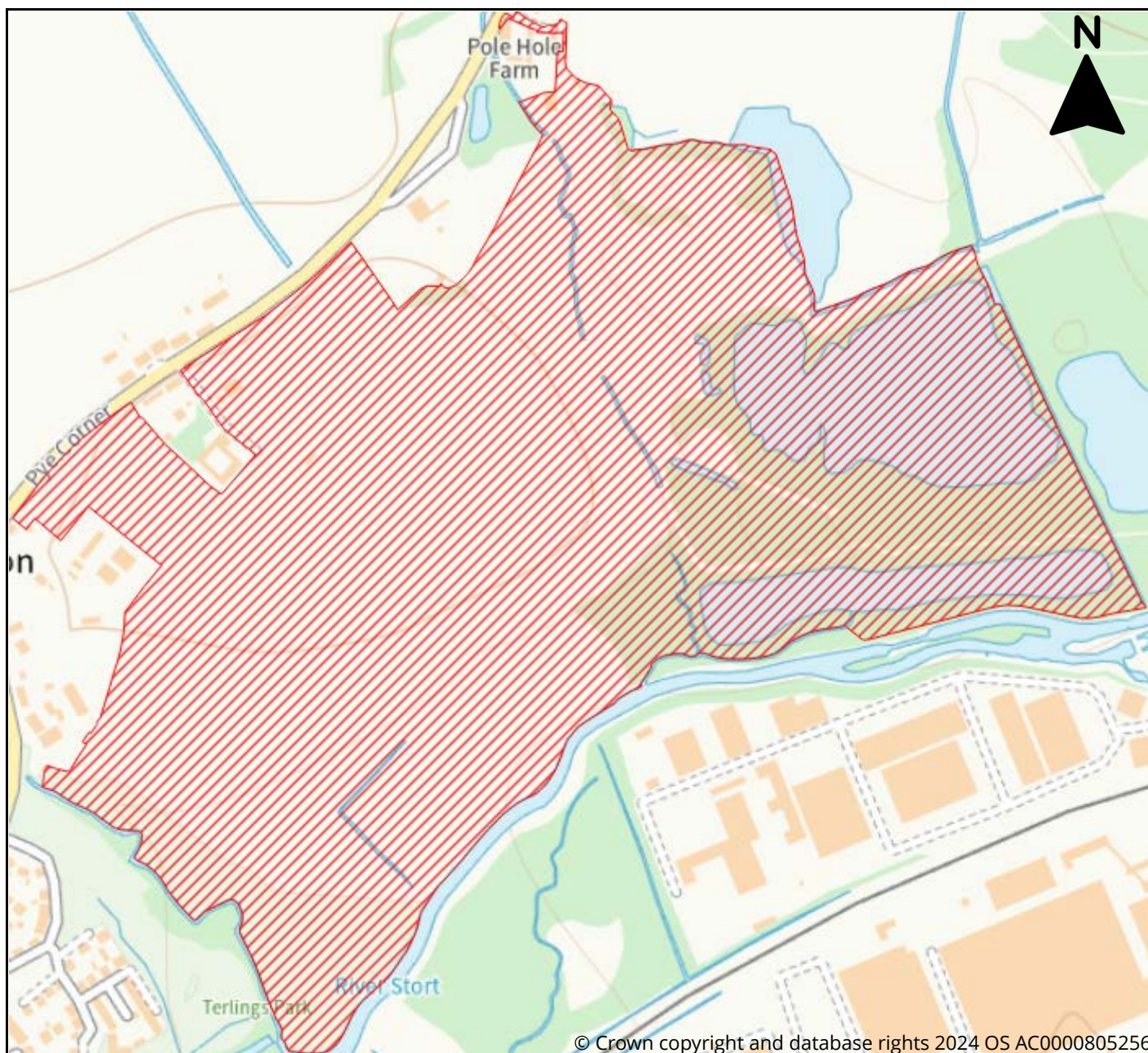
Site Information	
Reference	c919772a-5266-4692-b0b9-19baab496aea
SLAA Ref	21/24/002
Site Name	Land North of Burnham Green Road
Address	Land North of Burnham Green Road, Datchworth, Welwyn, AL6 0NQ
Total Area (ha)	4.65
Development Area (ha)	4.65
Proposed Use	Residential, Affordable Housing, Greenspace





Site Information	
<b>Reference</b>	f8e97c86-9127-4a32-85c6-c03296b9e247
<b>SLAA Ref</b>	22/24/001
<b>Site Name</b>	Fiddlers Brook Stables
<b>Address</b>	Fiddlers Brook Stables, Gilston Lane, Gilston, CM20 2RD
<b>Total Area (ha)</b>	2.26
<b>Development Area (ha)</b>	2
<b>Proposed Use</b>	Residential, Affordable Housing, Renewable Energy, Greenspace, Biodiversity Offset





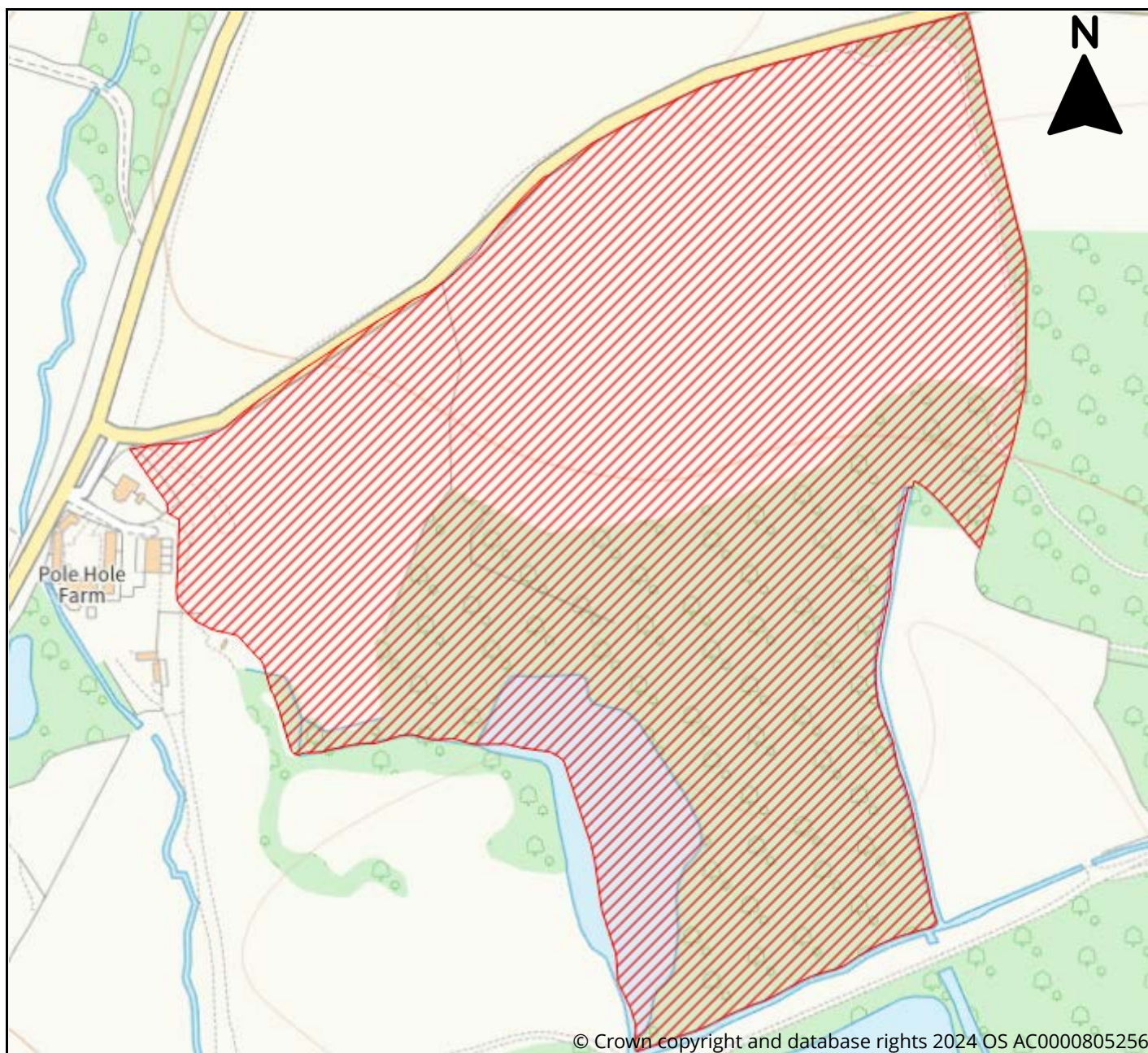
### Site Information

<b>Reference</b>	b5489178-1b08-441c-8de9-fad8ba022016
<b>SLAA Ref</b>	22/24/002
<b>Site Name</b>	Land at Redricks, Gilston
<b>Address</b>	Land to the South of Eastwick Road, Gilston, CM20 2RP
<b>Total Area (ha)</b>	47.6
<b>Development Area (ha)</b>	16.55
<b>Proposed Use</b>	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Retail, Employment, Renewable Energy, Greenspace, Biodiversity Offset, Mixed Use, Other Use





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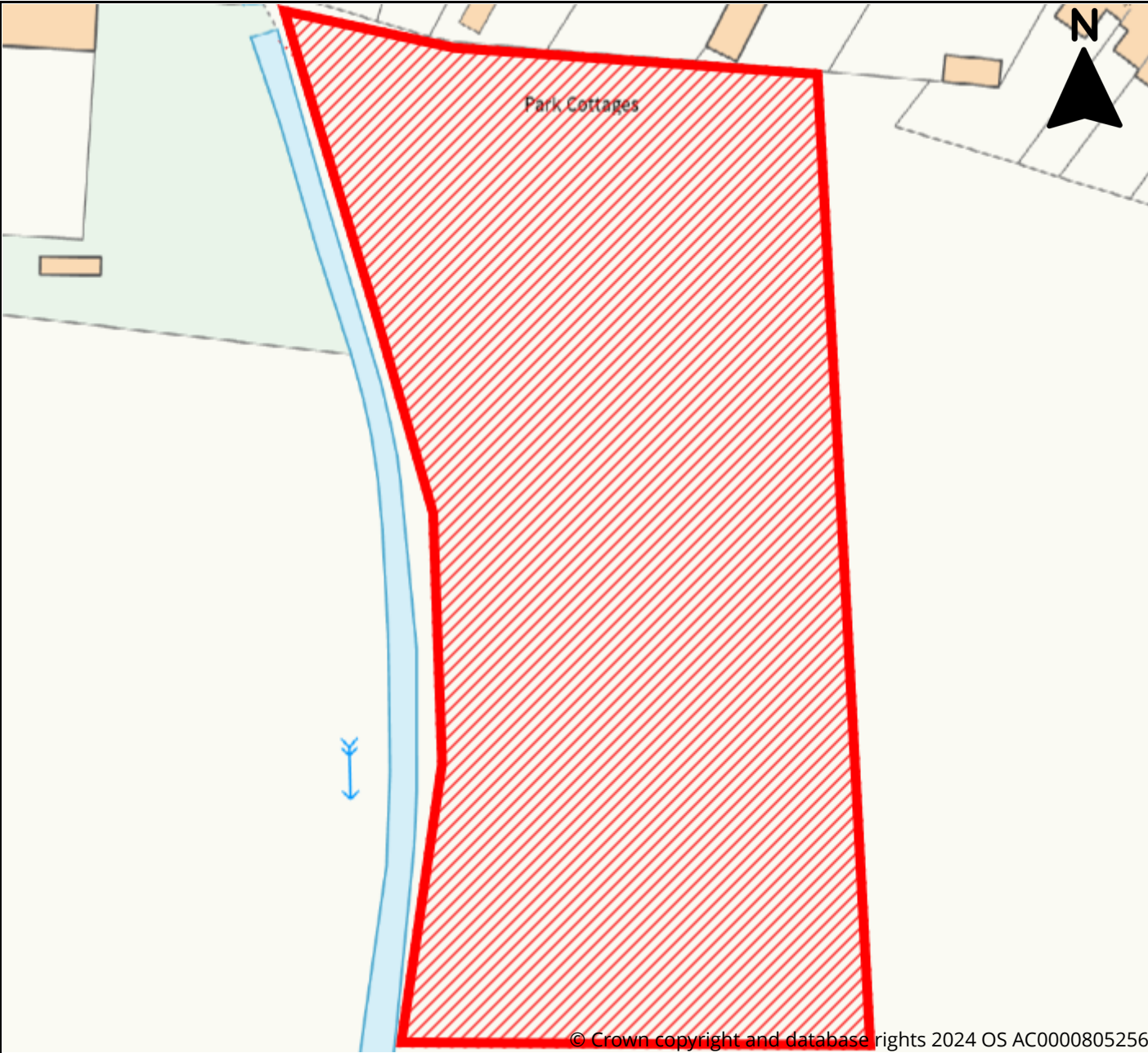
### Site Information

<b>Reference</b>	03197d15-d82f-4402-9ed6-6f7e3ba7ca43
<b>SLAA Ref</b>	22/24/003
<b>Site Name</b>	Land South of Redricks Lane
<b>Address</b>	Land South of Redricks Lane, Gilston, Harlow, CM20 2RP
<b>Total Area (ha)</b>	14.27
<b>Development Area (ha)</b>	8
<b>Proposed Use</b>	Residential, Affordable Housing, Employment, Renewable Energy, Greenspace, Biodiversity Offset, Mixed Use





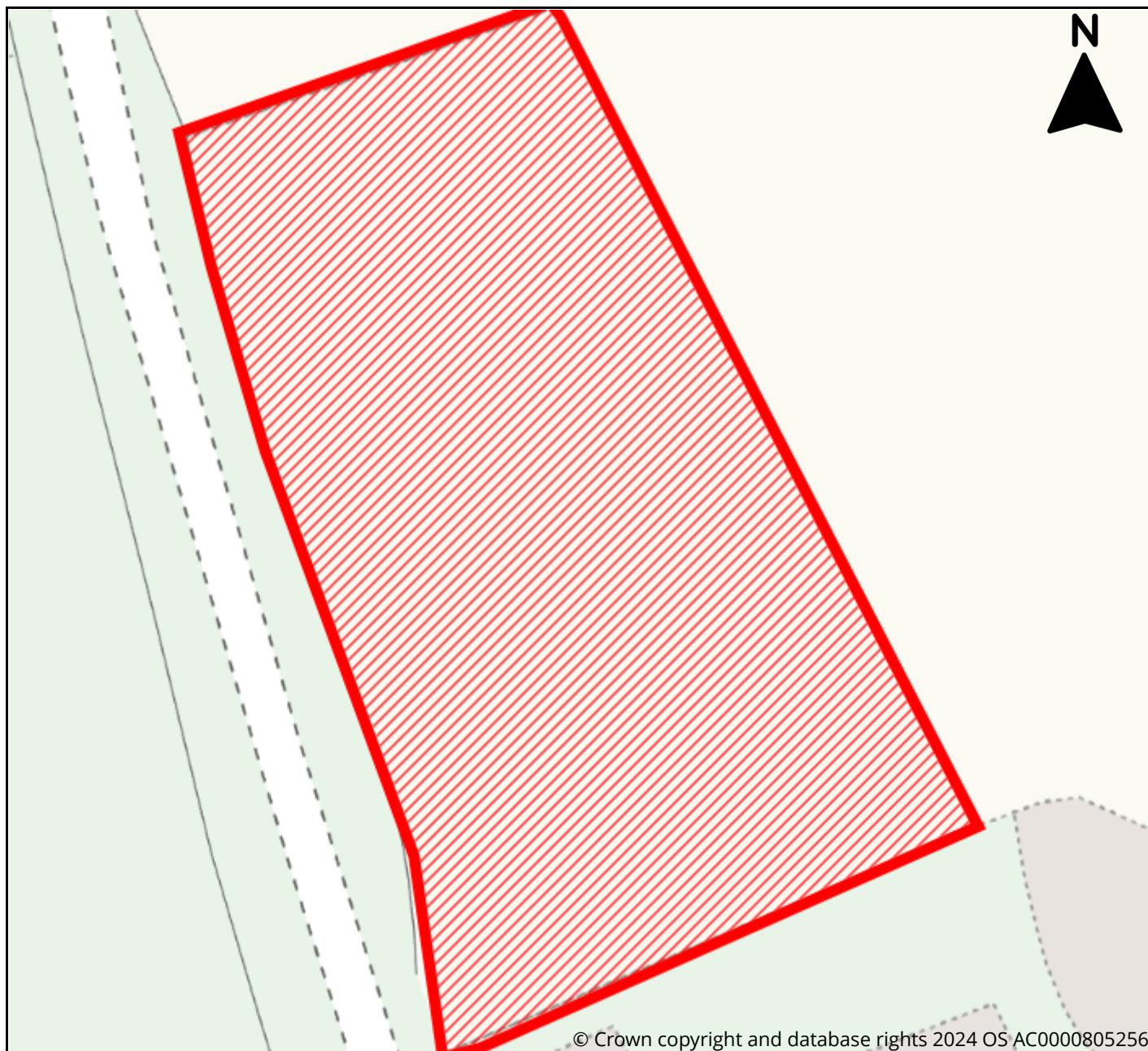
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Site Information	
Reference	3f6f7063-06e3-4382-9bea-e5bd85e390ea
SLAA Ref	22/24/004
Site Name	Grazing Land at Eastwick
Address	Grazing Land at Eastwick, Eastwick
Total Area (ha)	0.28
Development Area (ha)	0.28
Proposed Use	Biodiversity Offset



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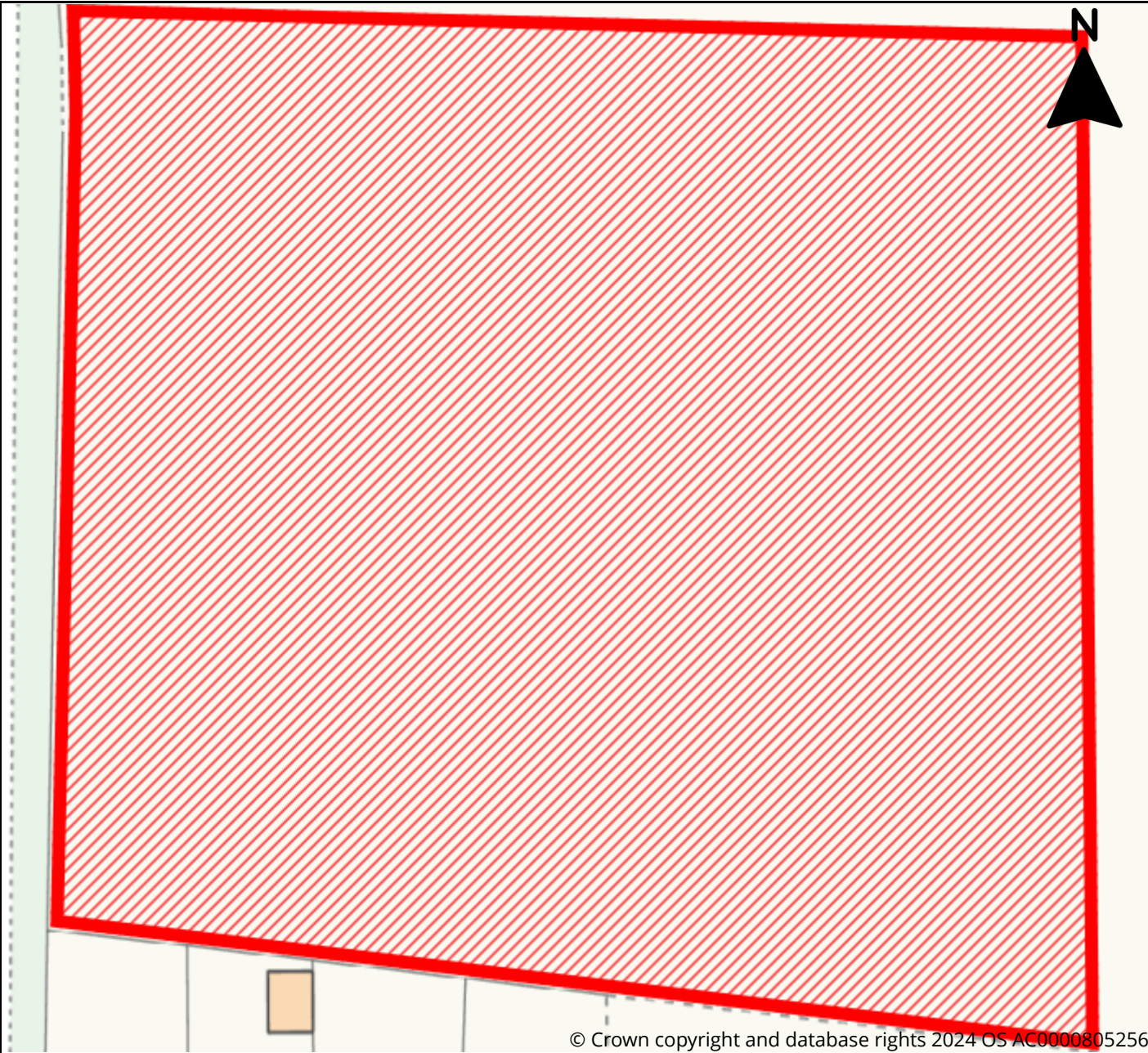


### Site Information

<b>Reference</b>	bac19df0-35f9-4a90-bac9-f30d6afec46a
<b>SLAA Ref</b>	23/24/001
<b>Site Name</b>	Land between Wych Elm and Barleycroft Works
<b>Address</b>	Land between Wych Elm and Barleycroft Works, Barleycroft End, Furneux Pelham, SG9 0LQ
<b>Total Area (ha)</b>	0.32
<b>Development Area (ha)</b>	0.32
<b>Proposed Use</b>	Residential



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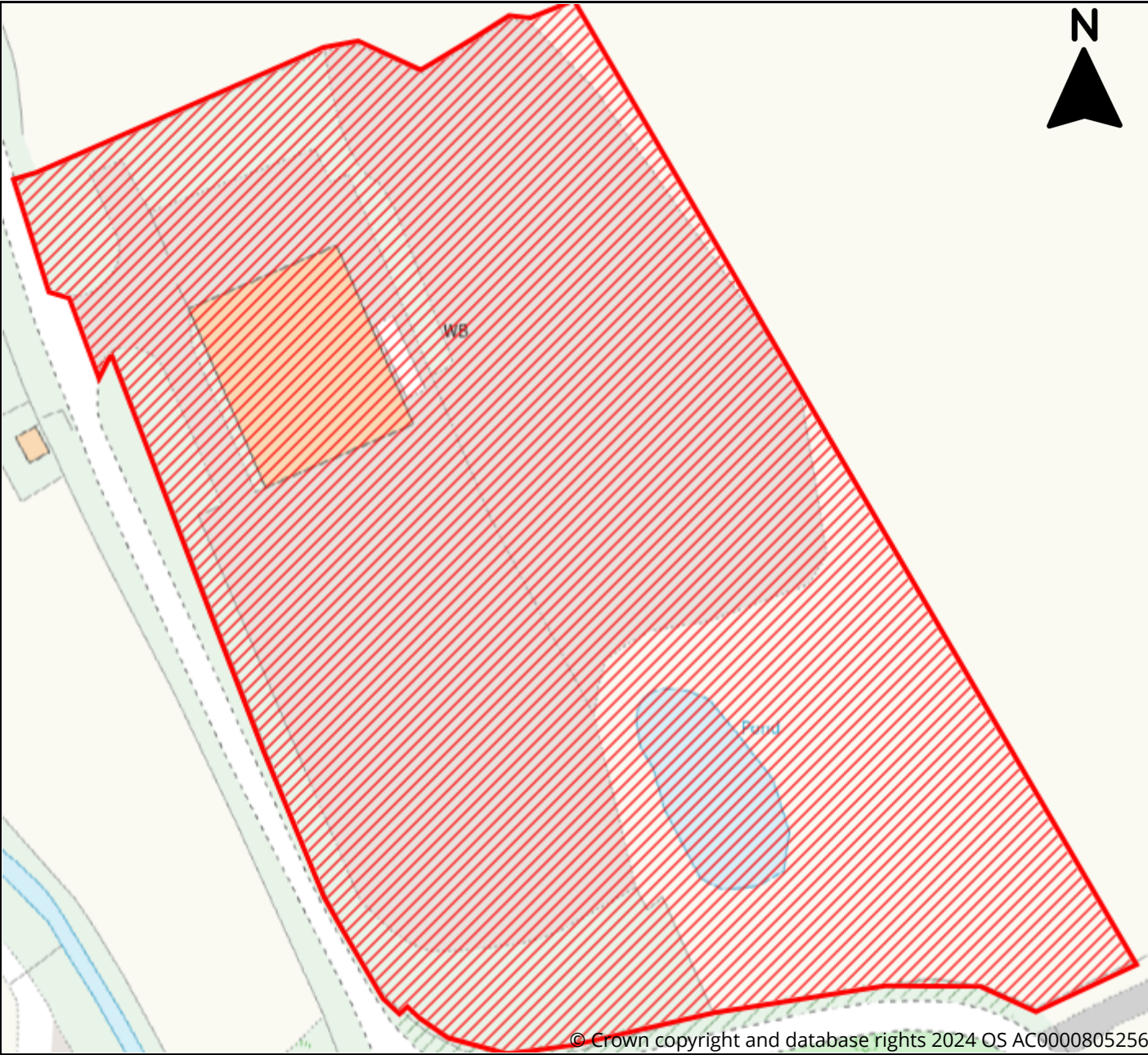


Site Information	
Reference	74e097f7-79ee-4749-933e-41431aa7d56d
SLAA Ref	23/24/002
Site Name	Whitebarns
Address	Land to the east of Whitebarns Lane, Furneux Pelham, Buntingford, Hertfordshire, SG9 0JH
Total Area (ha)	0.6
Development Area (ha)	0.6
Proposed Use	Residential





East Herts District Plan Review  
Call for Sites 2024

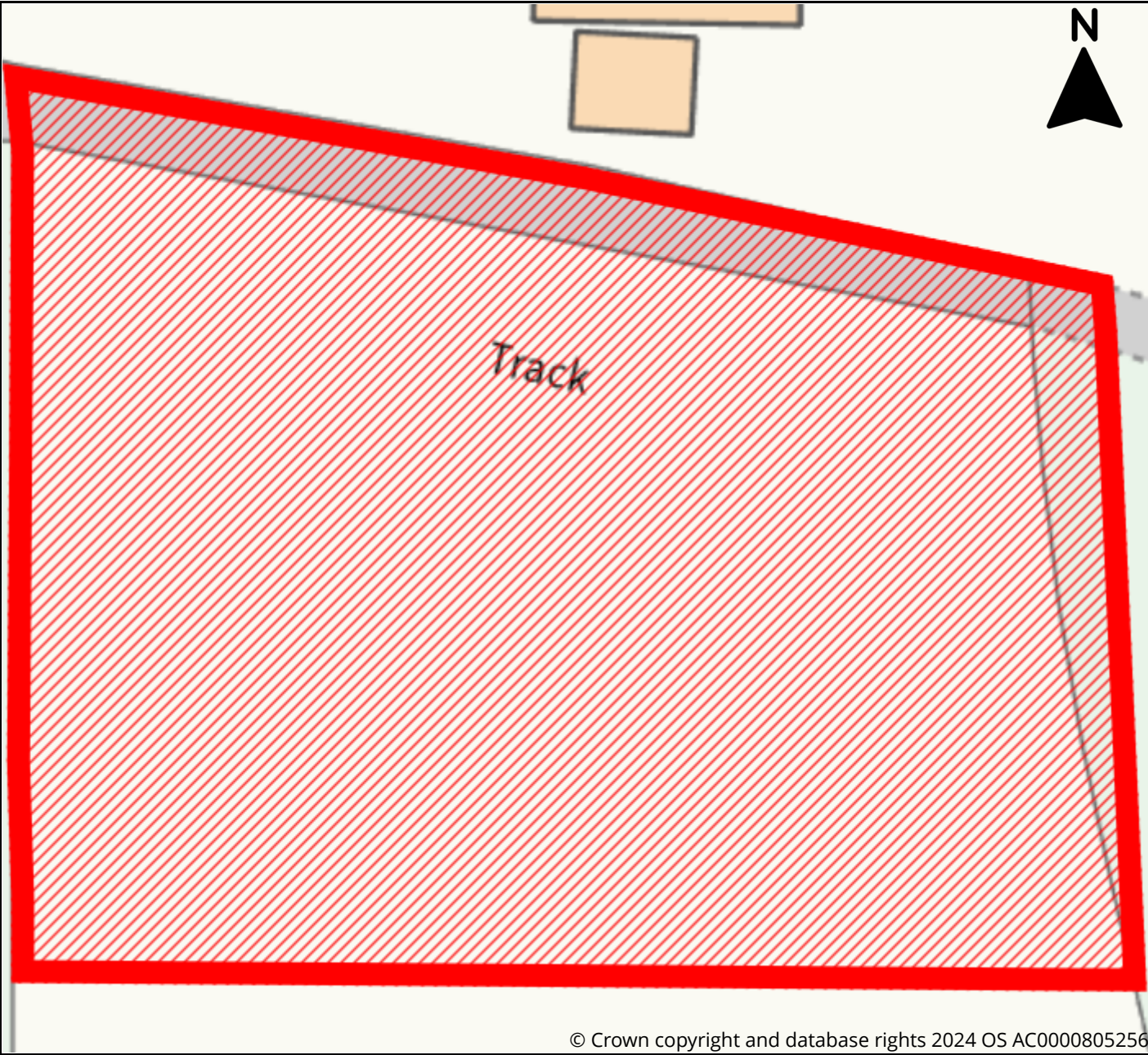


Site Information	
Reference	35967319-3ba2-4da8-a3bd-d70683bc277f
SLAA Ref	23/24/003
Site Name	Barleycroft Works
Address	Barleycroft Works, Barleycroft End, Furneux Pelham, SG9 0LL
Total Area (ha)	1.7
Development Area (ha)	1.7
Proposed Use	Employment





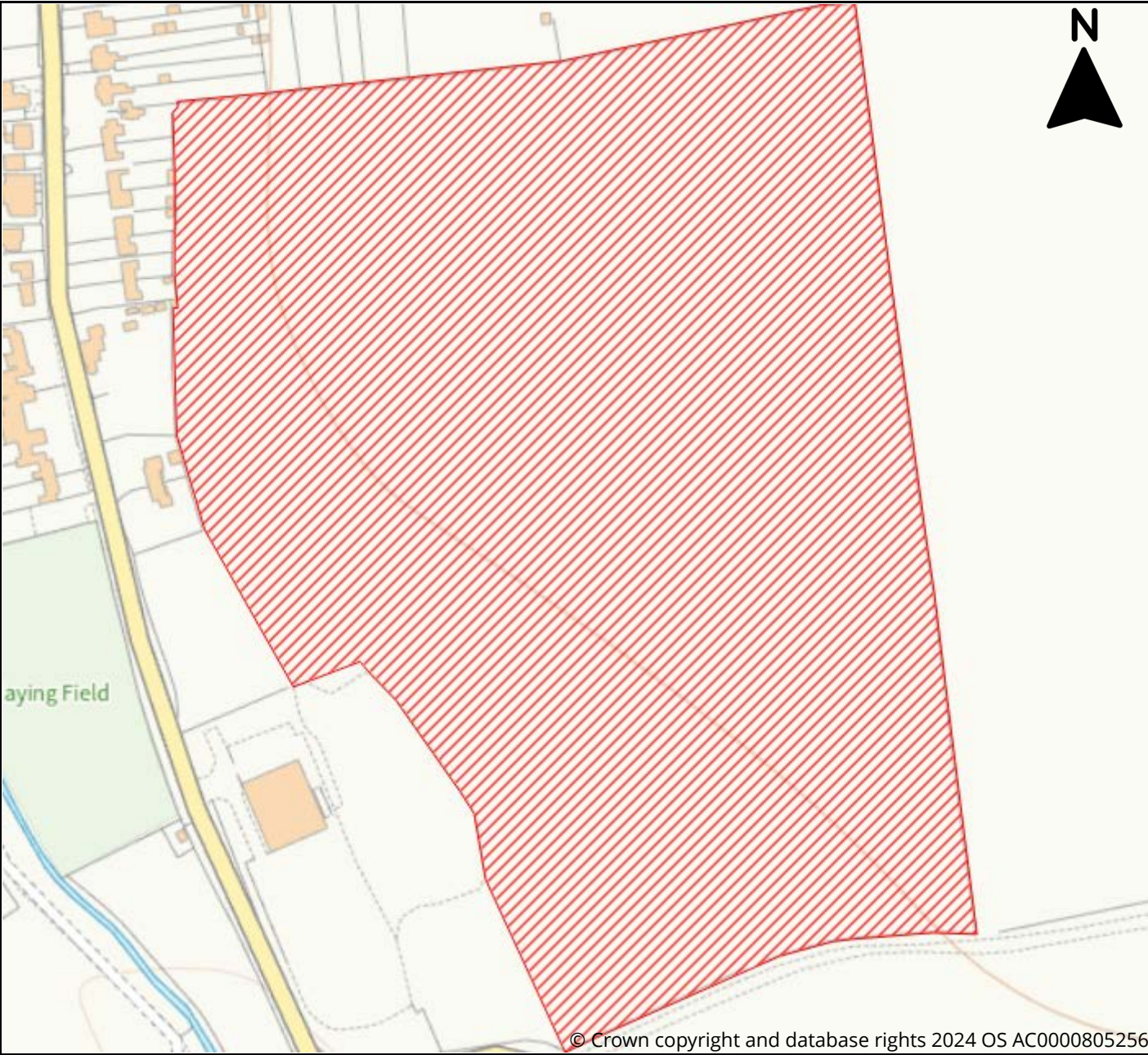
East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	3f0036f8-d5b6-4d47-89c2-3ca9e06db4a2
SLAA Ref	23/24/004
Site Name	Land at Whitebarns Lane
Address	Land at Whitebarns Lane, Furneux Pelham
Total Area (ha)	0.15
Development Area (ha)	0.15
Proposed Use	Residential



East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	fb220423-3900-4280-9f45-a1782001806c
SLAA Ref	23/24/005
Site Name	Land East of Barleycroft Works
Address	Land East of Barleycroft Works, Barleycroft End, Furneux Pelham, SG9 0LL
Total Area (ha)	11
Development Area (ha)	11
Proposed Use	Residential, Affordable Housing





East Herts District Plan Review  
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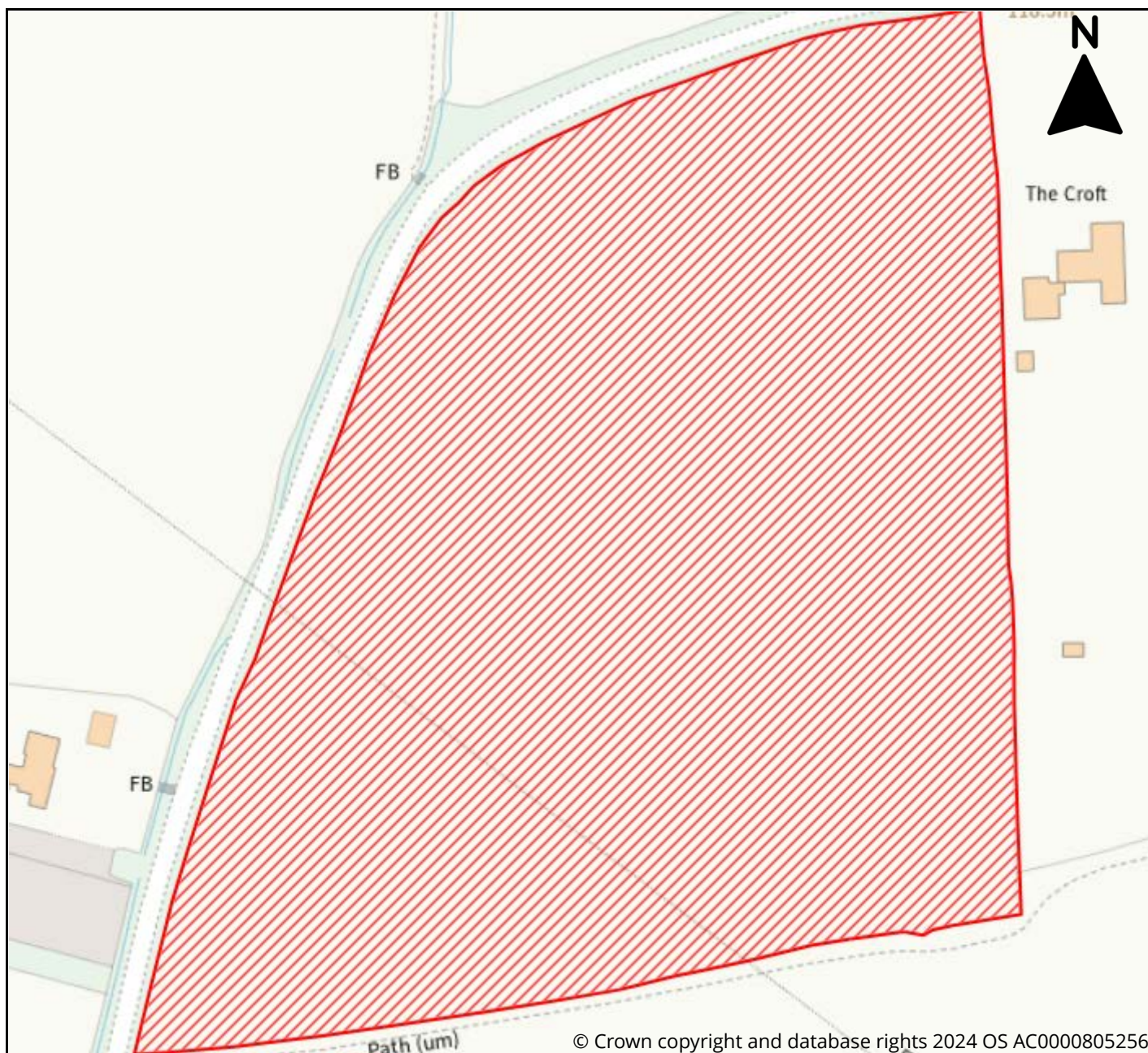
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	Site Information
Reference	180635bc-d6f1-4e2a-a5cf-bb2ae61ef137
SLAA Ref	23/24/006
Site Name	Land East of Willows Farm
Address	Land East of Willows Farm, Ginns Road, Furnuex Pelham,
Total Area (ha)	Buntingford
Development Area (ha)	0.6
Proposed Use	Residential



## East Herts District Plan Review Call for Sites 2024

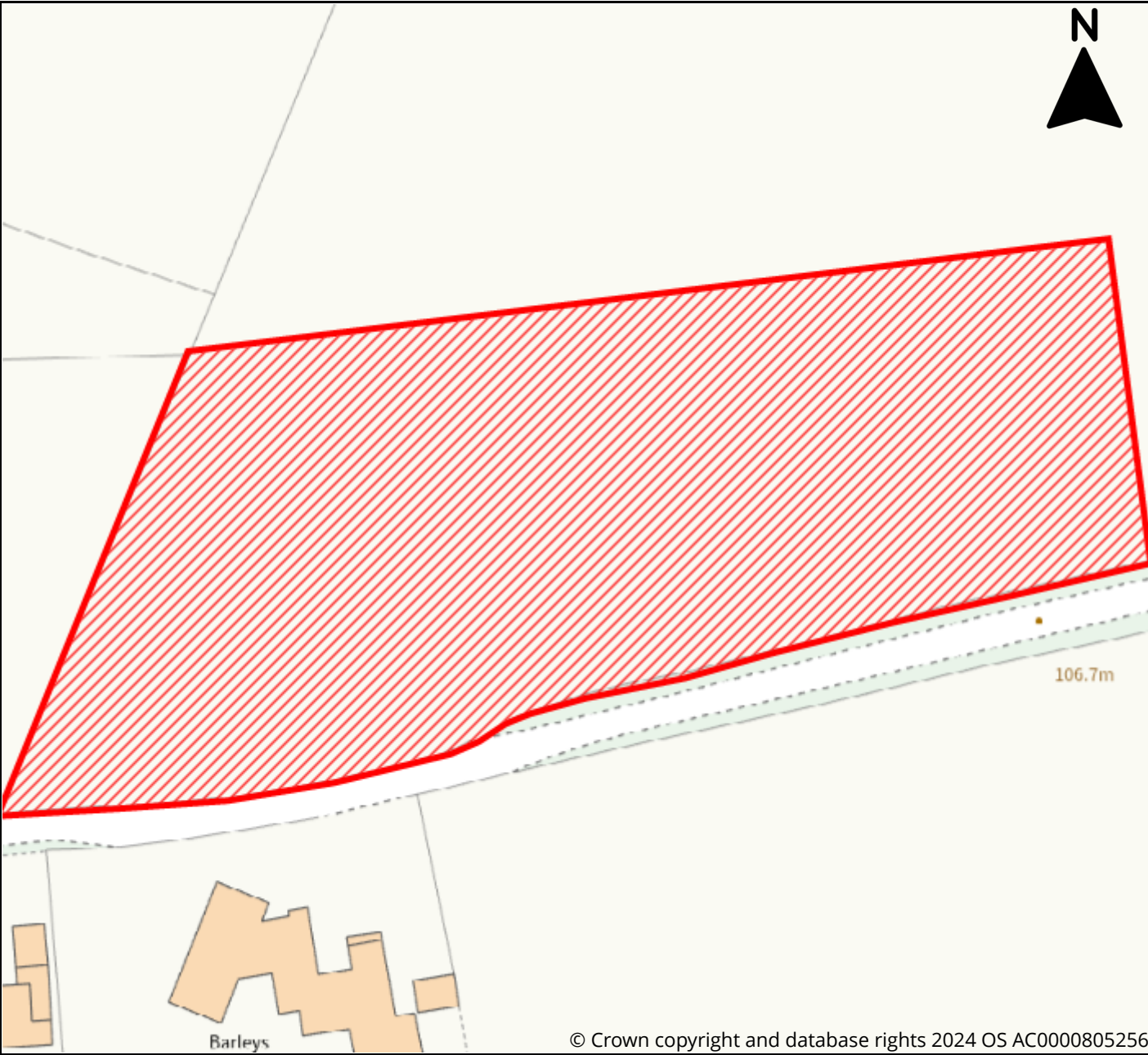


Site Information	
Reference	dcf7d237-24a8-47c0-b7a1-4c68a4ff2d1b
SLAA Ref	23/24/007
Site Name	Land South of Stocking Pelham
Address	Ginns Road, Furneux Pelham
Total Area (ha)	2.6
Development Area (ha)	2.4
Proposed Use	Residential





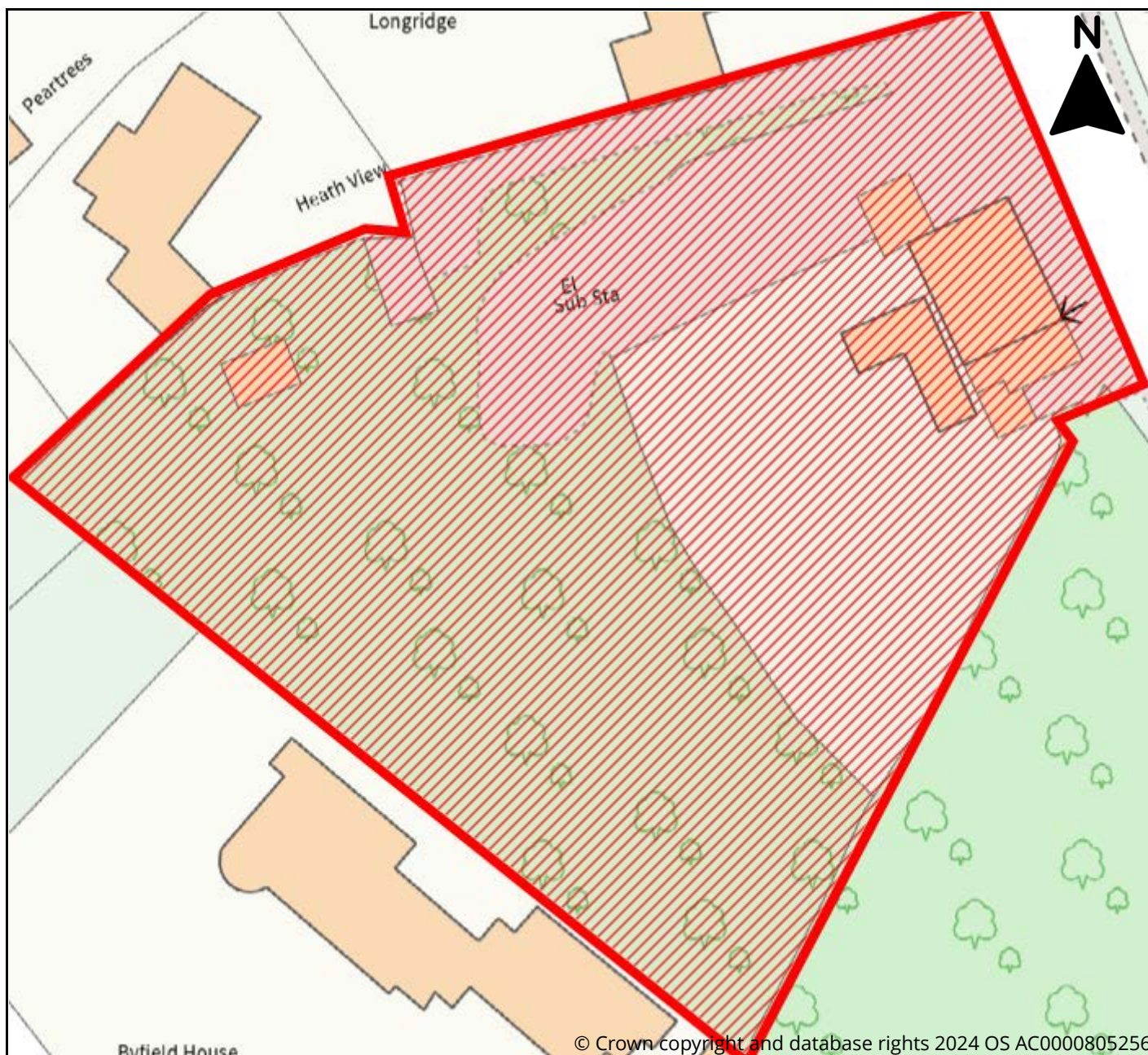
East Herts District Plan Review  
Call for Sites 2024



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Site Information	
Reference	44bb3c0a-6194-4dbb-b97f-8bd68bdef2a0
SLAA Ref	23/24/008
Site Name	Land East of Violets Lane
Address	Land East of Violets Lane, The Street, Furneux Pelham, Herts
Total Area (ha)	0.9
Development Area (ha)	0.9
Proposed Use	Residential



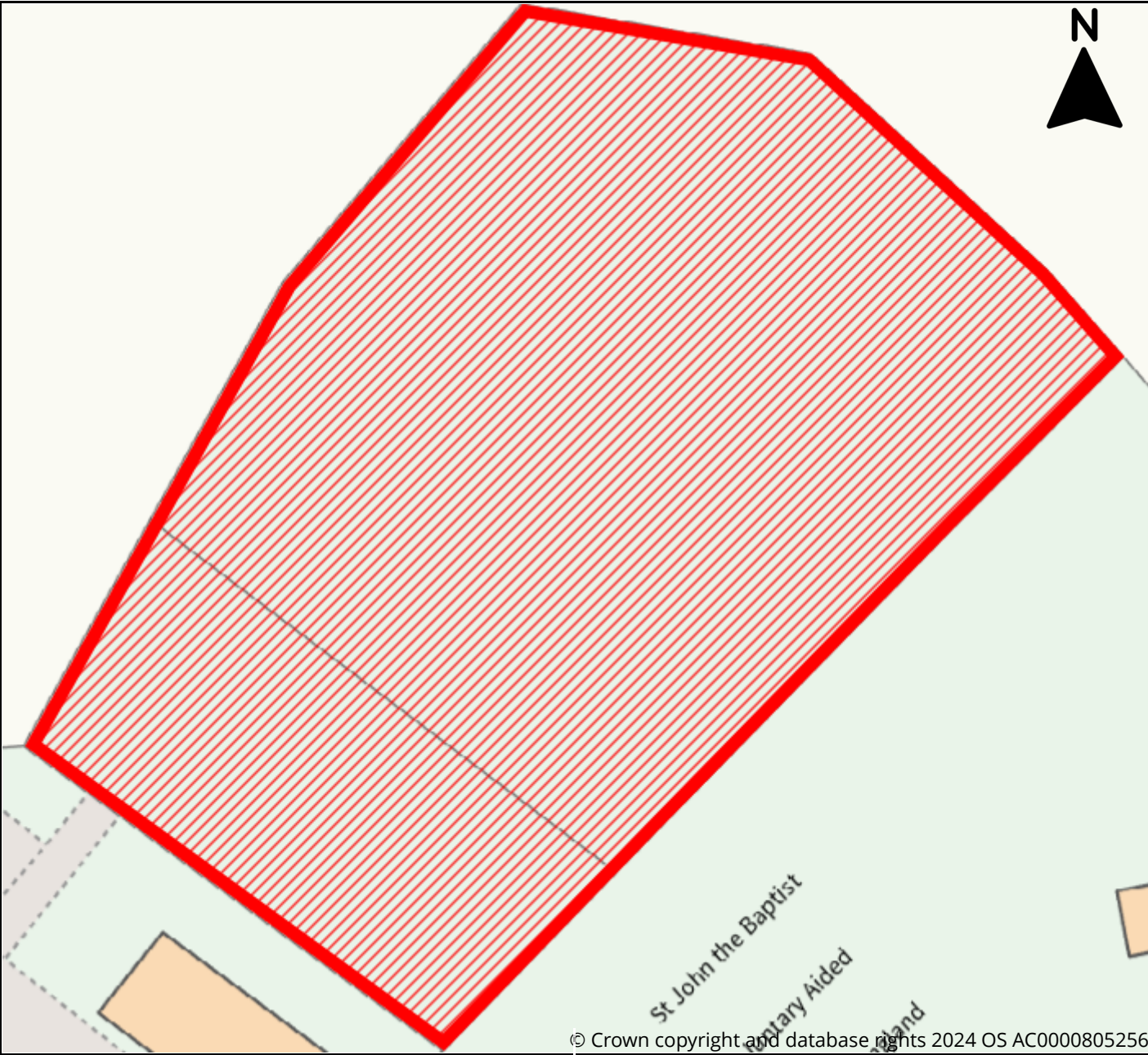
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<b>Reference</b>	57d2b423-e48f-4470-bb2f-1eb50b739de1
<b>SLAA Ref</b>	24/24/001
<b>Site Name</b>	Land rear of Waggon & Horses
<b>Address</b>	Waggon & Horses, Pepper Hill, Great Amwell, Ware, Hertfordshire, SG12 9RQ
<b>Total Area (ha)</b>	0.51
<b>Development Area (ha)</b>	0.27
<b>Proposed Use</b>	Residential

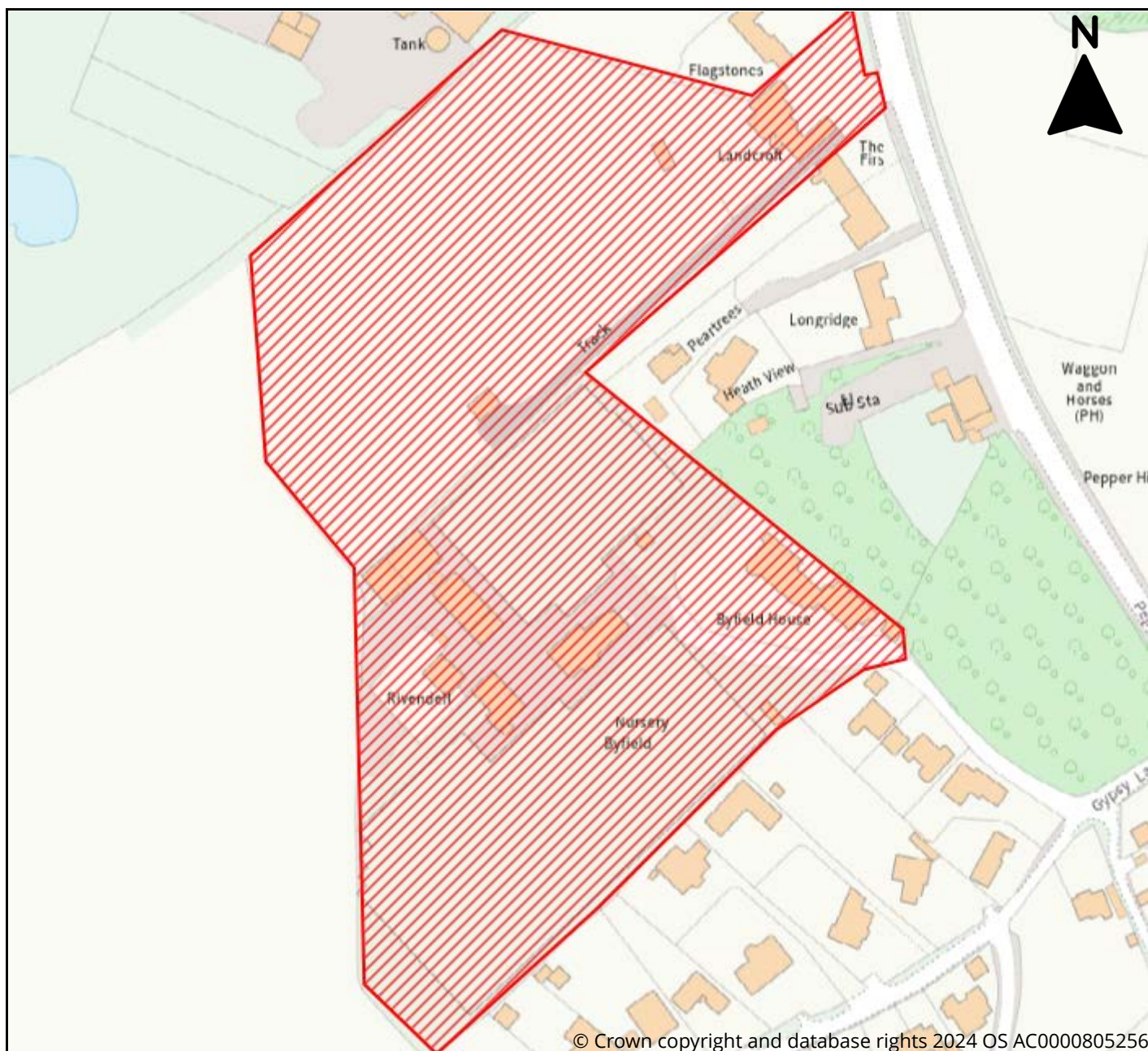




East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	fd370e77-b01f-48d9-9f8e-4e38818764c4
SLAA Ref	24/24/002
Site Name	The Vicar's Field
Address	Hillside Lane, Great Amwell, Ware, SG12 9SG
Total Area (ha)	0.5
Development Area (ha)	0
Proposed Use	Greenspace



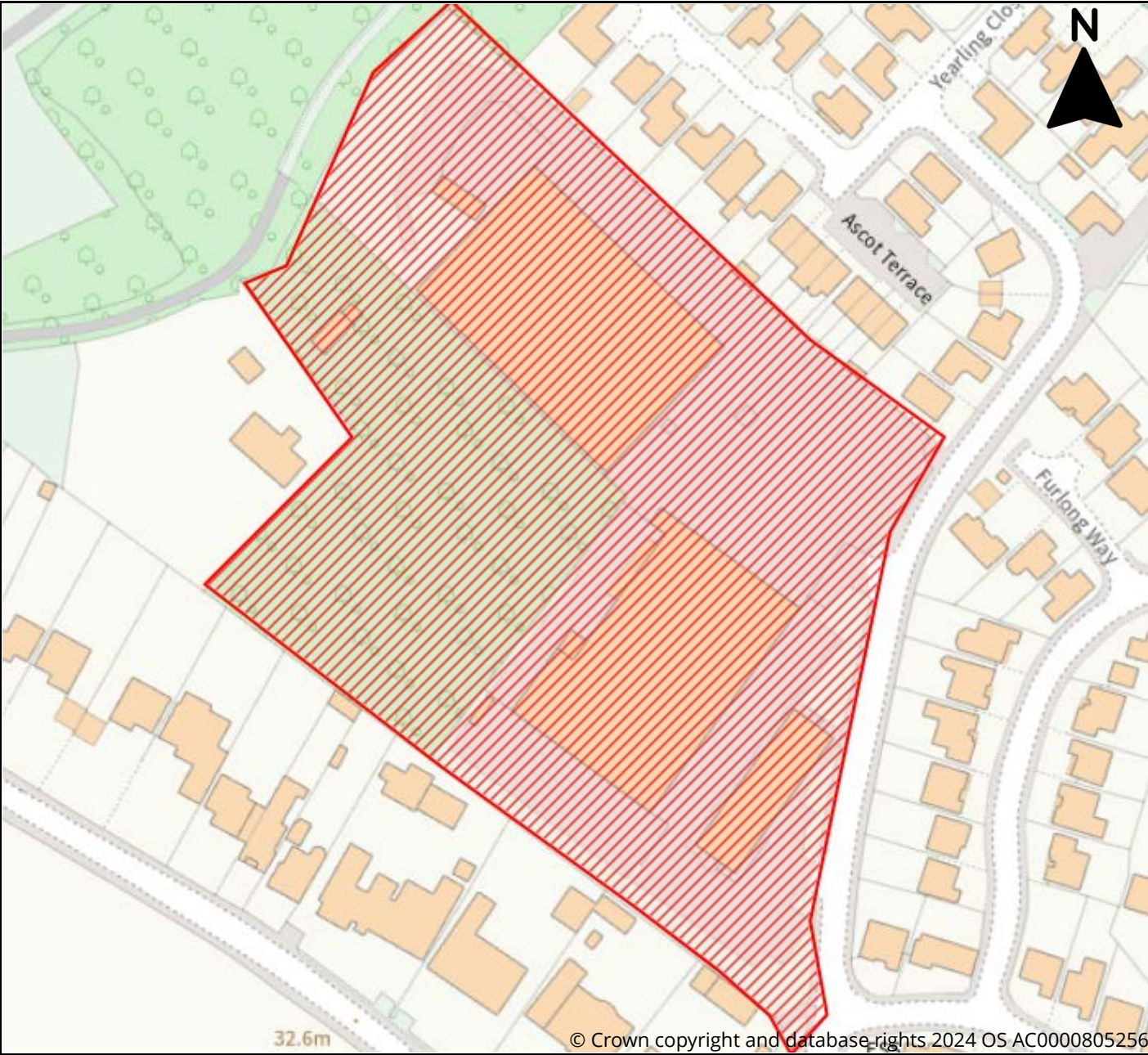
#### Site Information

<b>Reference</b>	39b94e9e-94c0-495a-85c5-052552854e03
<b>SLAA Ref</b>	24/24/003
<b>Site Name</b>	Landcroft and Byfield Nursery
<b>Address</b>	Landcroft, Amwell Hill, Great Amwell, Byfield Nursery, Gypsy Lane, Great Amwell SG12 9RG
<b>Total Area (ha)</b>	3.4
<b>Development Area (ha)</b>	3.4
<b>Proposed Use</b>	Residential, Affordable Housing





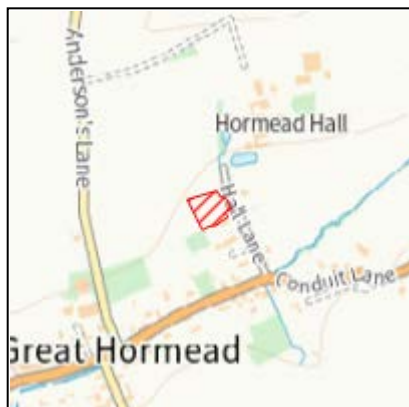
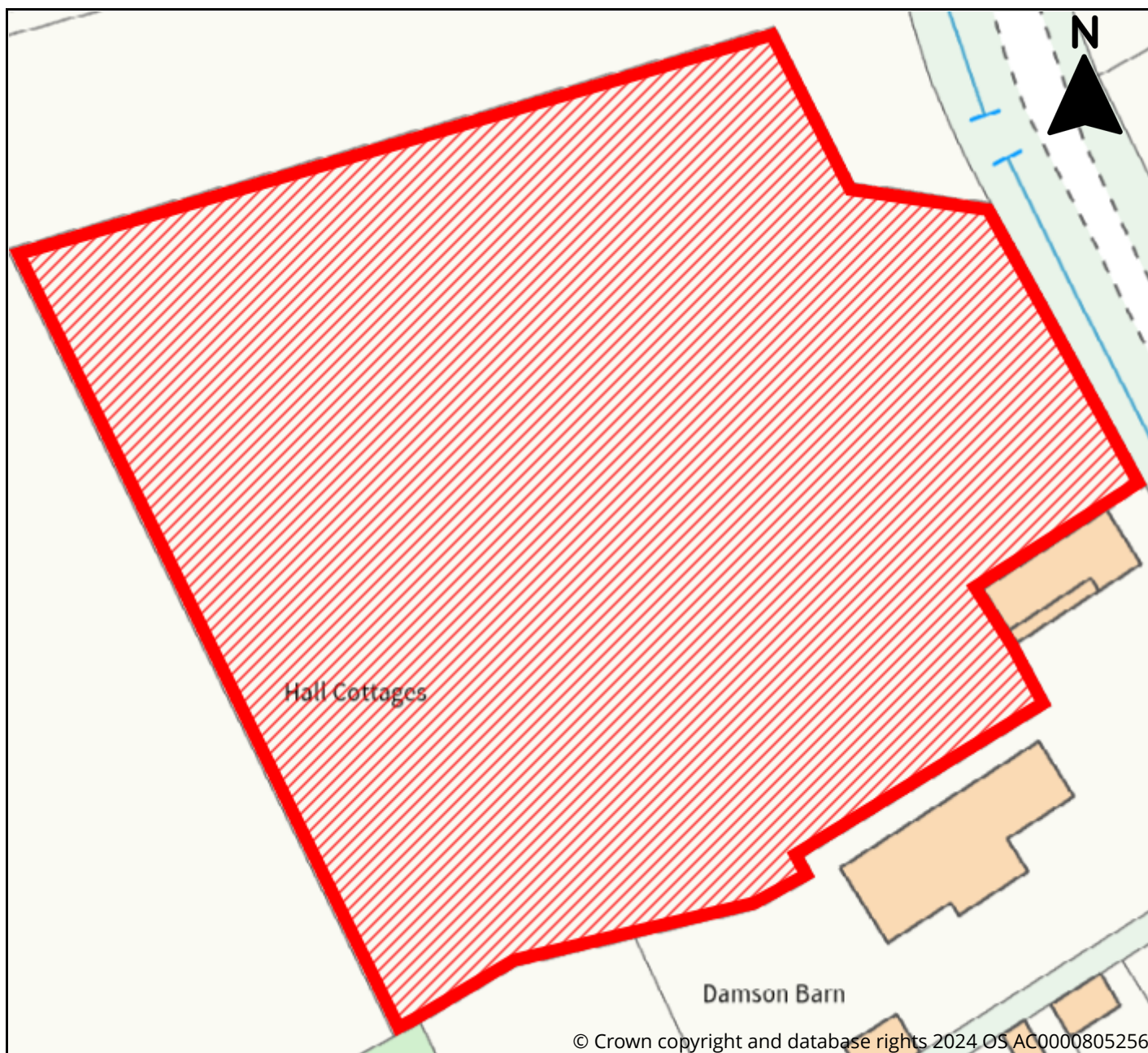
East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	18ab8cf5-f901-47ac-b68e-d1989759e22d
SLAA Ref	24/24/004
Site Name	Land at C. U. Phosco Lighting
Address	Charles House, Lower Rd, Great Amwell, Ware, SG12 9TA
Total Area (ha)	2.3
Development Area (ha)	1.4
Proposed Use	Residential



## East Herts District Plan Review Call for Sites 2024



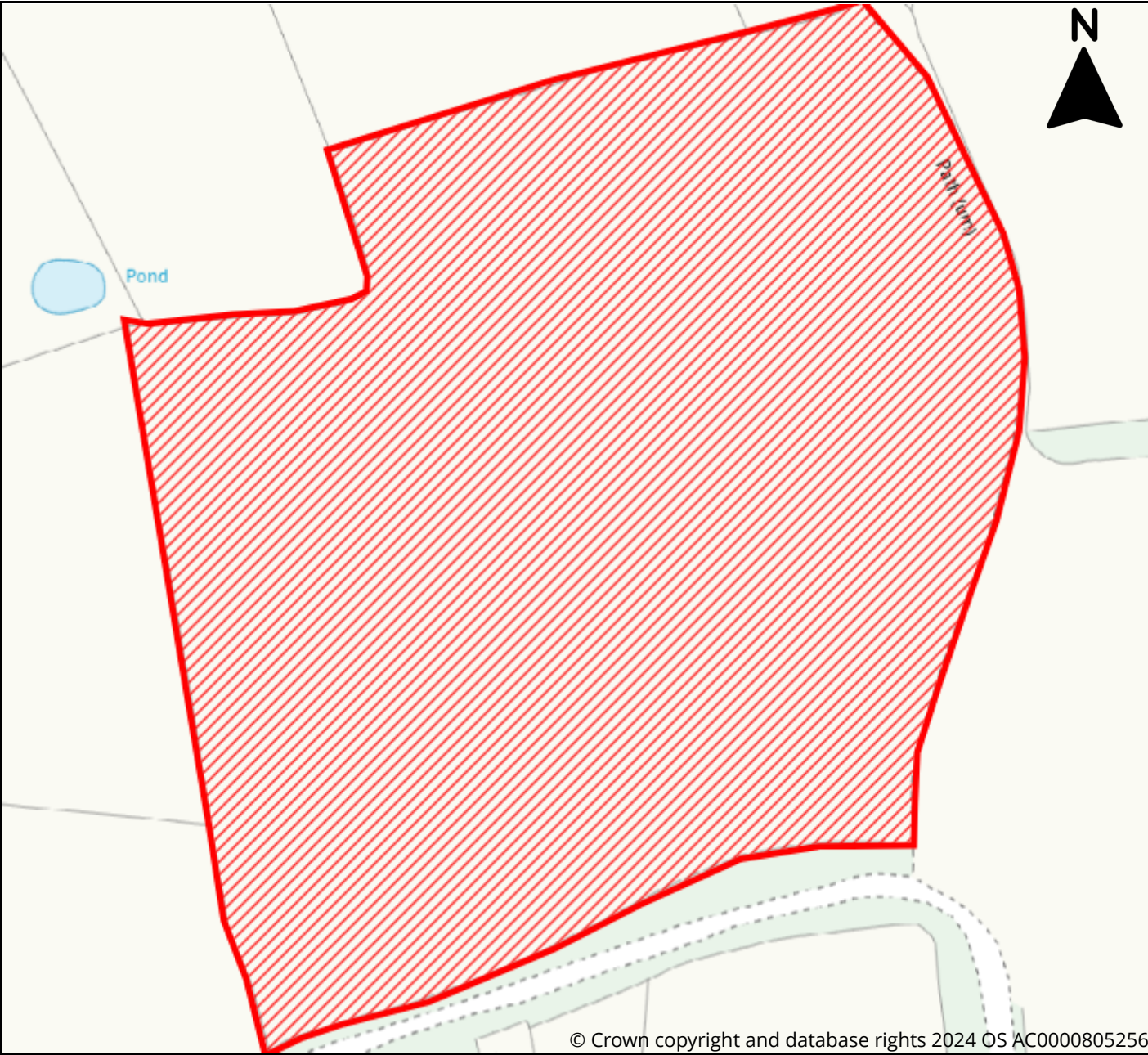
### Site Information

Reference	2cdb8c8c-8ff1-4a7b-94a3-6b596e478ecc
SLAA Ref	25/24/001
Site Name	Barnfield
Address	Hall Lane, Great Hormead., Buntingford, SG9 0NZ
Total Area (ha)	0.405
Development Area (ha)	0.405
Proposed Use	Residential





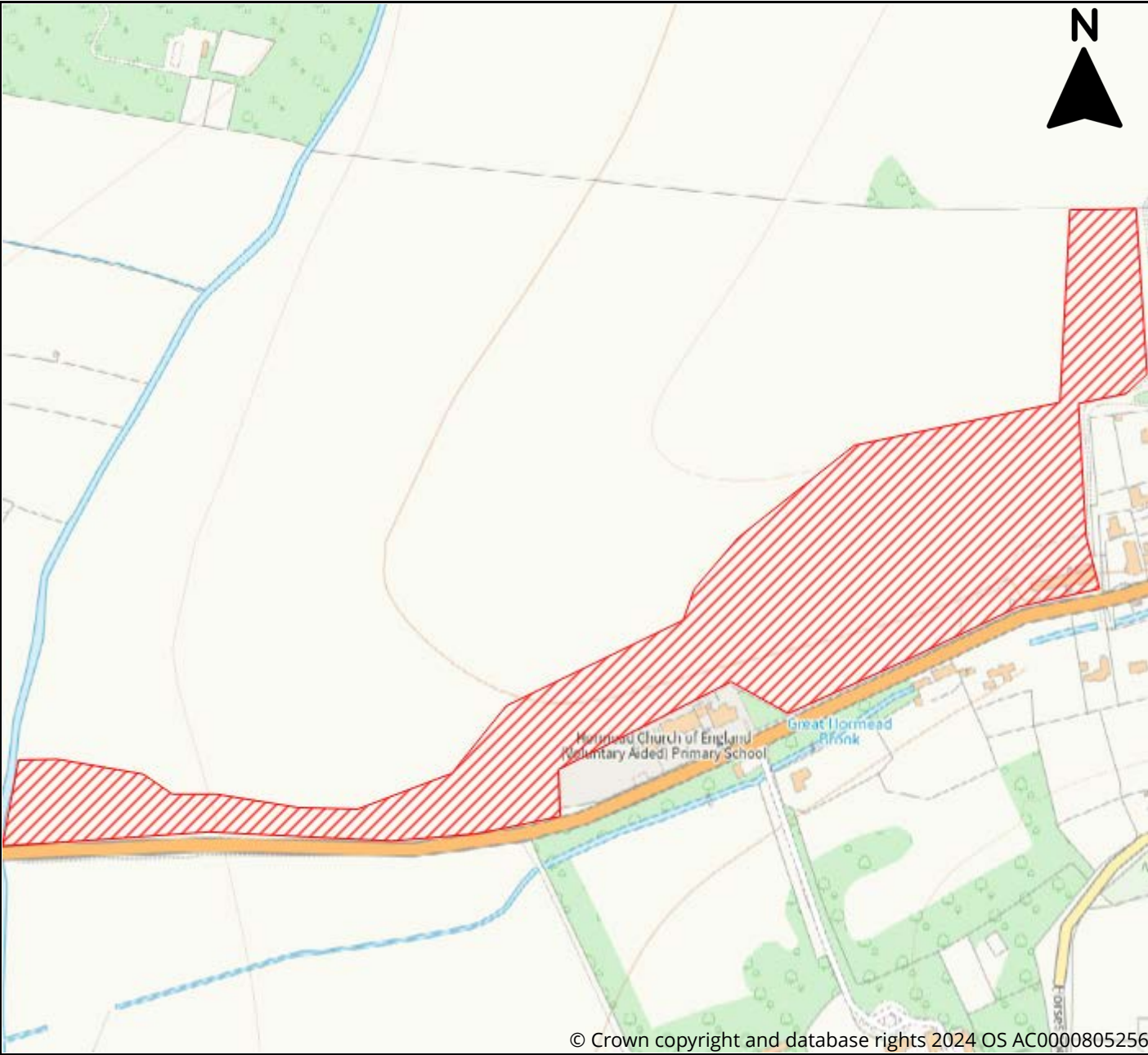
East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	25dd5e19-a77c-4cf7-a8a4-8b629331111f
SLAA Ref	25/24/002
Site Name	Land North of Park Road
Address	Land North of Park Road, Great Hormead, Buntingford, Herts, SG9 0NW
Total Area (ha)	1.5
Development Area (ha)	1.5
Proposed Use	Residential

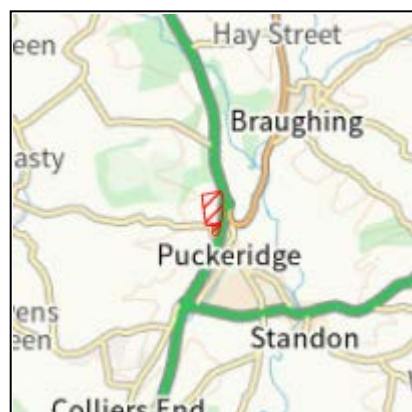
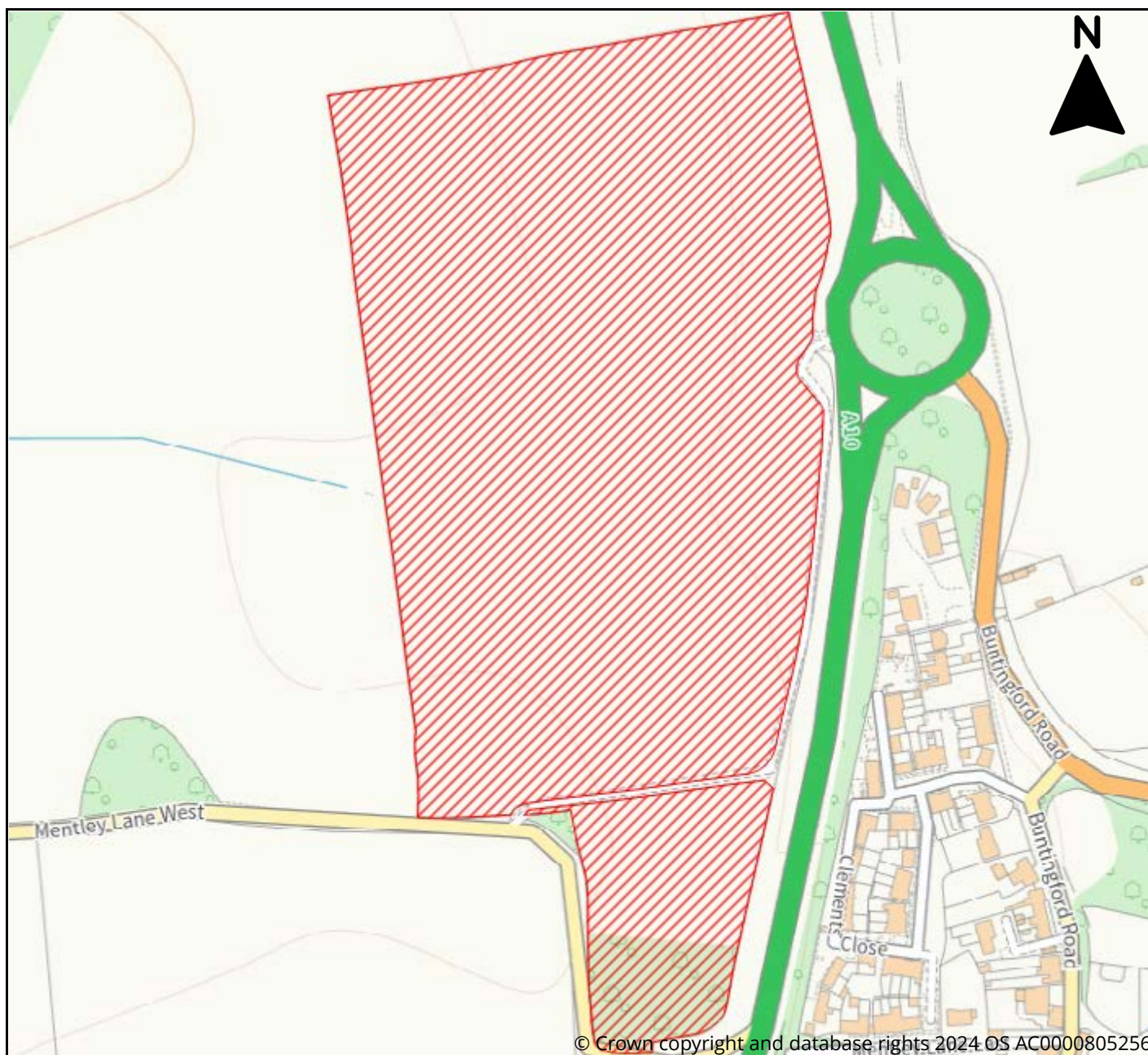


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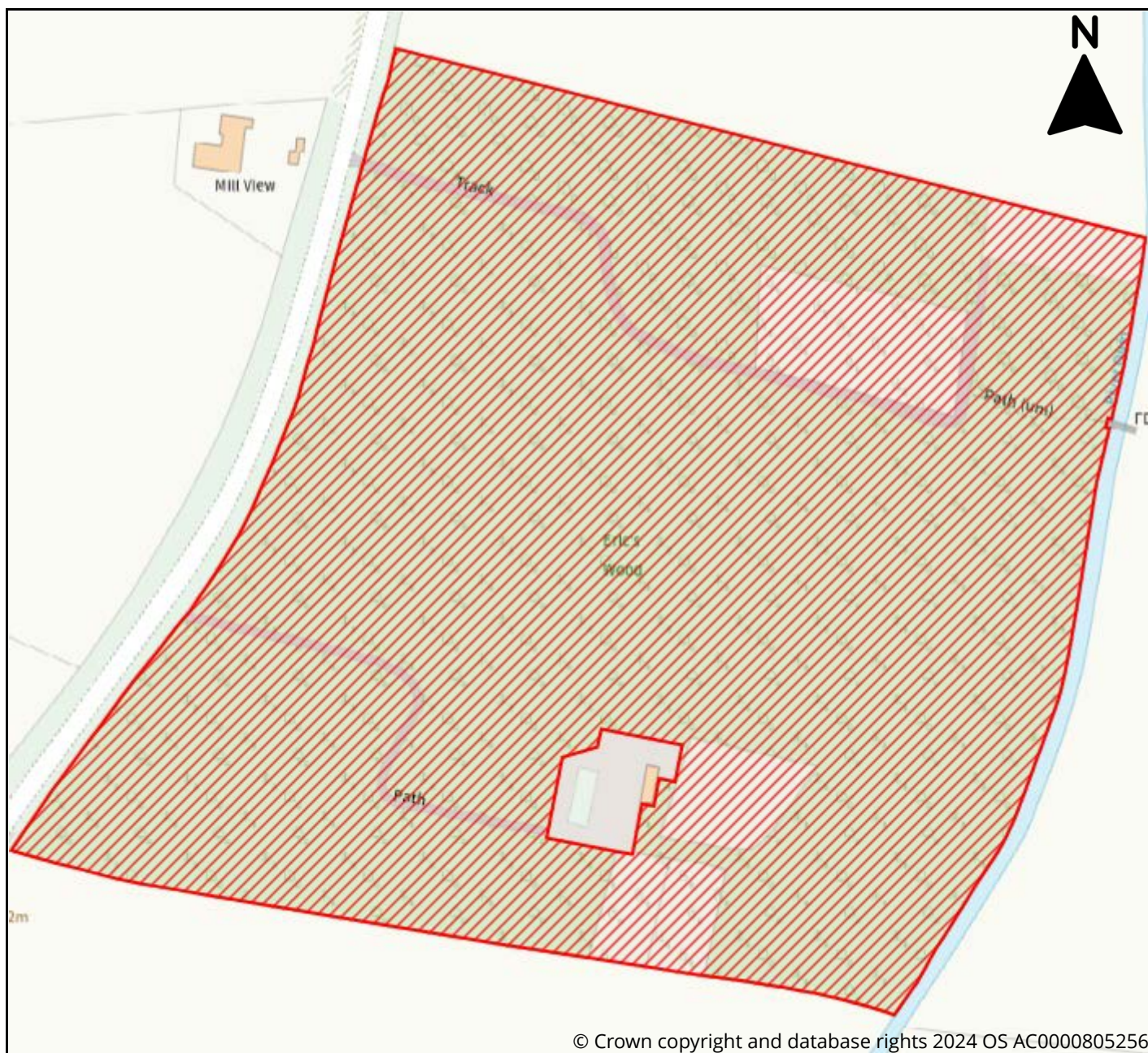
Site Information	
Reference	ec5030f6-ebb7-48e5-b20f-0512d5081e64
SLAA Ref	25/24/003
Site Name	Land to the West of Gt Hormead Village Hall and East and West of Hormead COE First & Nursery
Address	Buntingford, SG9 0NS
Total Area (ha)	8
Development Area (ha)	8
Proposed Use	Mixed Use





Site Information	
Reference	fede8e8f-083e-483d-b049-529c51da4b9b
SLAA Ref	26/24/001
Site Name	Mentley
Address	Mentley, Mentley Lane West, Great Munden, Ware, SG11
Total Area (ha)	1TW
Development Area (ha)	11.59
Proposed Use	Residential, Employment, Mixed Use



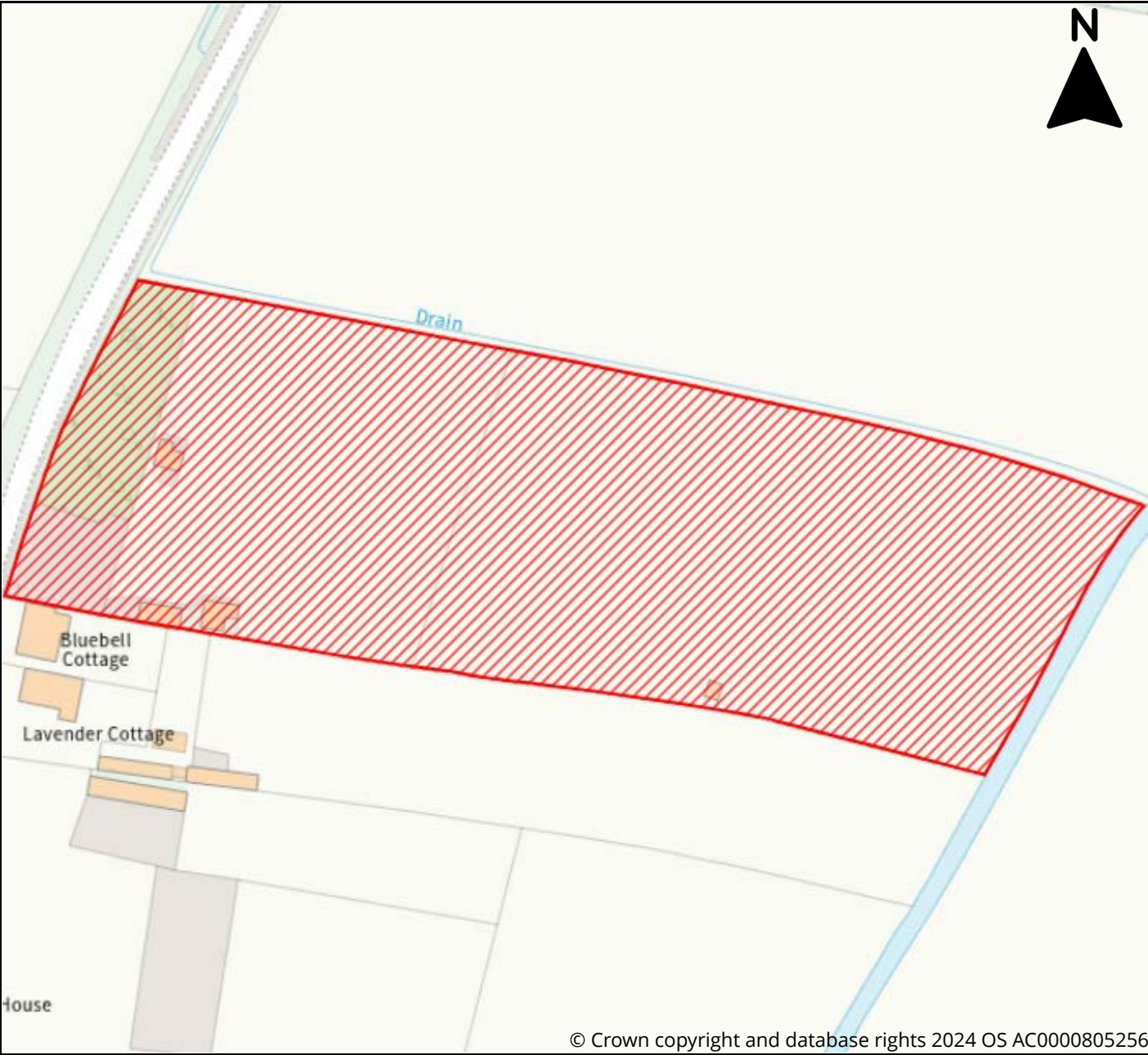


Site Information	
Reference	a8ed7928-ad83-41a0-9513-09bc162dc556
SLAA Ref	27/24/001
Site Name	Hare Street Estate (Eric's Wood)
Address	Hare Street Estate, Hare Street (B1368), Hare Street, Buntingford, SG9 0DX
Total Area (ha)	7
Development Area (ha)	3
Proposed Use	Residential, Affordable Housing

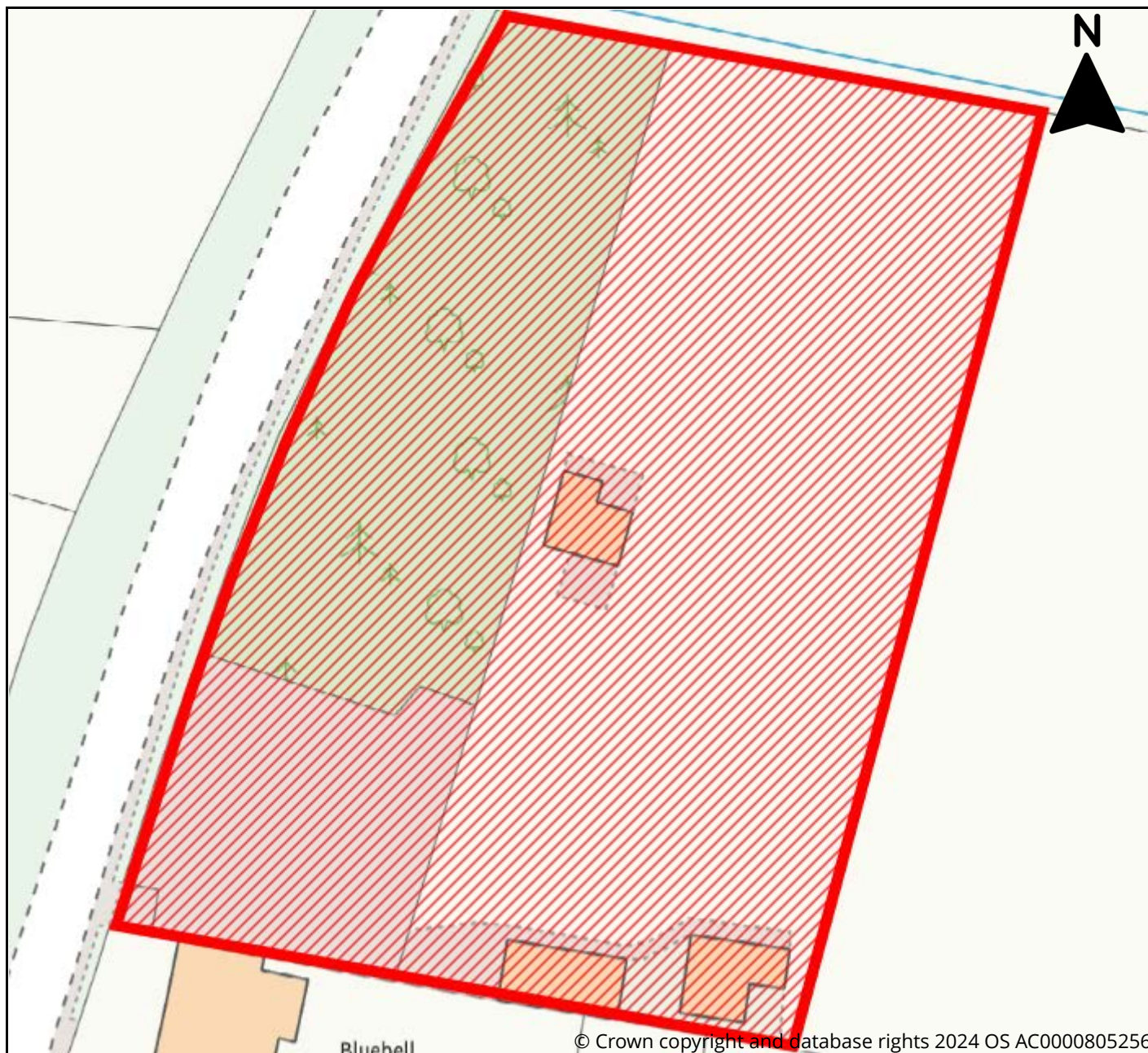




East Herts District Plan Review  
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Site Information	
Reference	75891ecd-bee9-43fb-8fab-71bd9de75933
SLAA Ref	27/24/002
Site Name	Land North of Bluebell Cottage
Address	Bluebell Cottage, Hare Street, SG9 0DY
Total Area (ha)	2.11
Development Area (ha)	1.72
Proposed Use	Residential, Affordable Housing

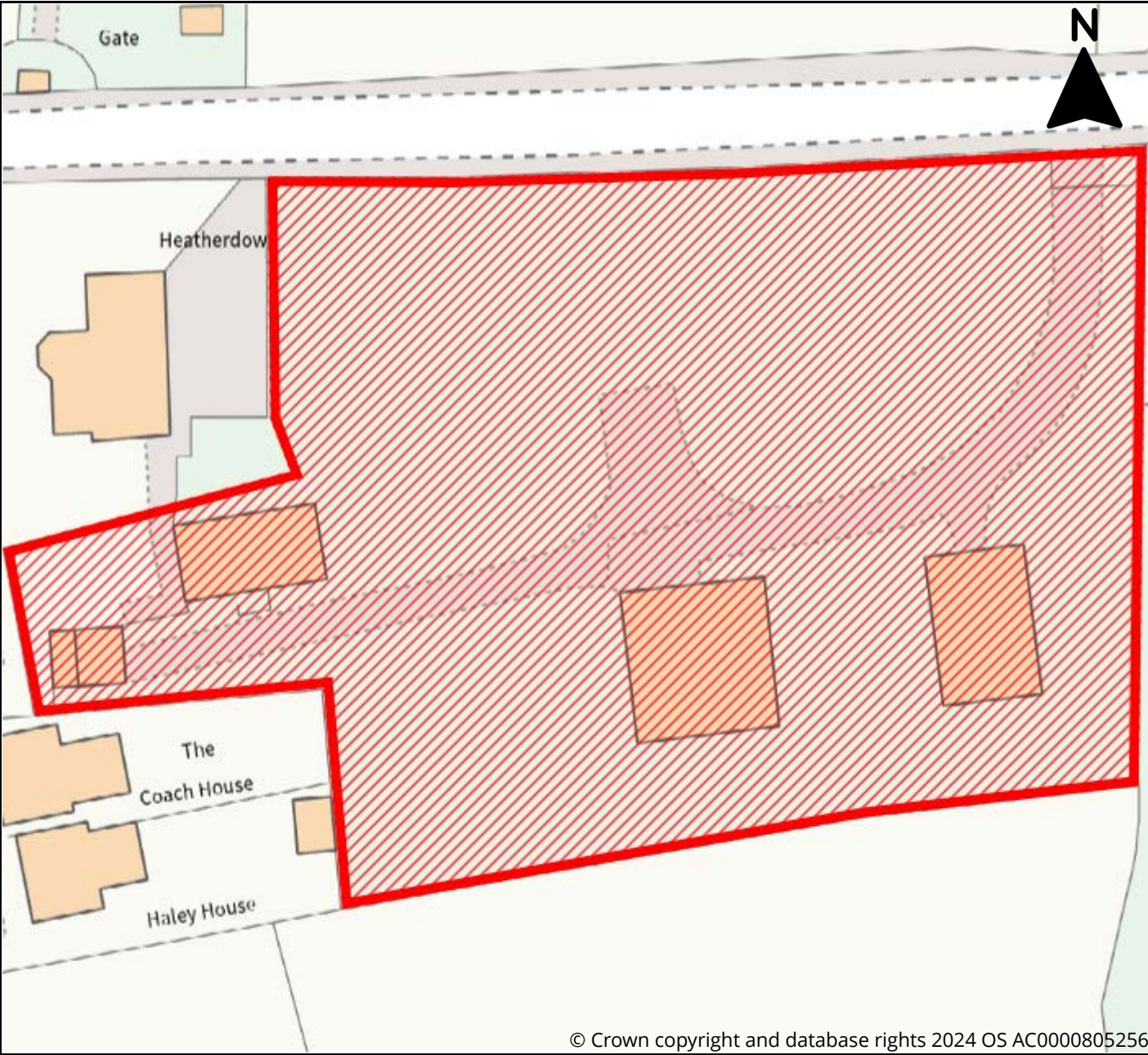


Site Information	
Reference	b8395ed9-14dc-4808-9e19-115863394e1e
SLAA Ref	27/24/003
Site Name	Land adjacent to Bluebell Cottage
Address	Bluebell Cottage, Hare Street, SG9 0DY
Total Area (ha)	0.5
Development Area (ha)	0.5
Proposed Use	Residential





East Herts District Plan Review  
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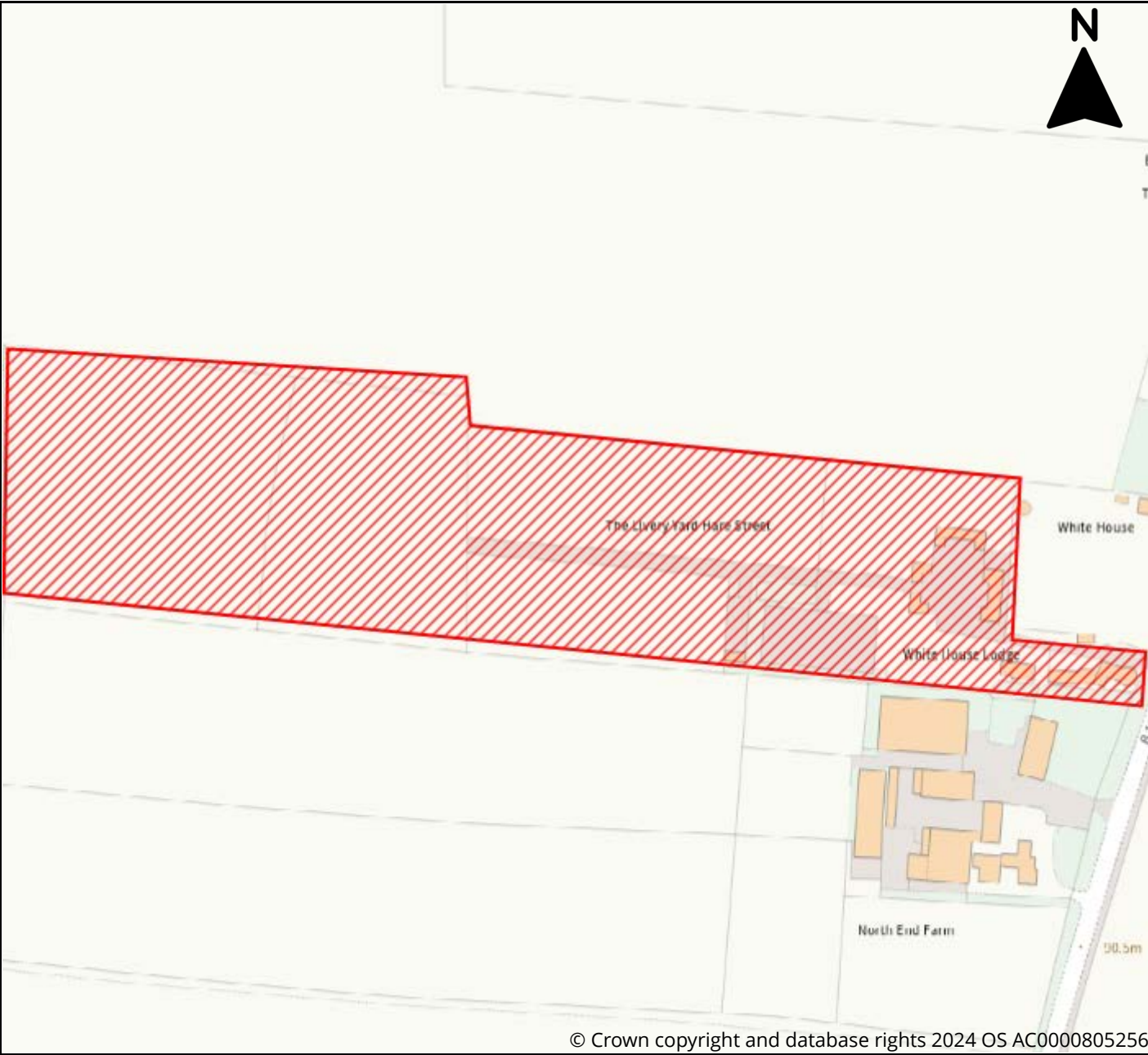
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Site Information	
Reference	3ee875ad-6d41-4ee7-ba7d-8ba8ac5d7e46
SLAA Ref	27/24/004
Site Name	Land at Heatherdown
Address	Heatherdown, Hare Street, Hertfordshire, SG9 0AE
Total Area (ha)	0.522
Development Area (ha)	0.293
Proposed Use	Residential



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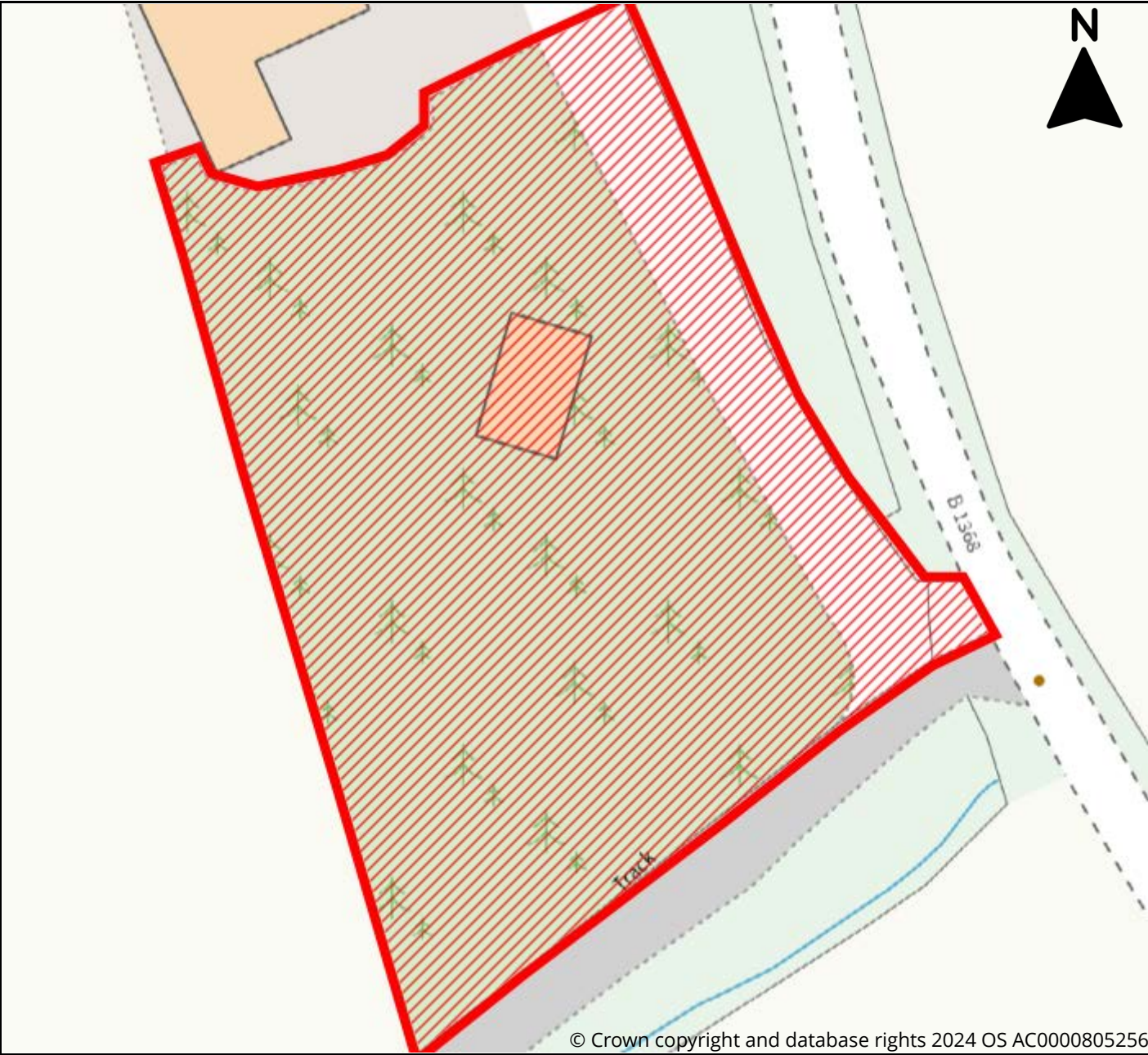


Site Information	
Reference	dfbe0f67-b058-46ba-a9c7-13d885ae8782
SLAA Ref	27/24/005
Site Name Address	(Former) Livery Yard
Total Area (ha)	Livery Yard, Hare Street, Buntingford, SG9 0DX
Development Area (ha)	3.2
Proposed Use	2.8
	Residential





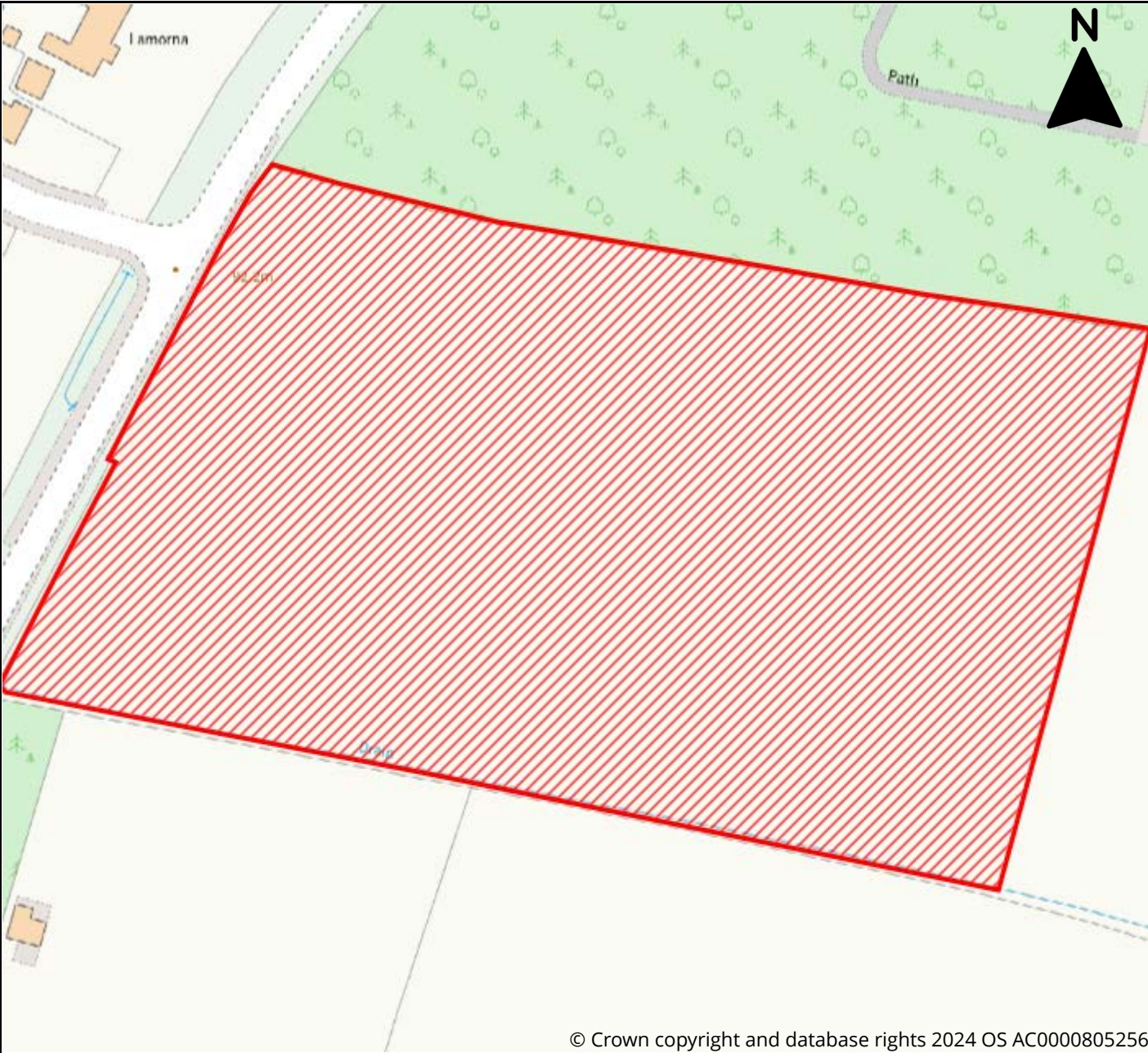
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Site Information	
Reference	7c04d3a0-9df6-4785-8f1f-c274e05e8b7d
SLAA Ref	27/24/006
Site Name	LAND ADJACENT HOWE ENGINEERING
Address	LAND ADJACENT HOWE ENGINEERING, HARE STREET, BUNTINGFORD, SG9 0DY
Total Area (ha)	0.37
Development Area (ha)	0.37
Proposed Use	Employment



East Herts District Plan Review  
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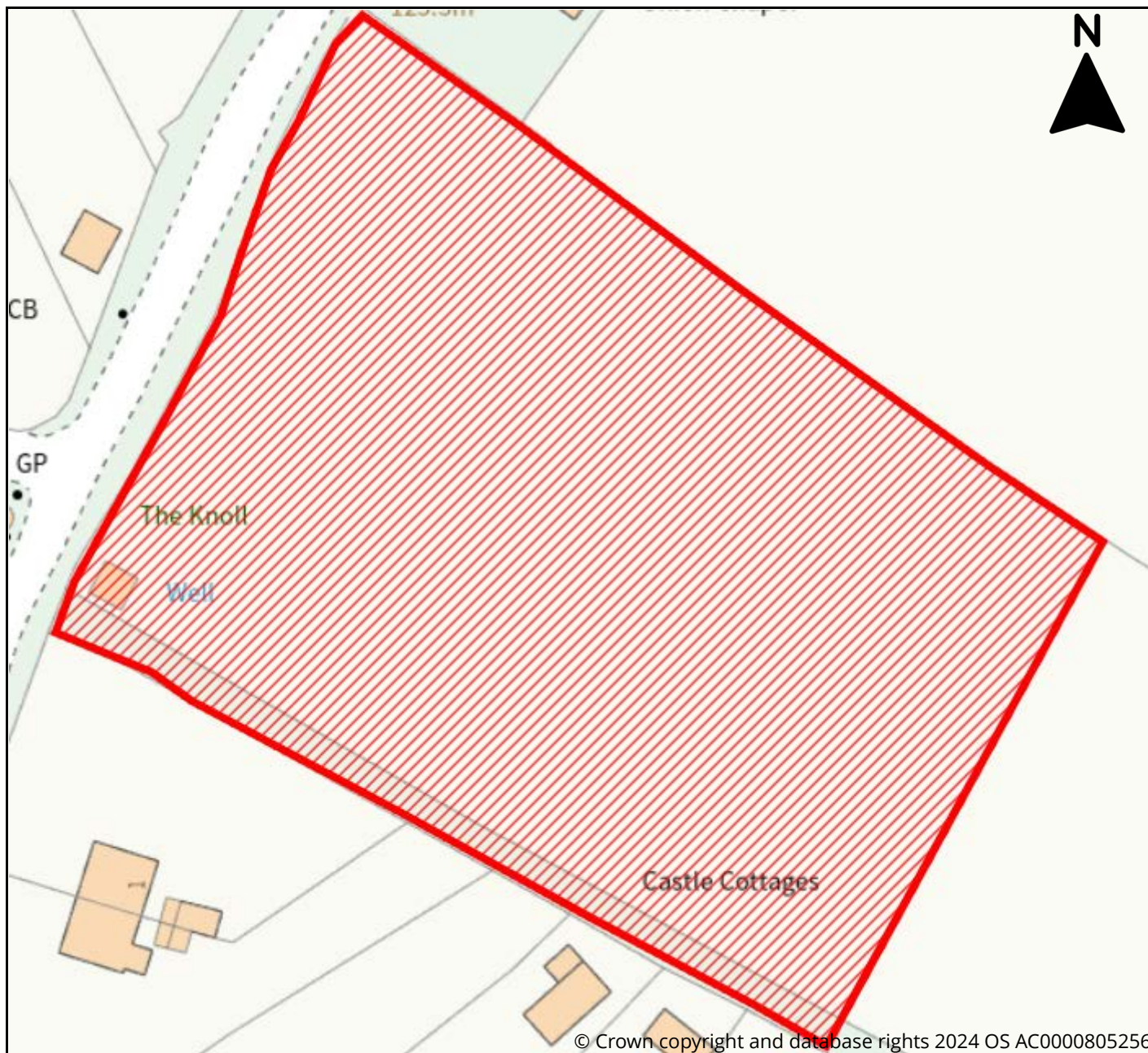


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Site Information	
Reference	aefb9d16-b6e3-49b7-91a8-f3e6173e9248
SLAA Ref	27/24/007
Site Name	Land Adjacent The Chimneys
Address	Land Adjacent The Chimneys, Hare Street, Buntingford, SG9
Total Area (ha)	1.72
Development Area (ha)	1.72
Proposed Use	Residential



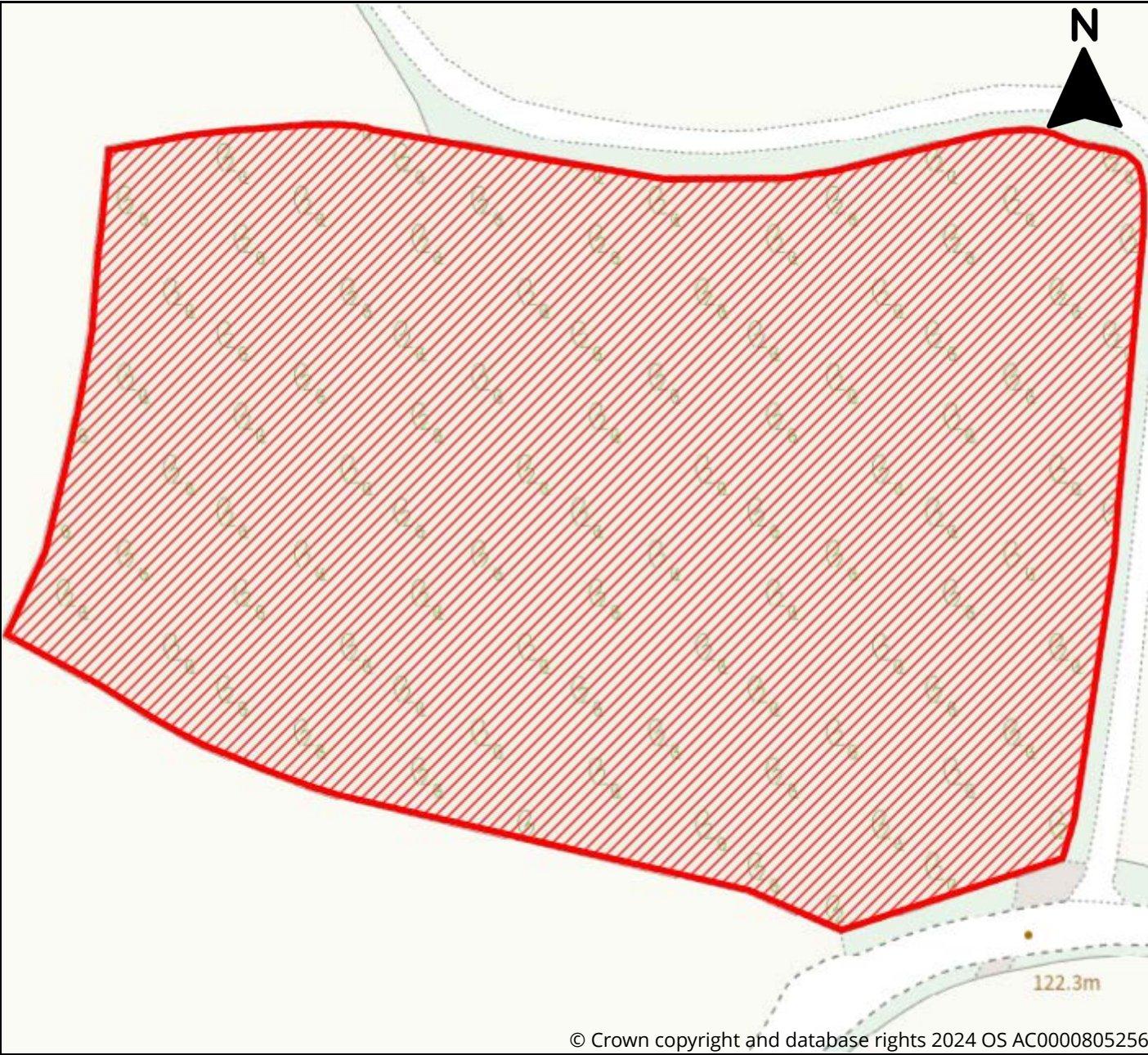


Site Information	
Reference	c5adc185-af3c-4731-a76d-b434e67a6f84
SLAA Ref	27/24/008
Site Name	Land off Hare Street
Address	Land off Hare Street, Anstey
Total Area (ha)	0.78
Development Area (ha)	0.78
Proposed Use	Residential, Affordable Housing



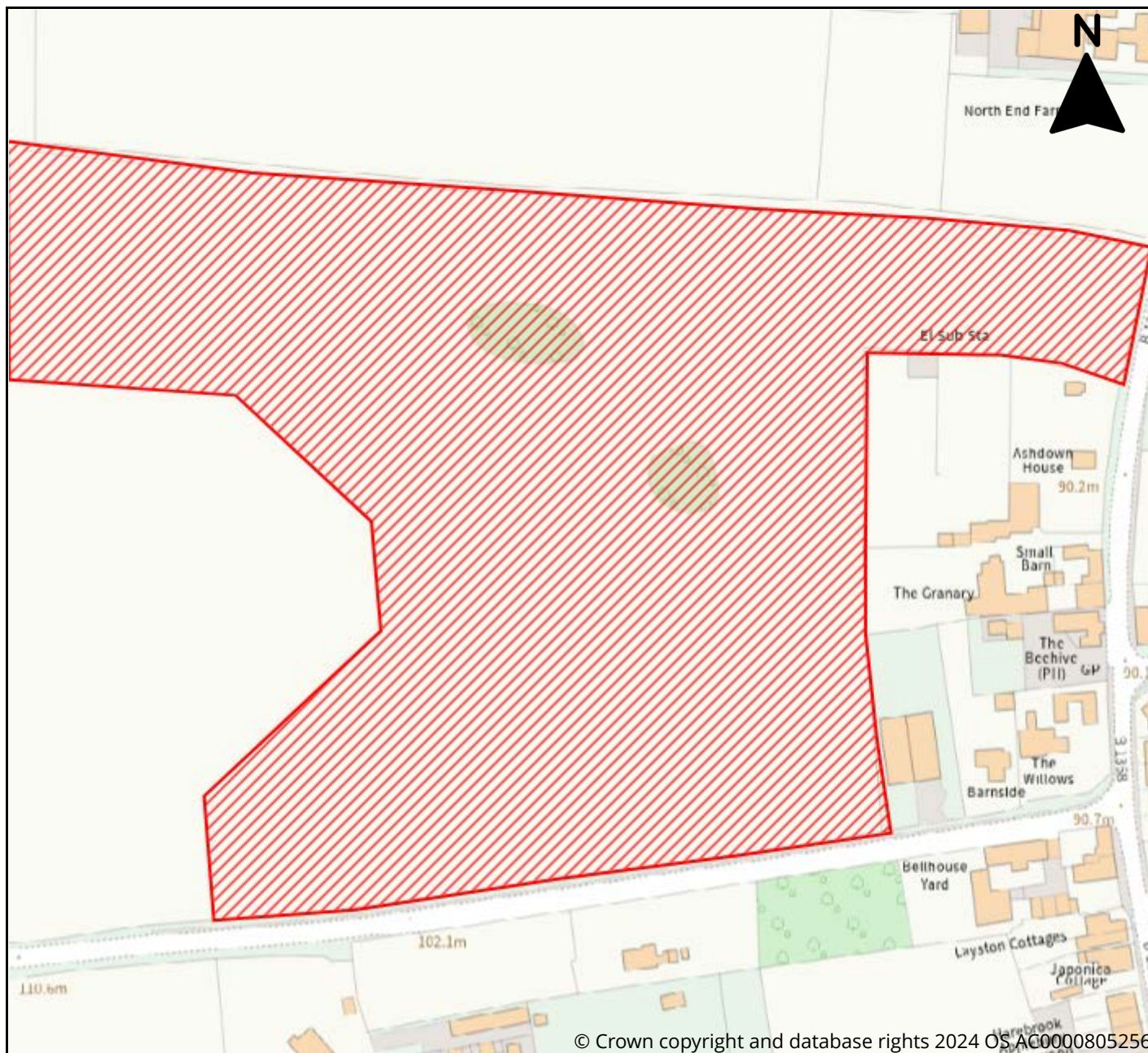


East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	b2f764b4-713c-41c6-b6ed-7dd035583efb
SLAA Ref	27/24/009
Site Name	Rowney Close
Address	Rowney Close, Hare Street, Buntingford
Total Area (ha)	1.377
Development Area (ha)	1.377
Proposed Use	Residential, Affordable Housing, Park Homes

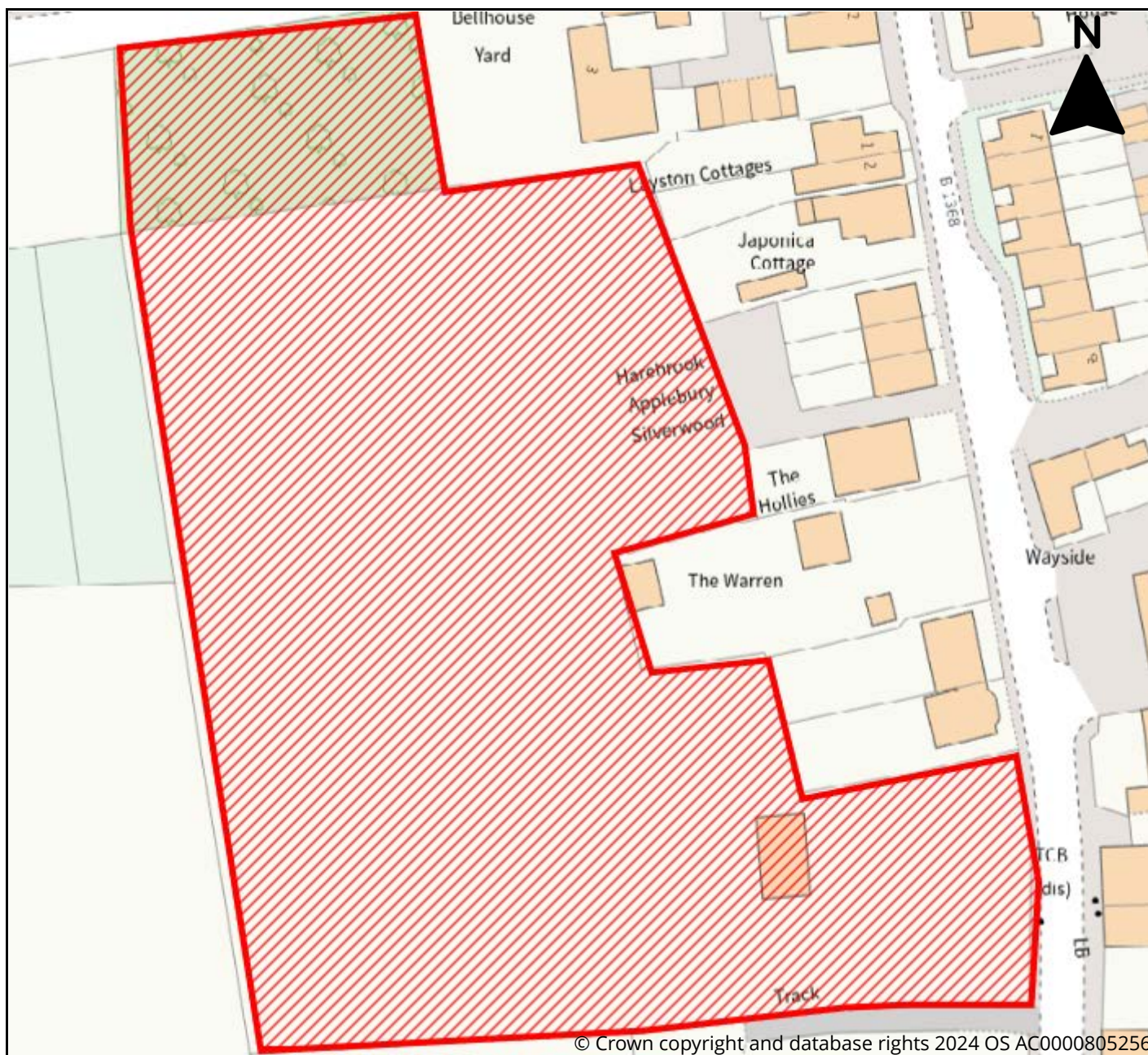




### Site Information

<b>Reference</b>	4751451f-8fe1-4d49-9ad3-639fc0da55e1
<b>SLAA Ref</b>	27/24/010
<b>Site Name</b>	Land to the West of the Beehive Public House
<b>Address</b>	Land to the North of Hare Street Road and to the West of the Beehive PH., Buntingford, SG9 0DX
<b>Total Area (ha)</b>	4.8
<b>Development Area (ha)</b>	4.8
<b>Proposed Use</b>	Mixed Use



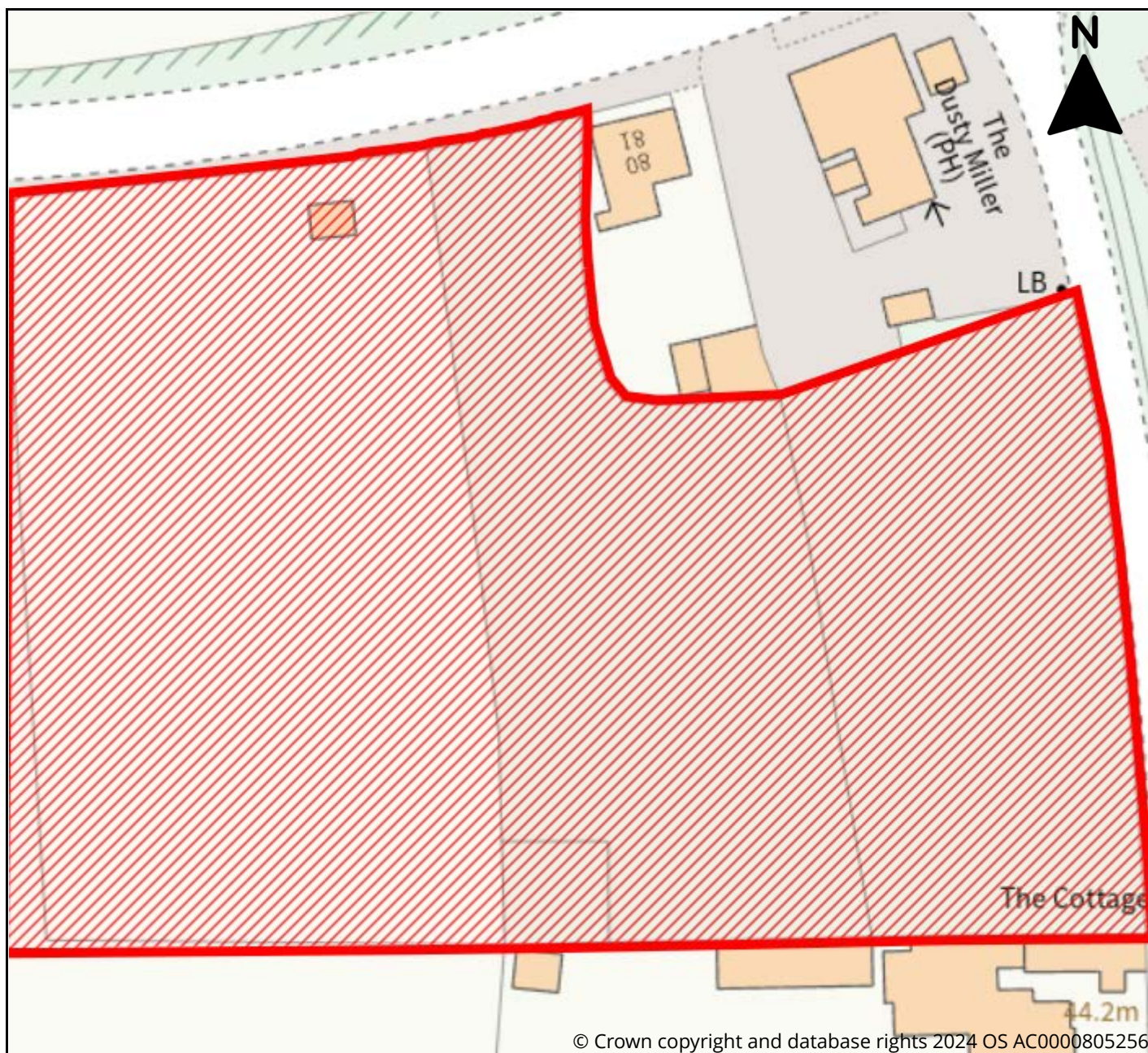


Site Information	
Reference	bd2b478d-2376-472e-8b48-1e7cb86d5088
SLAA Ref	27/24/011
Site Name	Kemps Close
Address	Kemps Close, Hare Street, Buntingford, SG9 0DZ
Total Area (ha)	1.3
Development Area (ha)	1
Proposed Use	Residential, Affordable Housing





## East Herts District Plan Review Call for Sites 2024

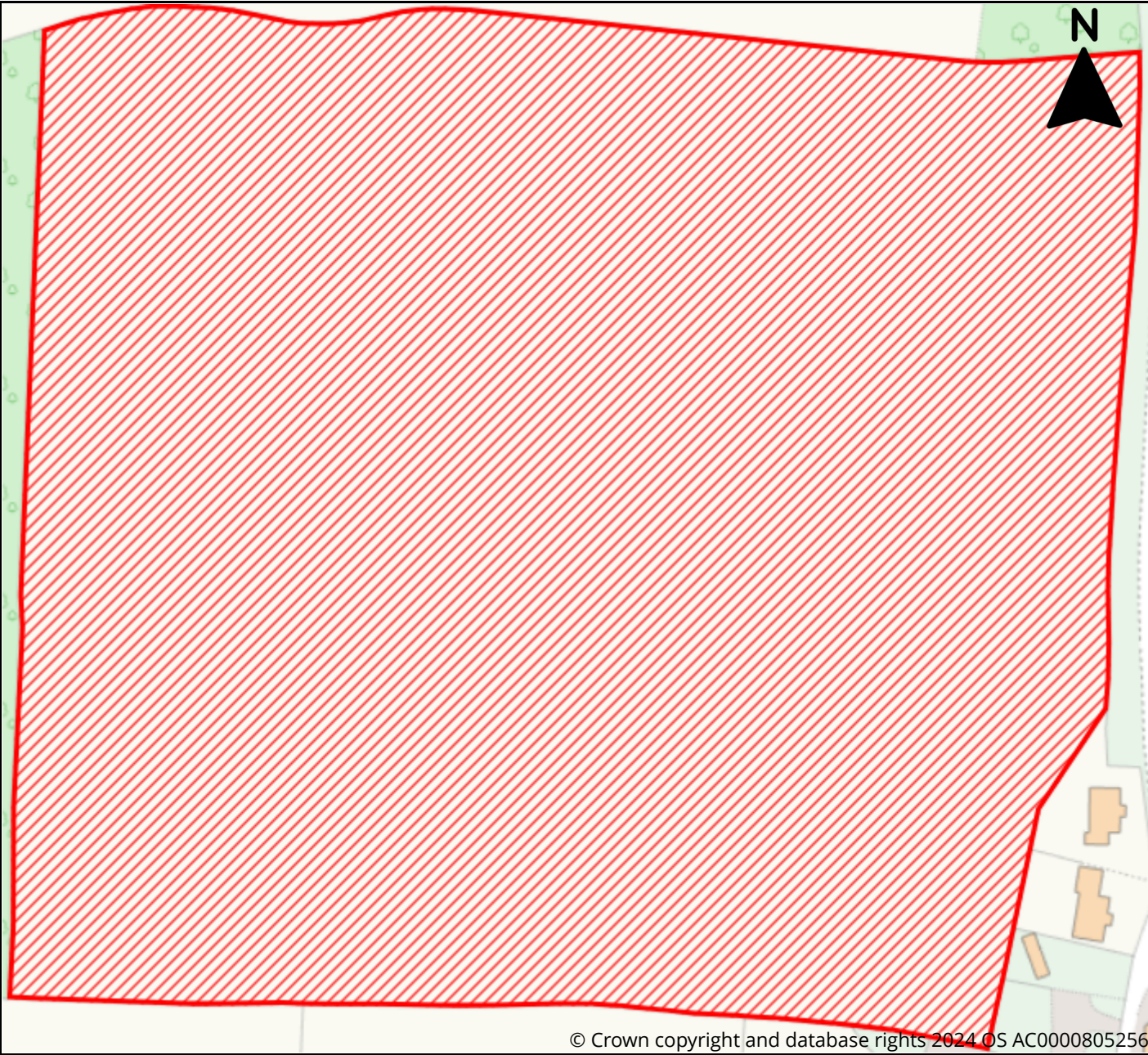


Site Information	
Reference	66159b03-137d-4f0b-9192-4213ca6a5567
SLAA Ref	28/24/001
Site Name	Land to the West and South of the Dusty Miller within title number HD336731
Address	Land to the West and South of the Dusty Miller, South of Eastwick Road, Harlow, CM20 2QS
Total Area (ha)	0.83
Development Area (ha)	0.5
Proposed Use	Residential, Affordable Housing, Renewable Energy





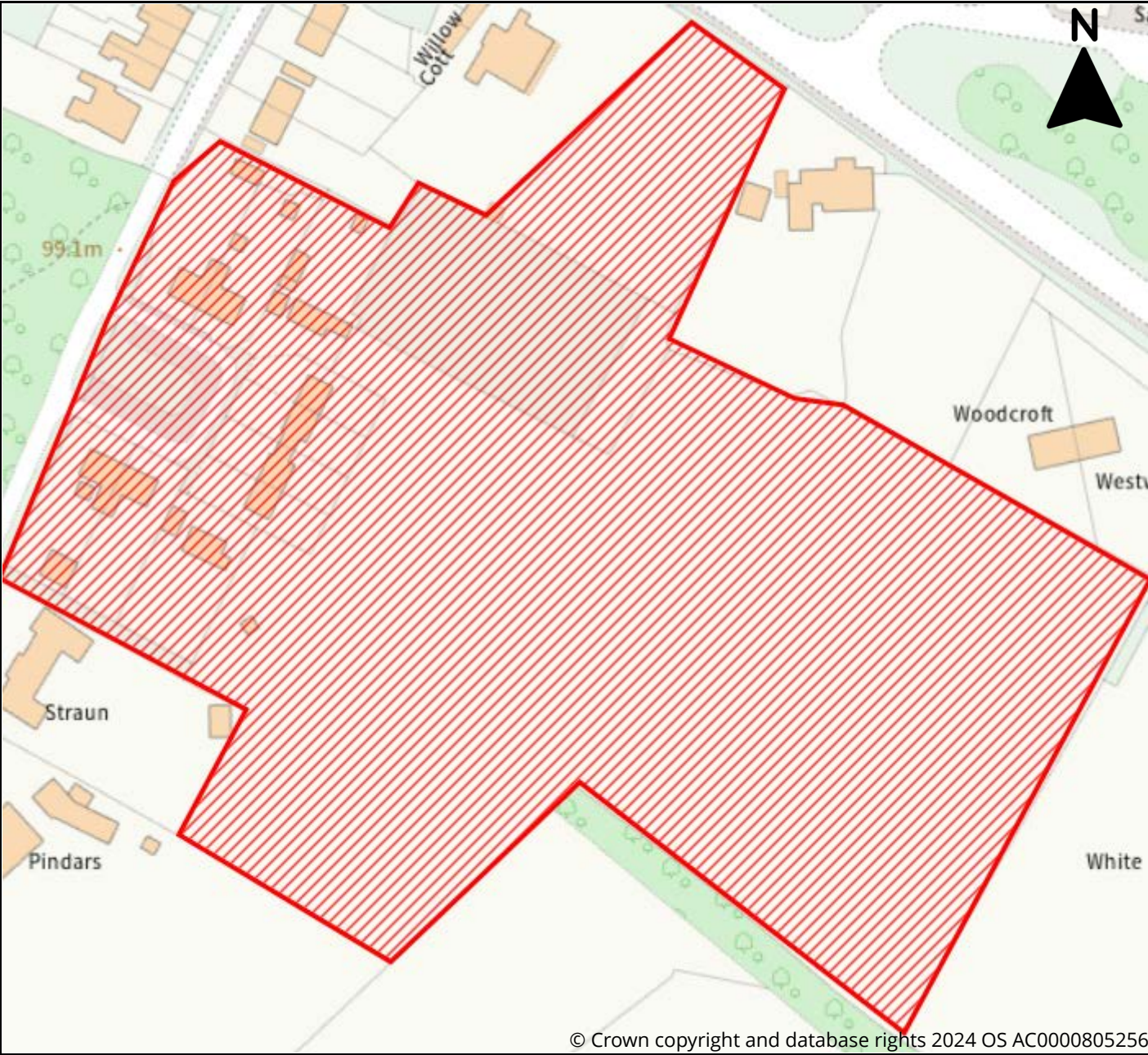
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Site Information	
Reference	4a68b568-2bc1-46ed-8773-5febf2d958ea
SLAA Ref	29/24/001
Site Name	Barclay Grange
Address	Barclay Grange, Land West of London Road, Hertford Heath, Herts SG13 7RH
Total Area (ha)	5.45
Development Area (ha)	5.45
Proposed Use	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Retail, Employment, Greenspace, Mixed Use



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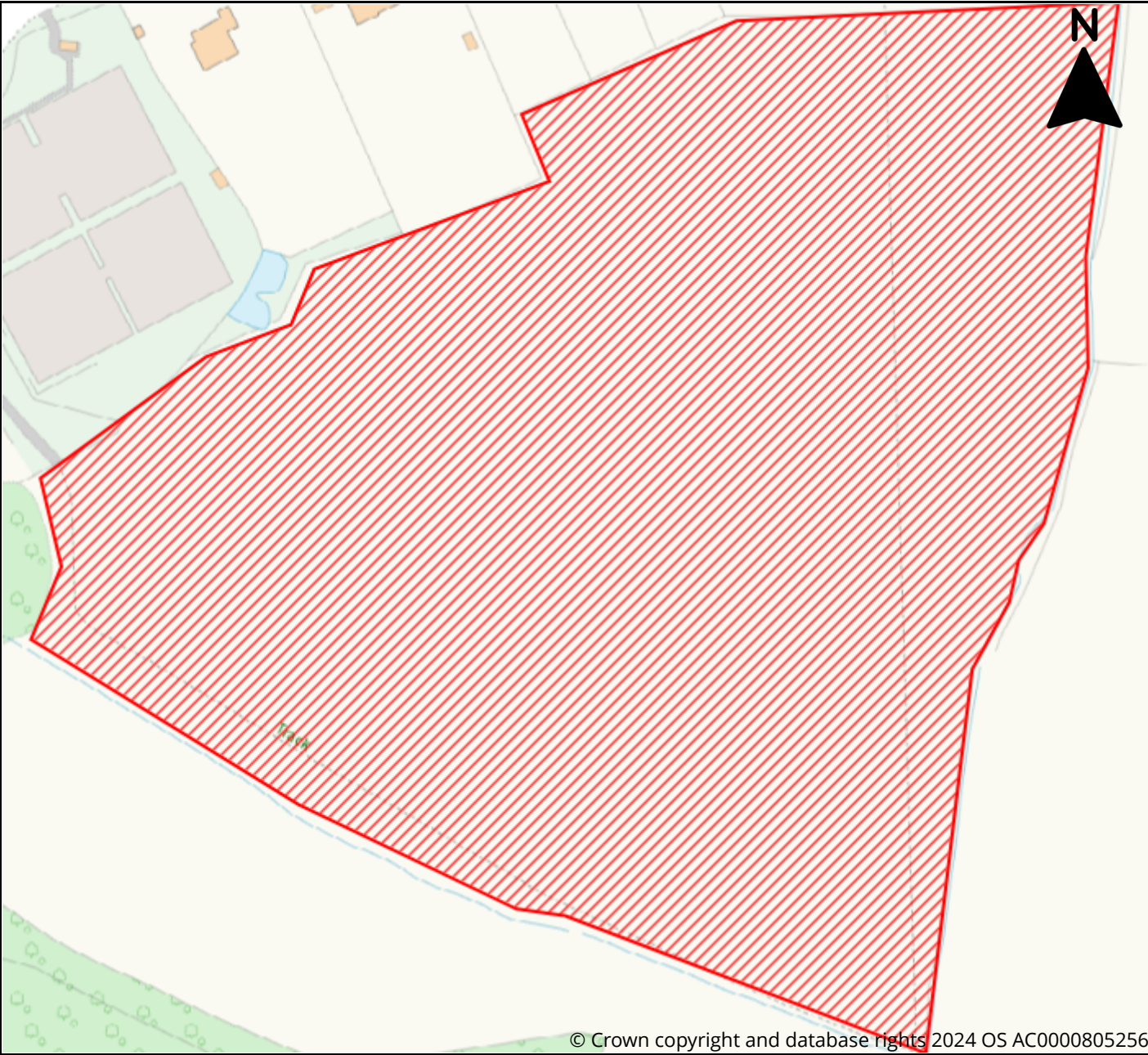


Site Information	
Reference	239baf0e-b2e1-4e0c-8c82-baef9cb0e5f6
SLAA Ref	29/24/002
Site Name	The Roundings
Address	The Roundings, Hertford Heath, SG13 7PP
Total Area (ha)	3
Development Area (ha)	3
Proposed Use	Residential, Biodiversity Offset





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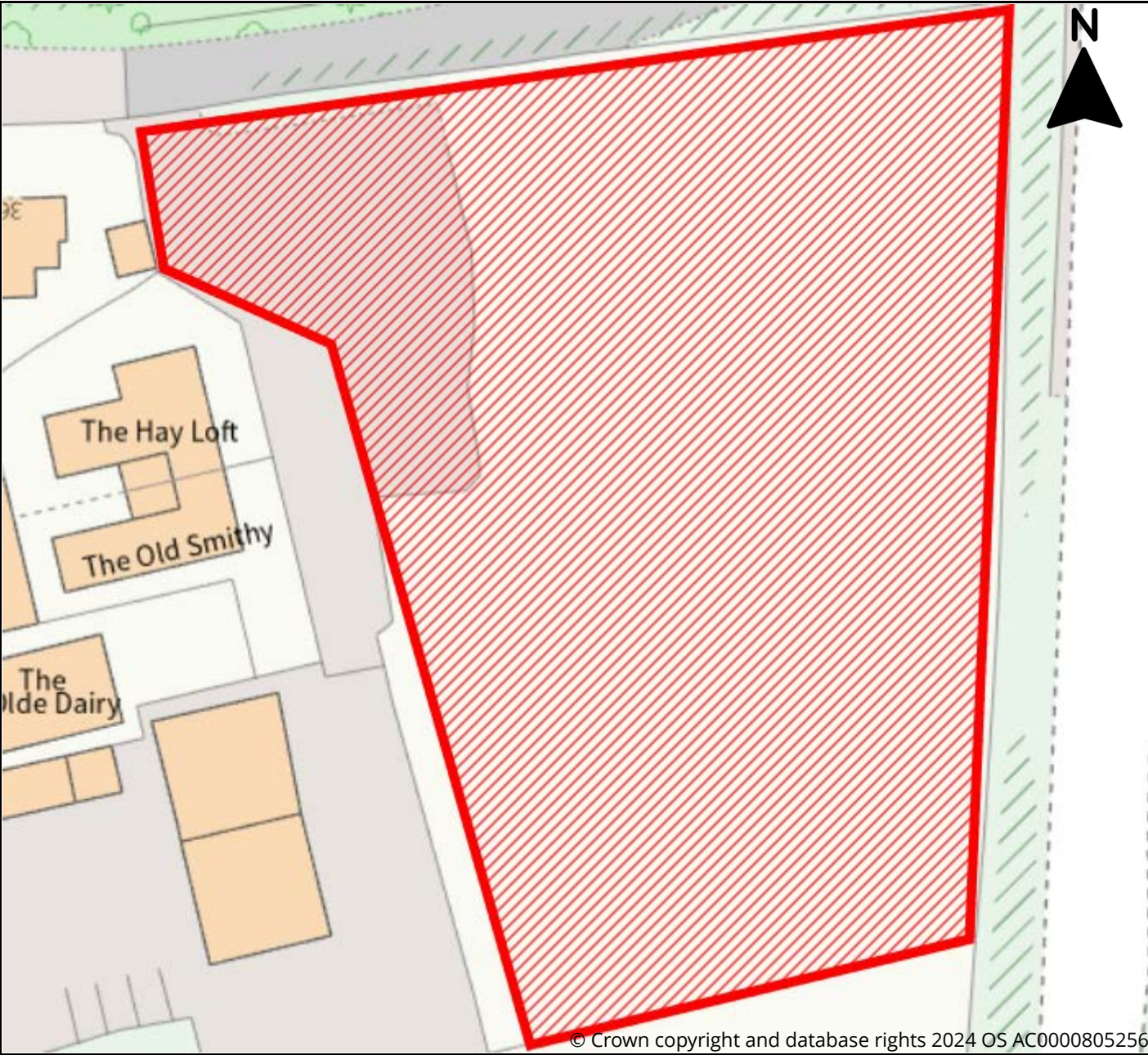


Site Information	
Reference	173fffb6-a4b3-49ef-977d-a9fdac895d77
SLAA Ref	29/24/003
Site Name	South of Hailey Lane field
Address	Field South of Hailey Lane, Hertford Heath, SG13 7NU
Total Area (ha)	6.9
Development Area (ha)	6.9
Proposed Use	Renewable Energy





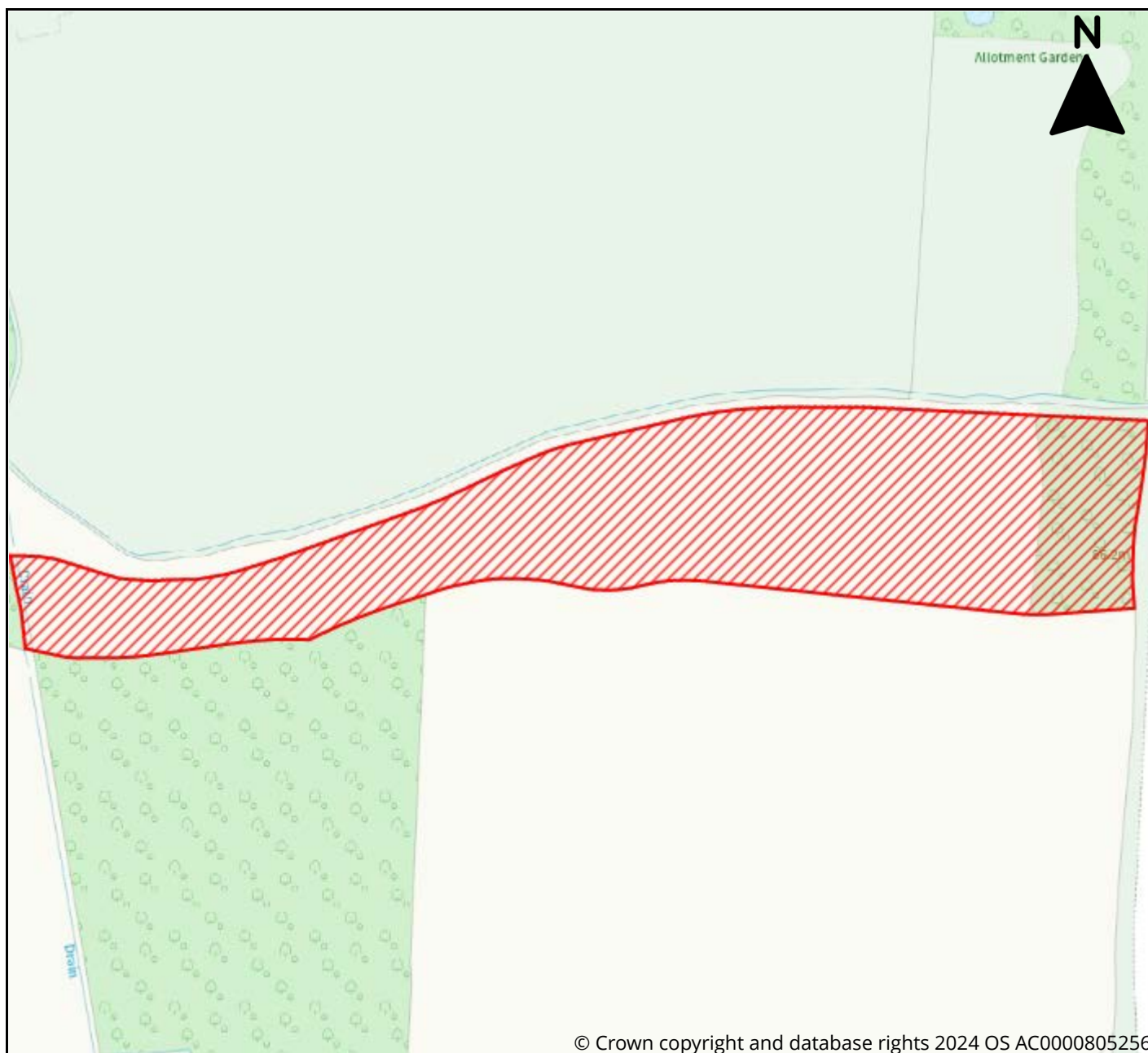
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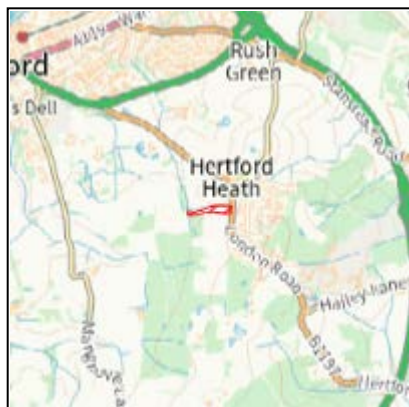
Site Information	
Reference	2547cd00-4cca-469b-ac86-fa47491da6f4
SLAA Ref	29/24/004
Site Name	Land adjacent to College Farm, title number HD503974
Address	Land to the West of College Farm, Hailey Lane, Hertford Heath, SG13 7NX
Total Area (ha)	0.63
Development Area (ha)	0.4
Proposed Use	Residential, Affordable Housing, Renewable Energy, Biodiversity Offset



## East Herts District Plan Review Call for Sites 2024

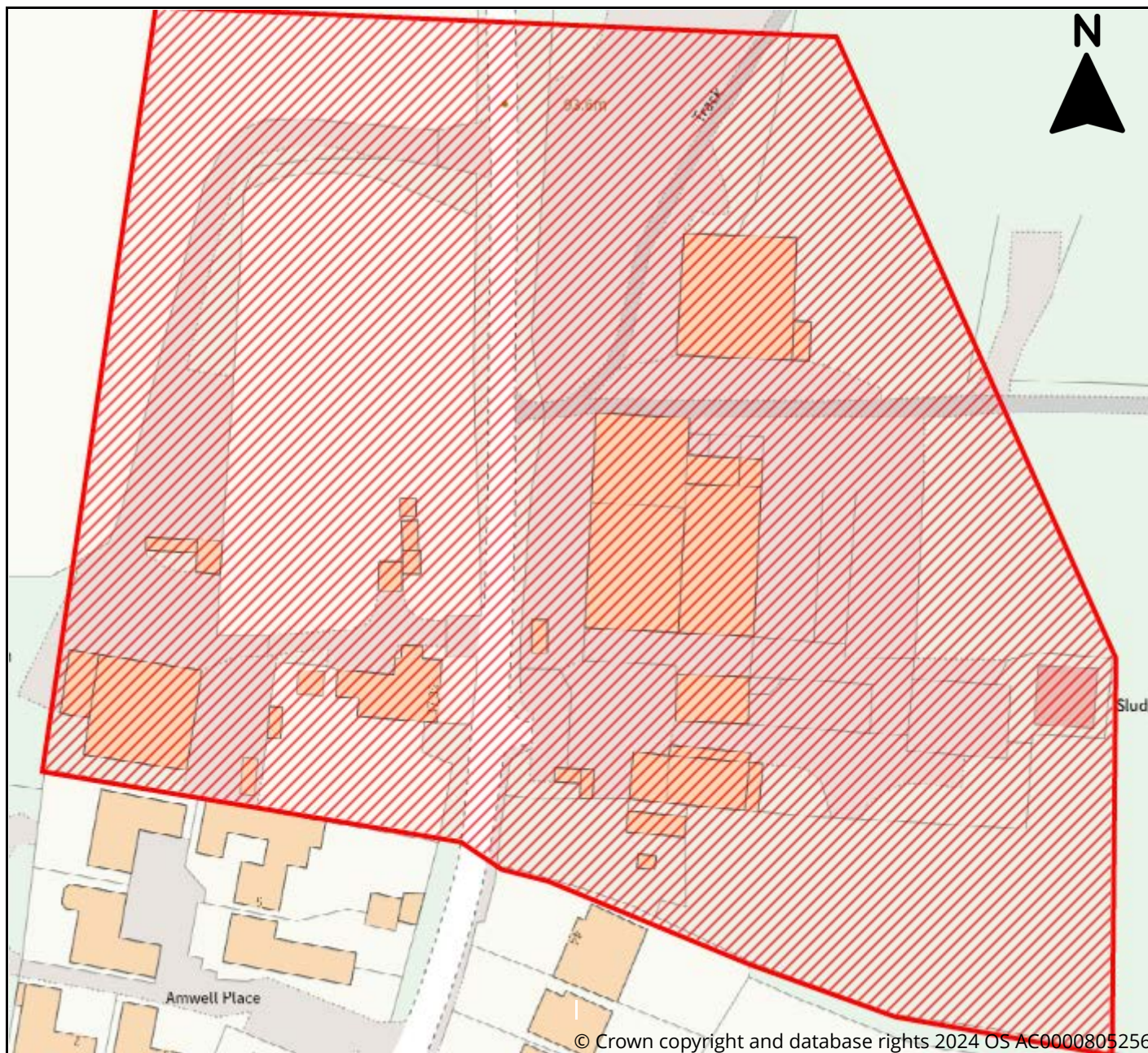


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Site Information	
Reference	4a1124a9-8cf9-4c94-9d69-a62c8deddd41
SLAA Ref	29/24/005
Site Name	Land Adjacent Priors Close
Address	Land Adjacent Priors Close, London Rd, Hertford Heath, Hertford, SG13, Hertford
Total Area (ha)	1.8
Development Area (ha)	1.5
Proposed Use	Residential



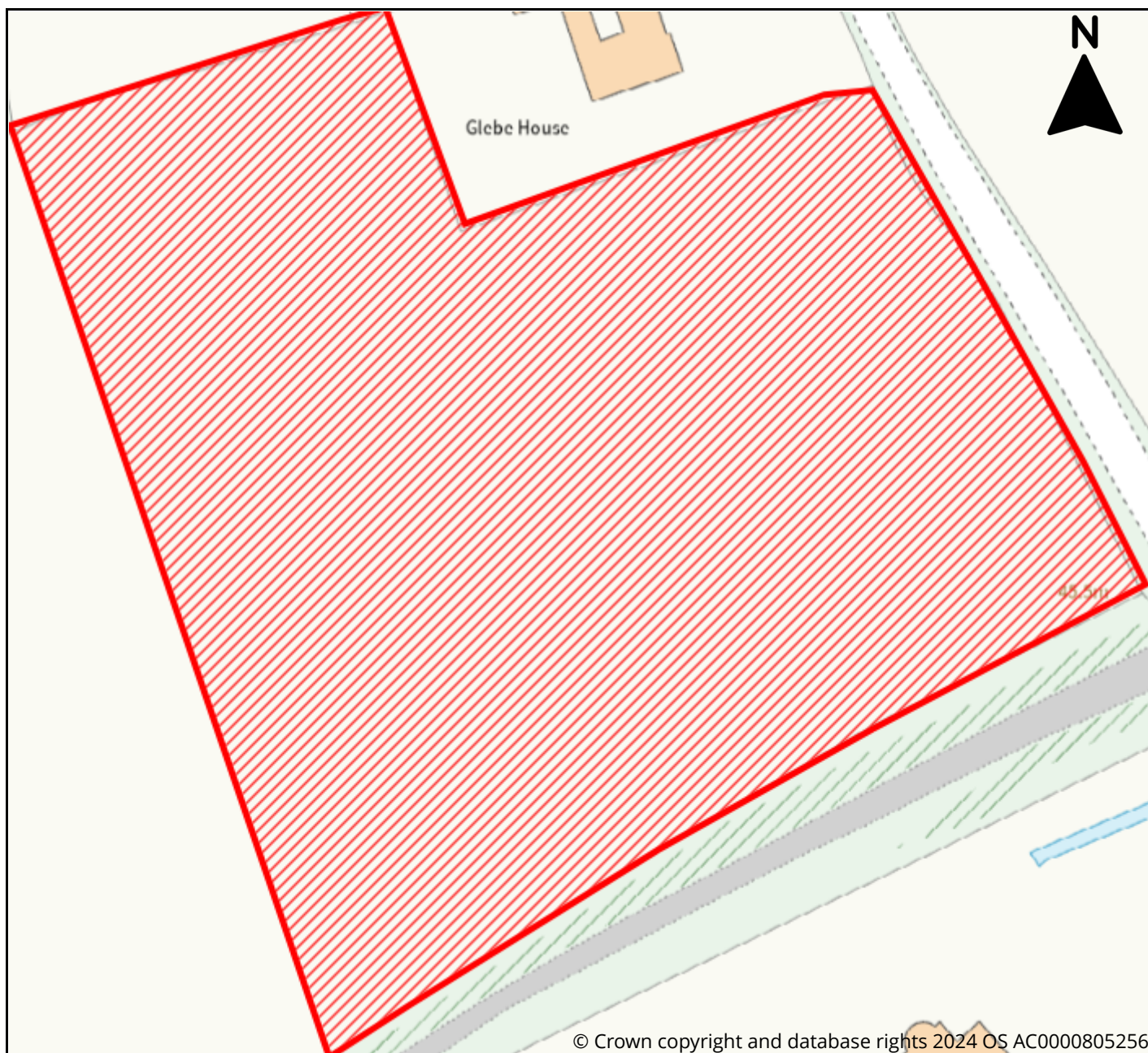


Site Information	
Reference	21e9e148-a1c3-4fbe-975b-601997c9c44a
SLAA Ref	29/24/006
Site Name	Land at Amwell Place Farm
Address	Amwell Place Farm, Downfield Road, Hertford Heath, SG13 7RZ
Total Area (ha)	5
Development Area (ha)	5
Proposed Use	Residential





## East Herts District Plan Review Call for Sites 2024



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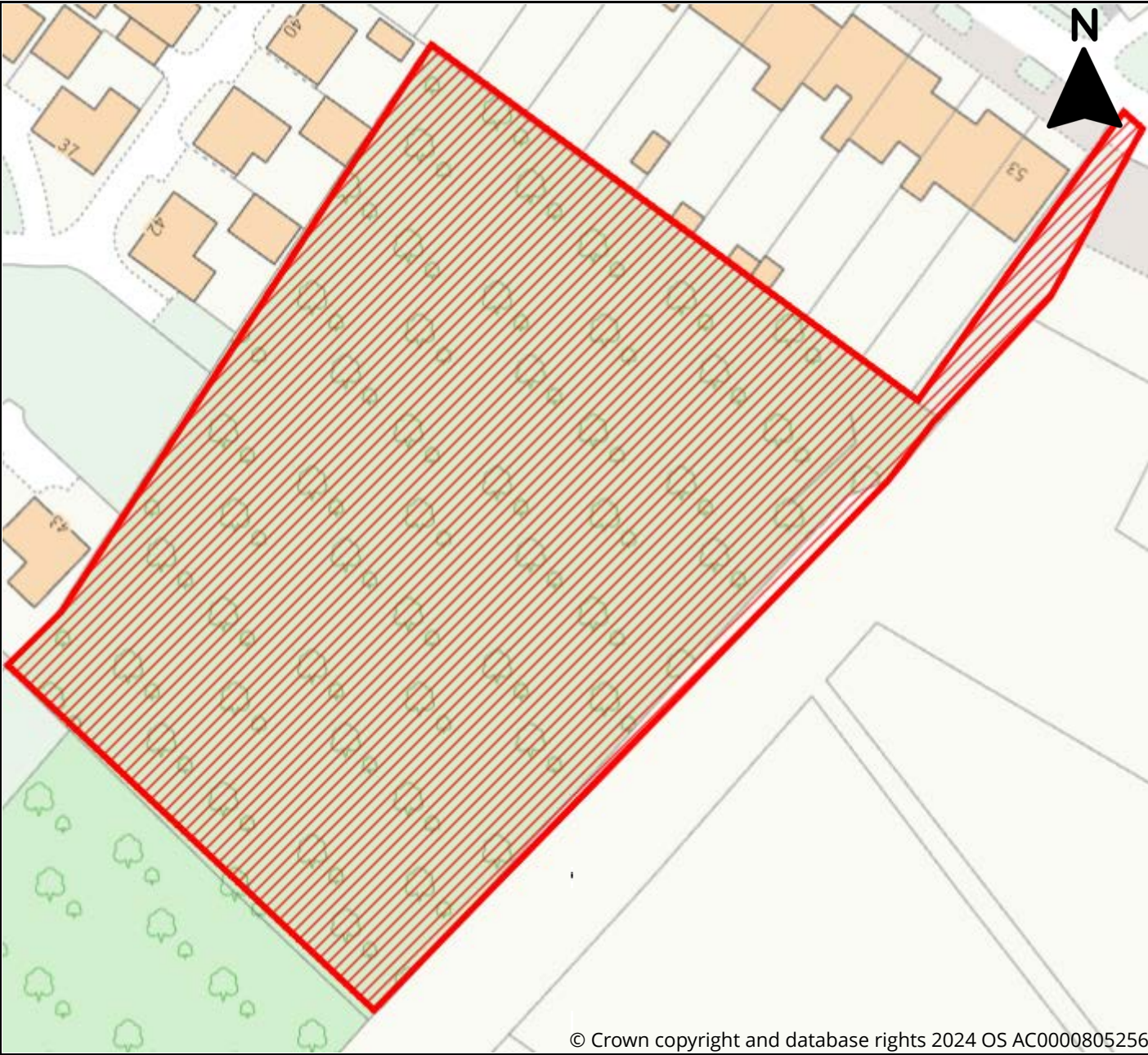
### Site Information

<b>Reference</b>	8f0e557a-6bd5-4e34-a87b-7ed16238e1a0
<b>SLAA Ref</b>	30/24/001
<b>Site Name</b>	Land at St Marys Lane
<b>Address</b>	Land at St Marys Lane, Hertingfordbury
<b>Total Area (ha)</b>	1.8
<b>Development Area (ha)</b>	1.8
<b>Proposed Use</b>	Residential





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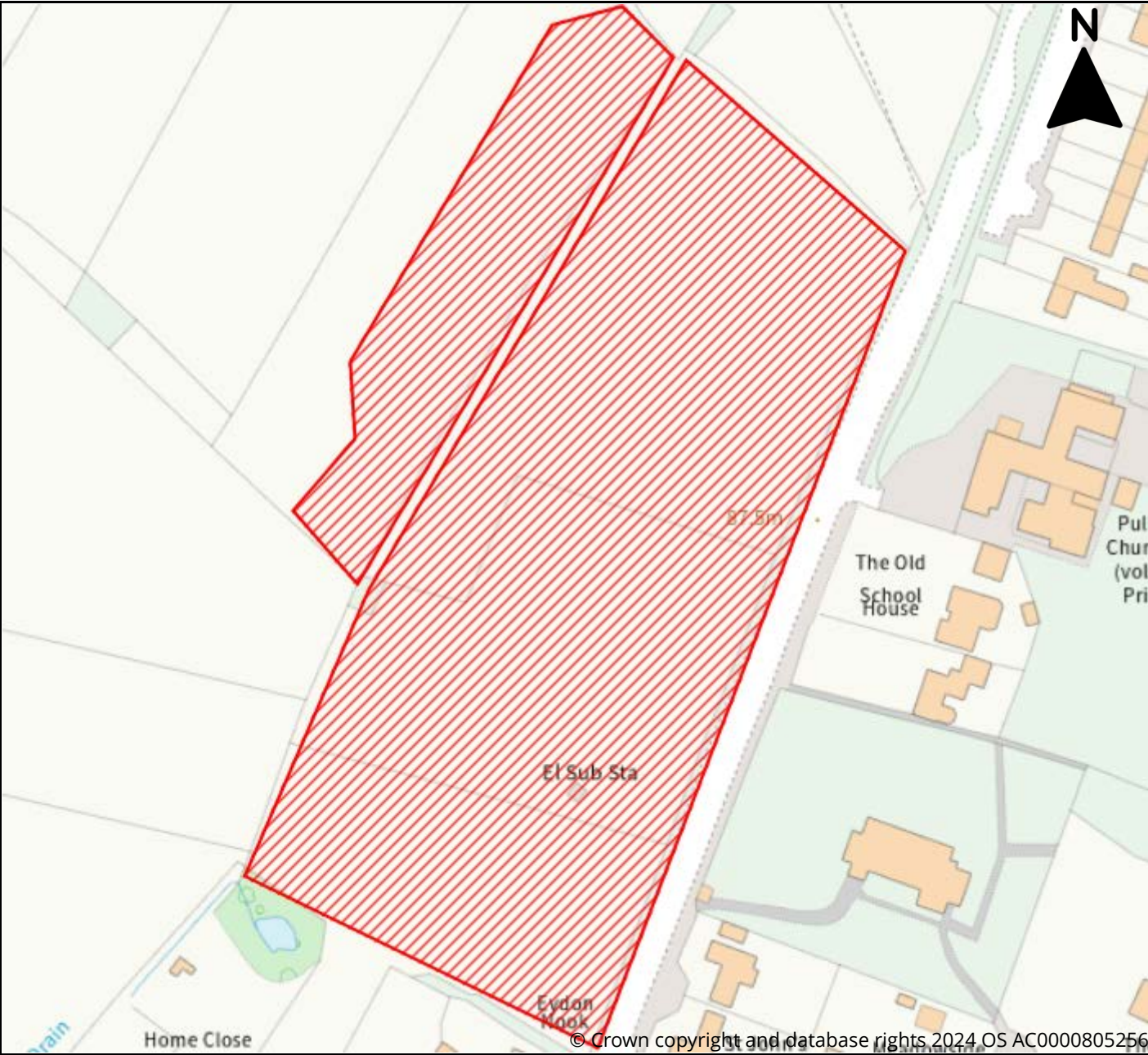


Site Information	
Reference	3df1818f-9502-4e33-8977-dfb0d07b93d1
SLAA Ref	31/24/001
Site Name	Land to the east of Canterbury Park (T8)
Address	Land east of Canterbury Park, High Cross, Ware, SG11 1AR
Total Area (ha)	0.78
Development Area (ha)	0.78
Proposed Use	Residential





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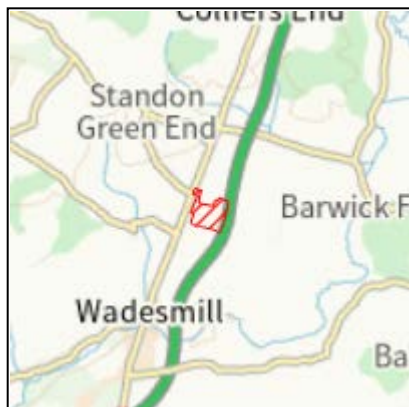
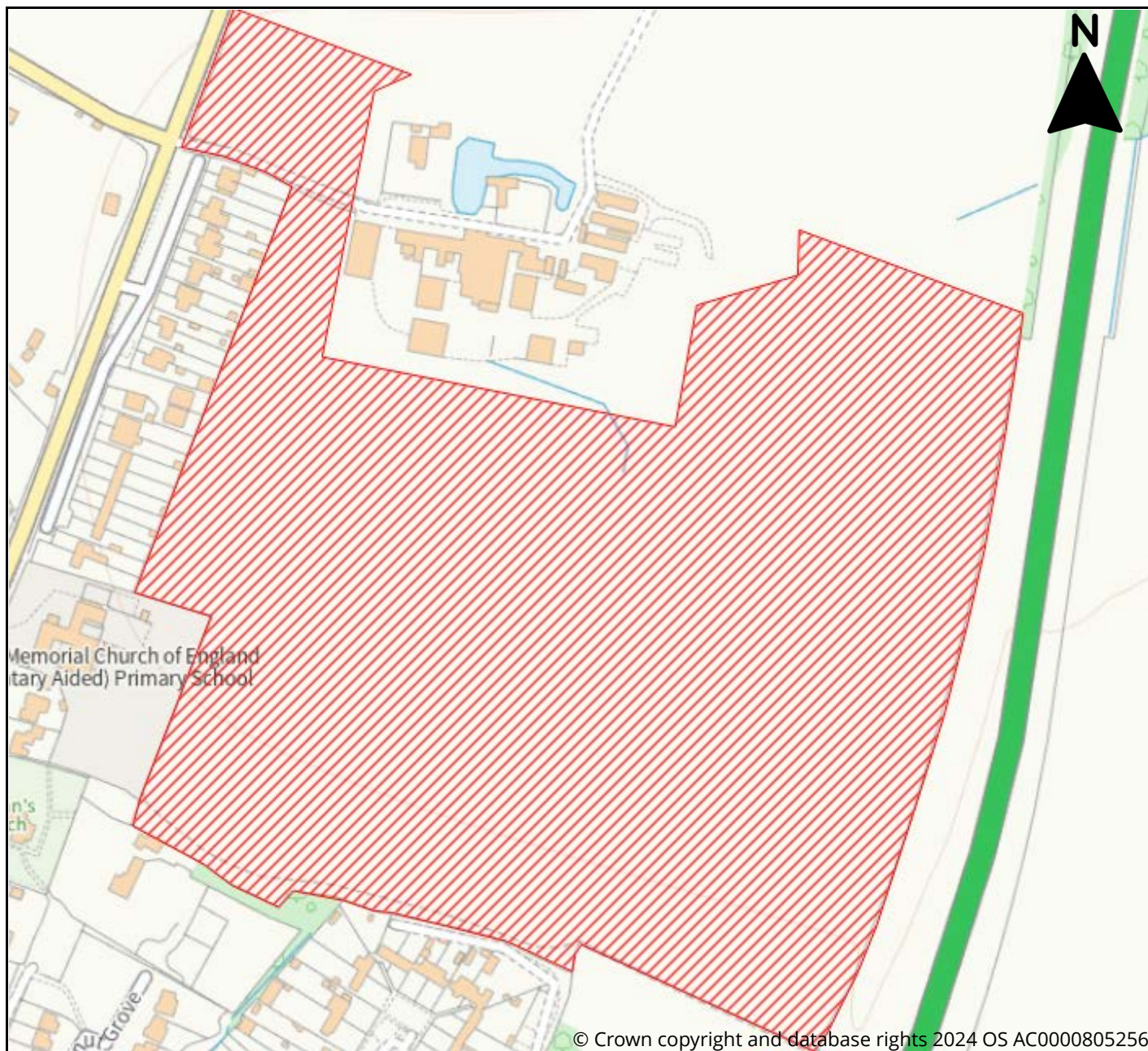


Site Information	
Reference	67502fec-b8d8-4dfb-bfb1-3ef4a2c977cb
SLAA Ref	31/24/002
Site Name	Land West of High Road
Address	High Road, High Cross, Ware, SG11 1AZ
Total Area (ha)	2.26
Development Area (ha)	1.87
Proposed Use	Residential, Affordable Housing, Leisure & Recreation





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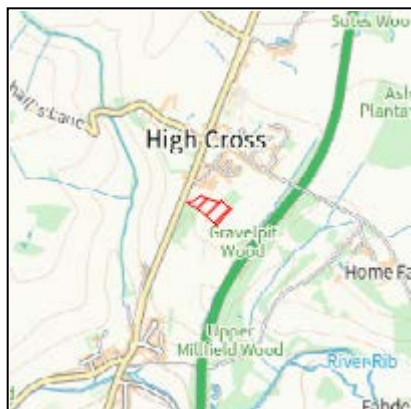


Site Information	
Reference	20729e73-45b1-4793-b5a4-5dc6e74f7244
SLAA Ref	31/24/003
Site Name	Land to the East of High Road
Address	Land at Sites Farm, High Cross, SG11 1BE
Total Area (ha)	12.98
Development Area (ha)	6.5
Proposed Use	Residential, Affordable Housing, Community Facility, Greenspace, Other Use



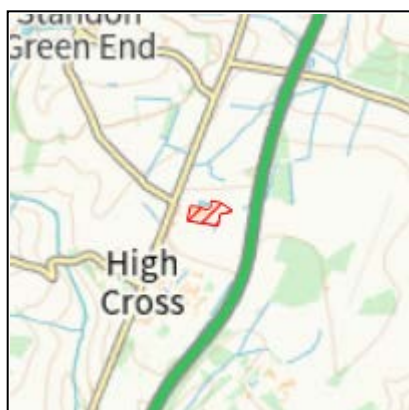
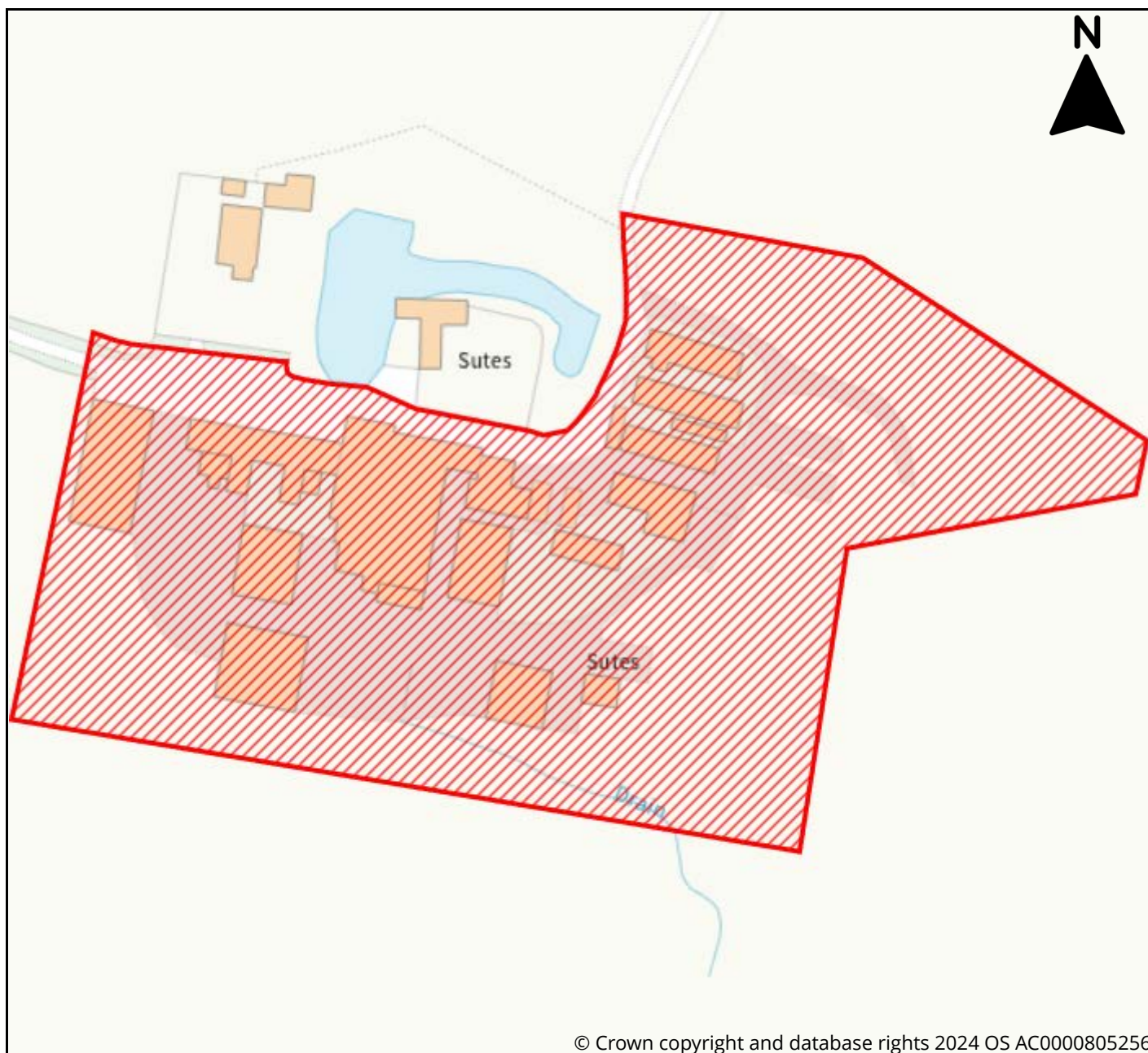


## East Herts District Plan Review Call for Sites 2024



Site Information	
Reference	e58ee046-d79b-4c6e-aa40-d929c3224ac4
SLAA Ref	31/24/004
Site Name	Land south of Oakley Coachworks referenced as T6 Land
Address	High Cross, near Ware, SG11 1AR
Total Area (ha)	1.5
Development Area (ha)	1.5
Proposed Use	Mixed Use





## Site Information

<b>Reference</b>	3f2df068-211c-4868-a443-2aa77ed0e17c
<b>SLAA Ref</b>	31/24/005
<b>Site Name</b>	Sutes Farm, High Cross
<b>Address</b>	Sutes Farm, High Cross, Ware, Hertfordshire, SG11 1BE
<b>Total Area (ha)</b>	2.061
<b>Development Area (ha)</b>	2.061
<b>Proposed Use</b>	Employment, Renewable Energy, Biodiversity Offset



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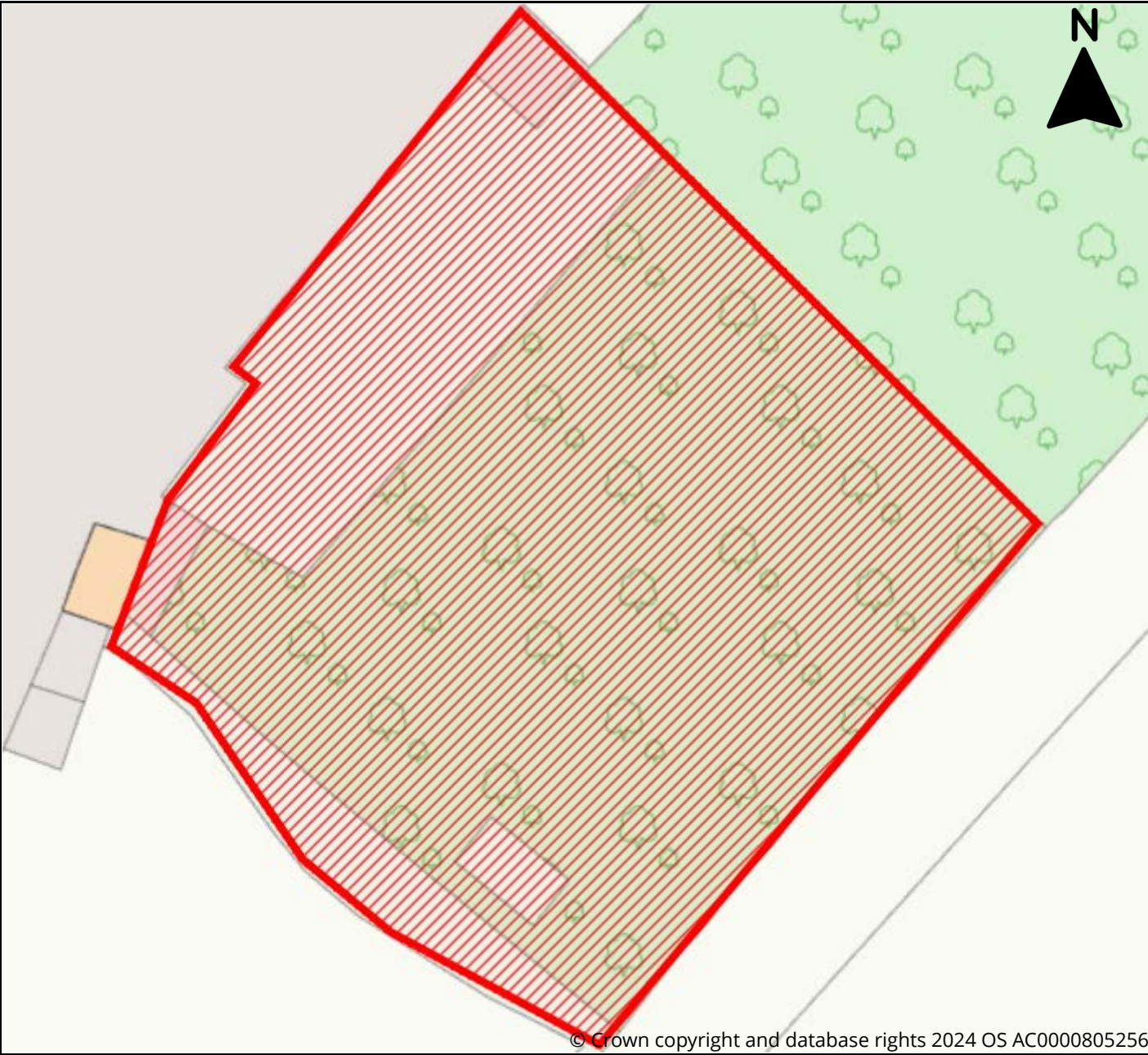


Site Information	
Reference	6168449a-761b-4482-a8d3-81515bfe225b
SLAA Ref	31/24/006
Site Name	Land on North Drive
Address	Land on North Drive, High Cross
Total Area (ha)	0.55
Development Area (ha)	0.55
Proposed Use	Residential, Biodiversity Offset

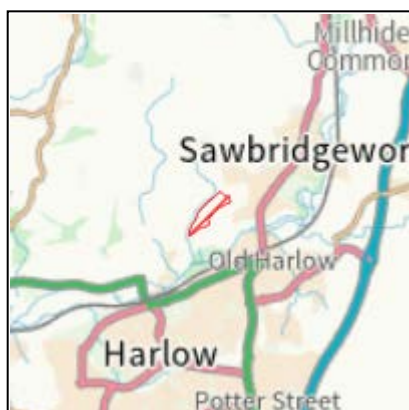
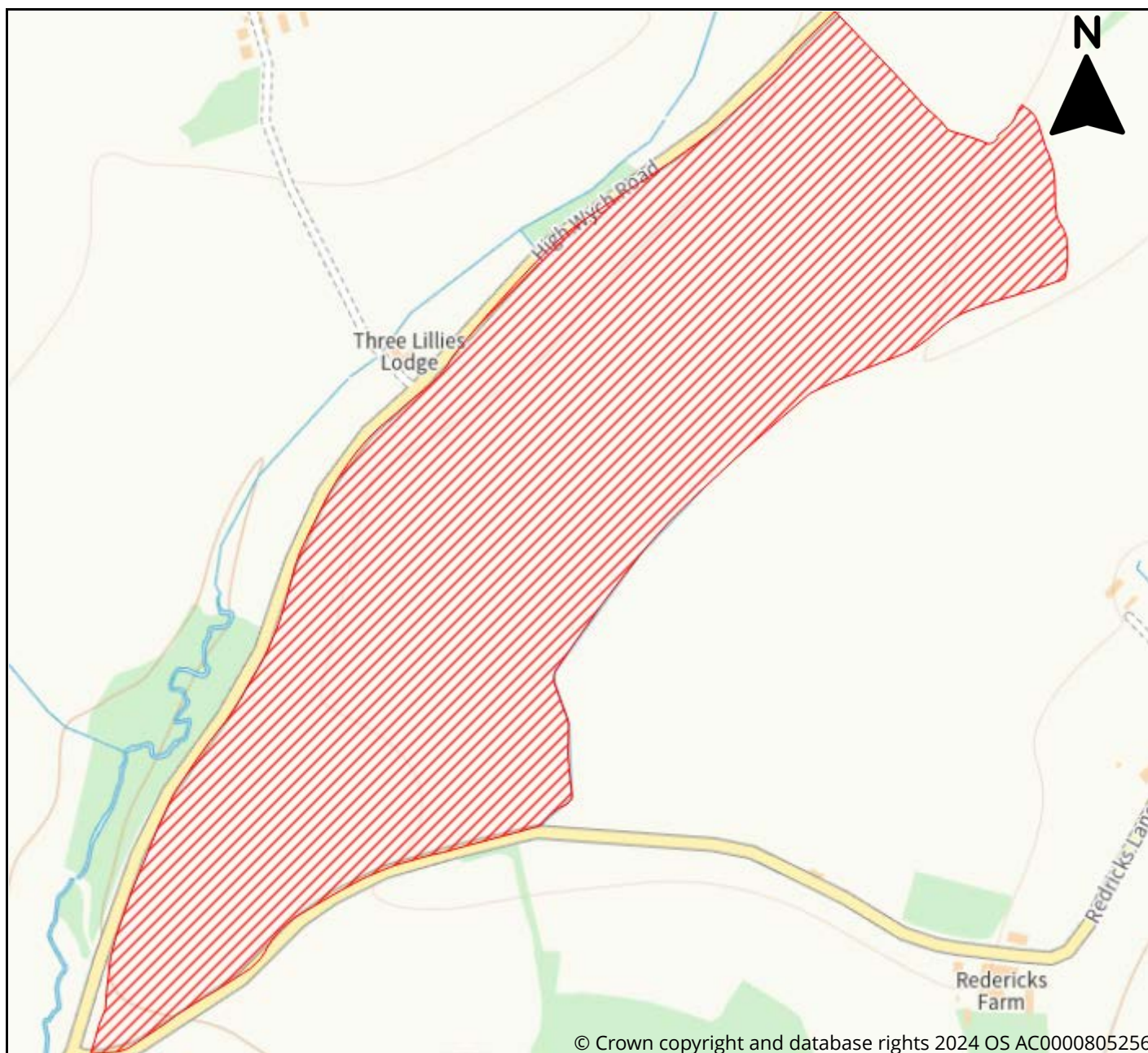




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Site Information	
Reference	e48d4a1e-836f-4a72-9587-3fd1f9501897
SLAA Ref	31/24/007
Site Name	Land East of Oakley Coachworks referenced as T7 Land
Address	High Cross, near Ware, SG11 1AR
Total Area (ha)	0.53
Development Area (ha)	0.53
Proposed Use	Residential



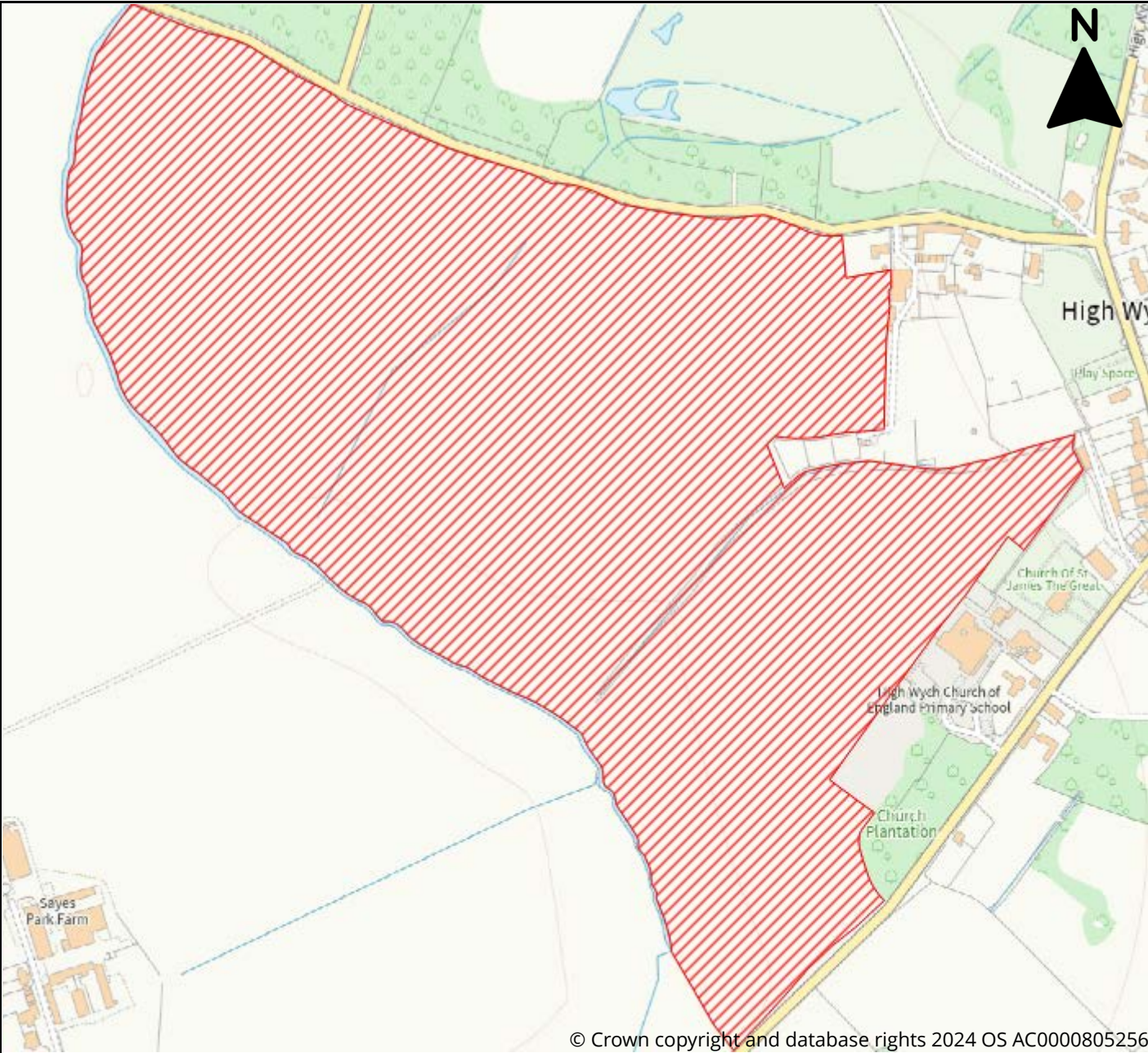
## Site Information

<b>Reference</b>	043e2a79-0ad3-4fab-b040-093ad79b27e1
<b>SLAA Ref</b>	32/24/001
<b>Site Name</b>	LAND SOUTH OF LAUDEN LODGE
<b>Address</b>	LAND SOUTH OF LAUDEN LODGE, HIGH WYCH, SAWBRIDGEWORTH, HERTS, CM21 0JE
<b>Total Area (ha)</b>	54.1
<b>Development Area (ha)</b>	50
<b>Proposed Use</b>	Mixed Use





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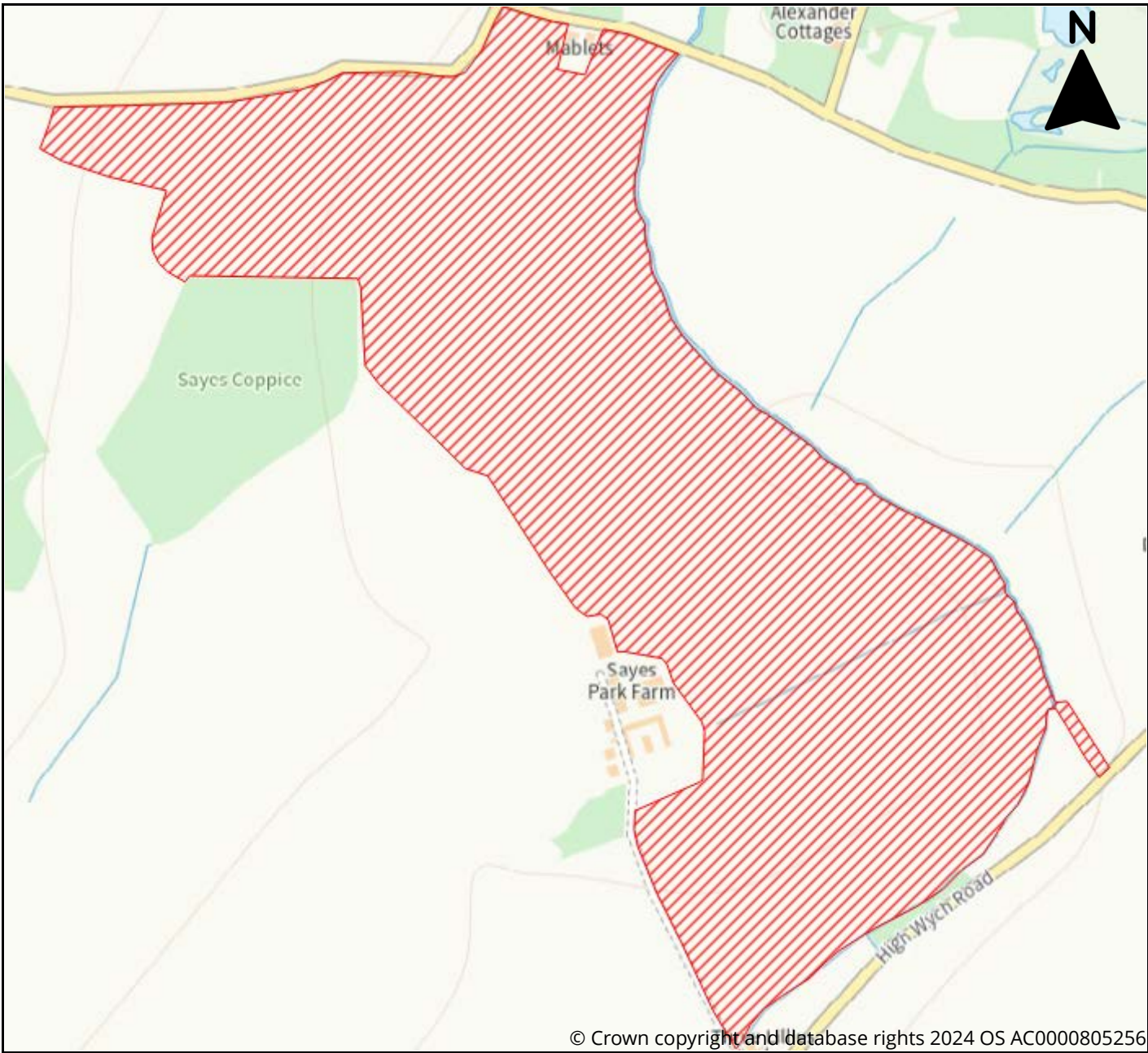


Site Information	
Reference	421cb389-9ea3-4b8f-93b0-ca8494c7f026
SLAA Ref	32/24/002
Site Name	LAND NORTH HIGH WYCH PRIMARY SCHOOL
Address	LAND NORTH HIGH WYCH PRIMARY SCHOOL, HIGH WYCH, SAWBRIDGEWORTH, HERTS CM21 0JE
Total Area (ha)	29.3
Development Area (ha)	26
Proposed Use	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Greenspace





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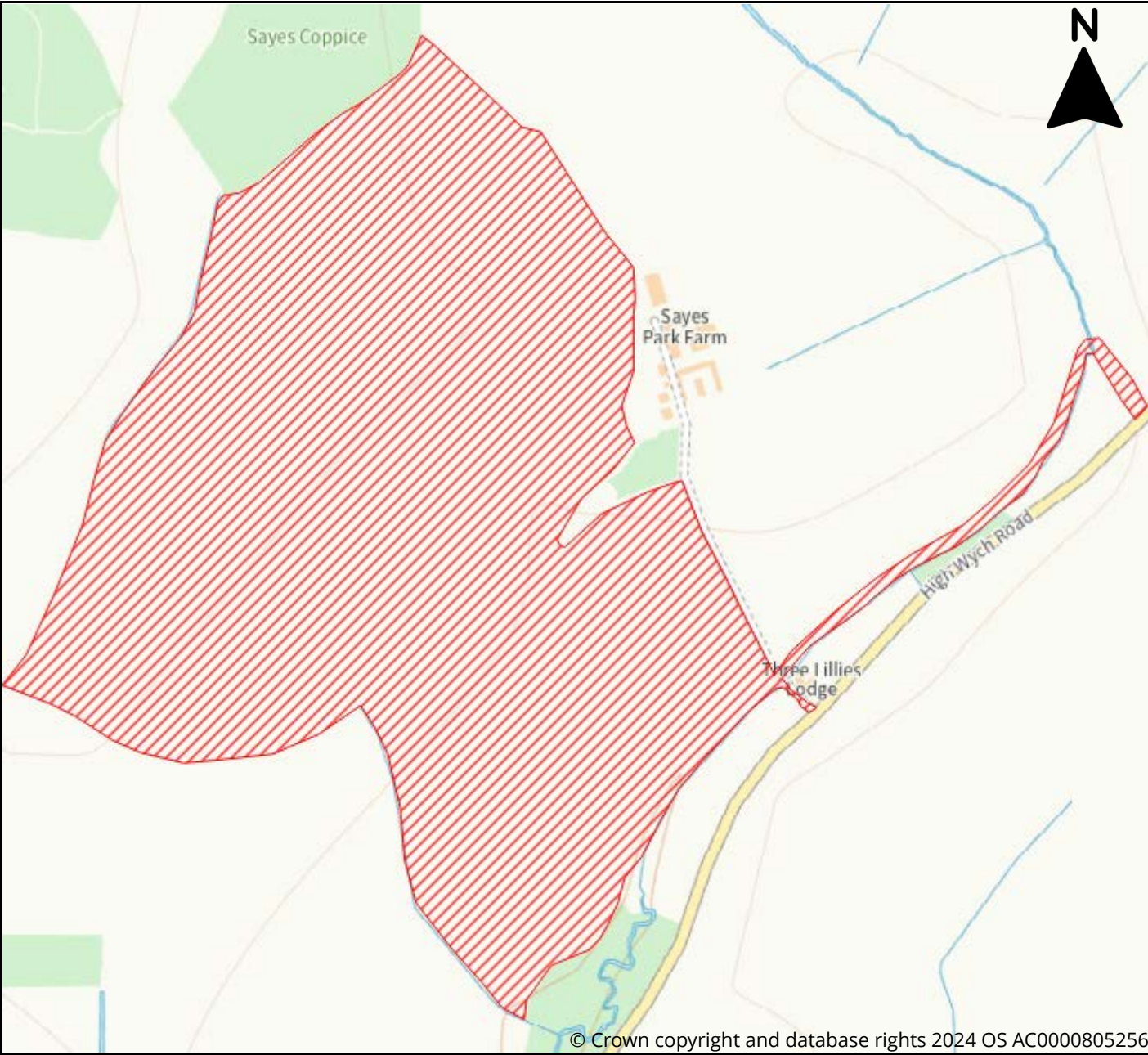
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Site Information	
Reference	4110edff-82c4-44a0-aba9-7ab3da7904b2
SLAA Ref	32/24/003
Site Name	Land East Sayes Park Farm
Address	Land East Sayes Park Farm, High Wych, Sawbridgeworth, CM21 0JE
Total Area (ha)	66.2
Development Area (ha)	60
Proposed Use	Residential, Affordable Housing, Community Facility, Retail, Greenspace



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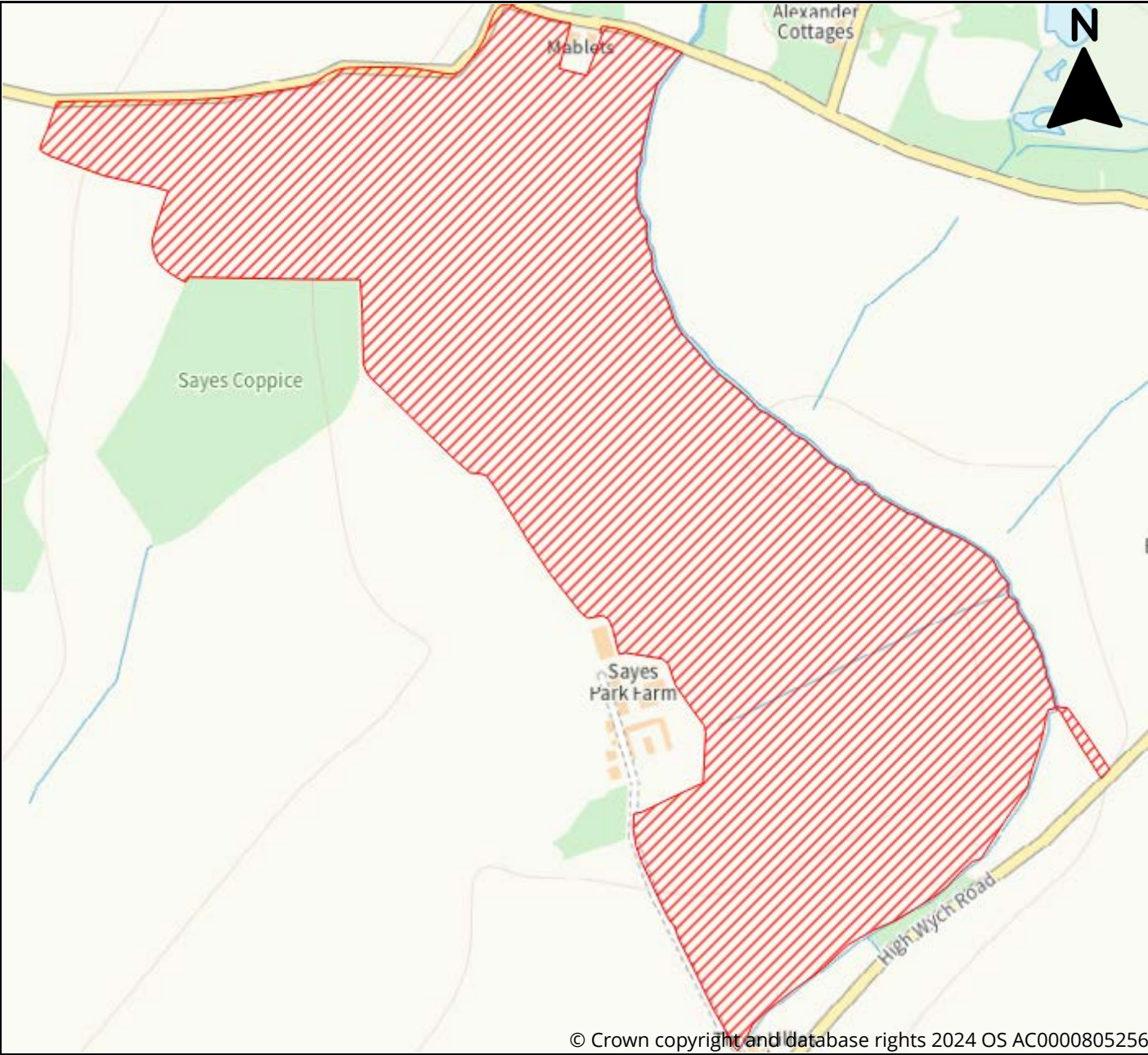


Site Information	
Reference	a33c720f-0210-42ff-9c77-98464d4123ee
SLAA Ref	32/24/004
Site Name	Land West of Sayes Park Farm
Address	Land West of Sayes Park Farm, High Wych, Sawbridgeworth, CM21 0JE
Total Area (ha)	85.5
Development Area (ha)	80
Proposed Use	Residential, Affordable Housing, Community Facility, Retail, Greenspace





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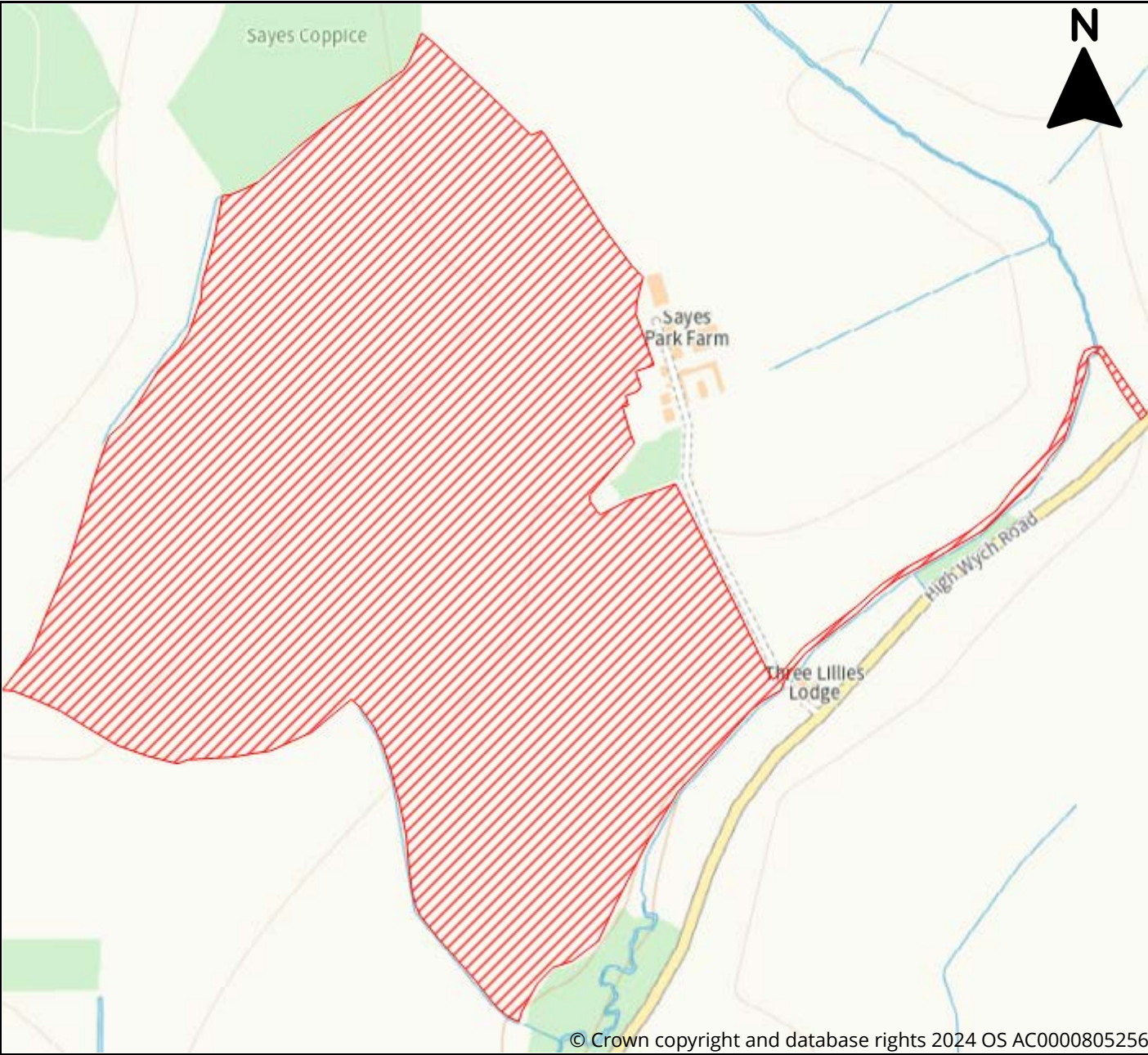


Site Information	
Reference	7d8149d4-d574-40ba-aaf1-2e0f3ae318fe
SLAA Ref	32/24/005
Site Name	Land East Sayes Park Farm
Address	Land East of Sayes Park Farm, High Wych, Sawbridgeworth, Herts CM21 0JE
Total Area (ha)	46
Development Area (ha)	40
Proposed Use	Residential, Community Facility, Employment, Greenspace

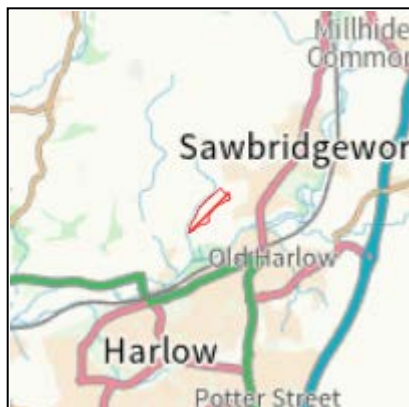
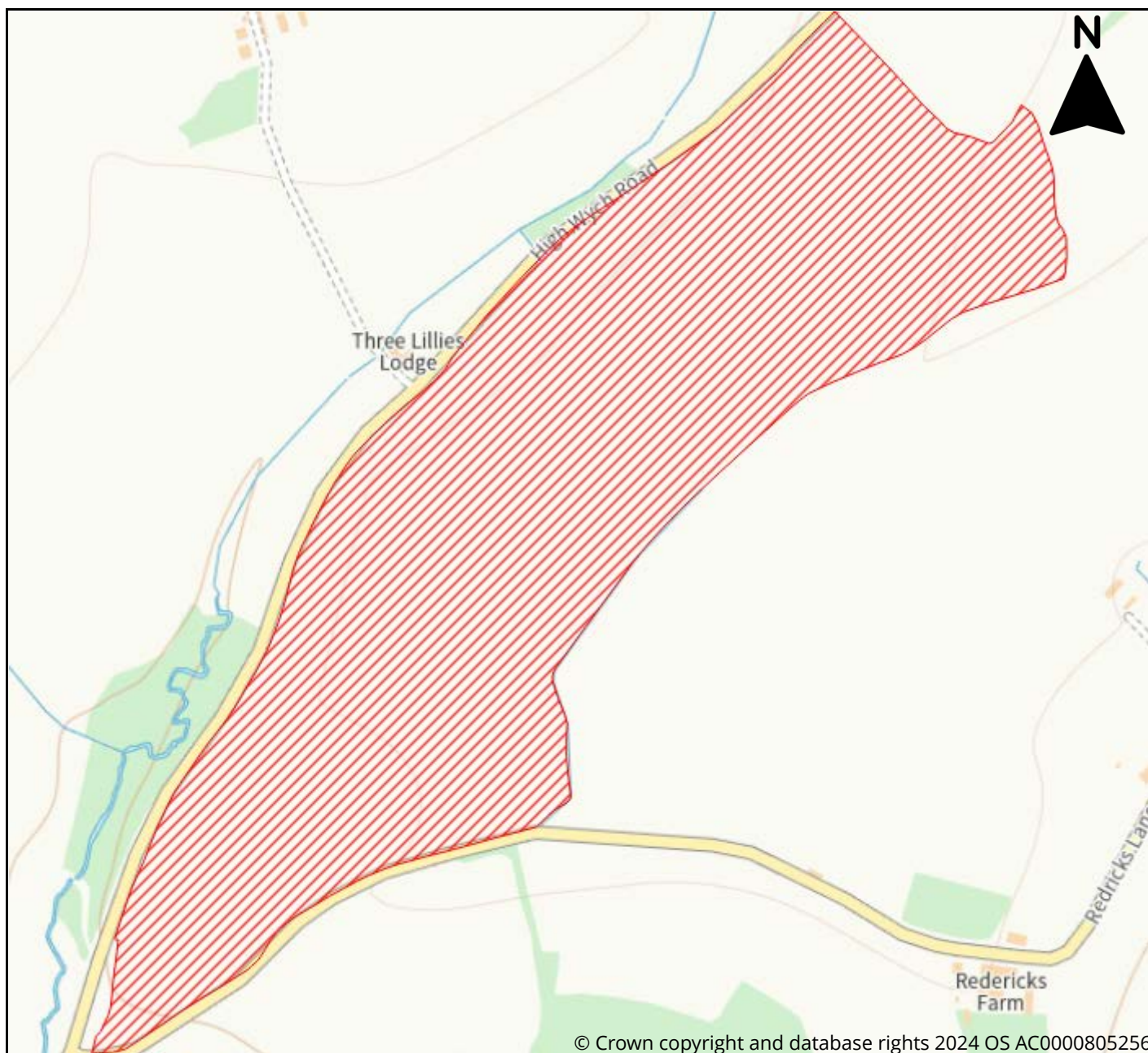




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Site Information	
Reference	68c354bd-7cc2-4893-9429-4b3536306a4c
SLAA Ref	32/24/006
Site Name	Land West Of Sayes Park Farm
Address	Land West of Sayes Park Farm, Highwych Road, High Wych, Sawbridgeworth, CM21 0JE
Total Area (ha)	52
Development Area (ha)	50
Proposed Use	Residential, Community Facility, Leisure & Recreation, Employment



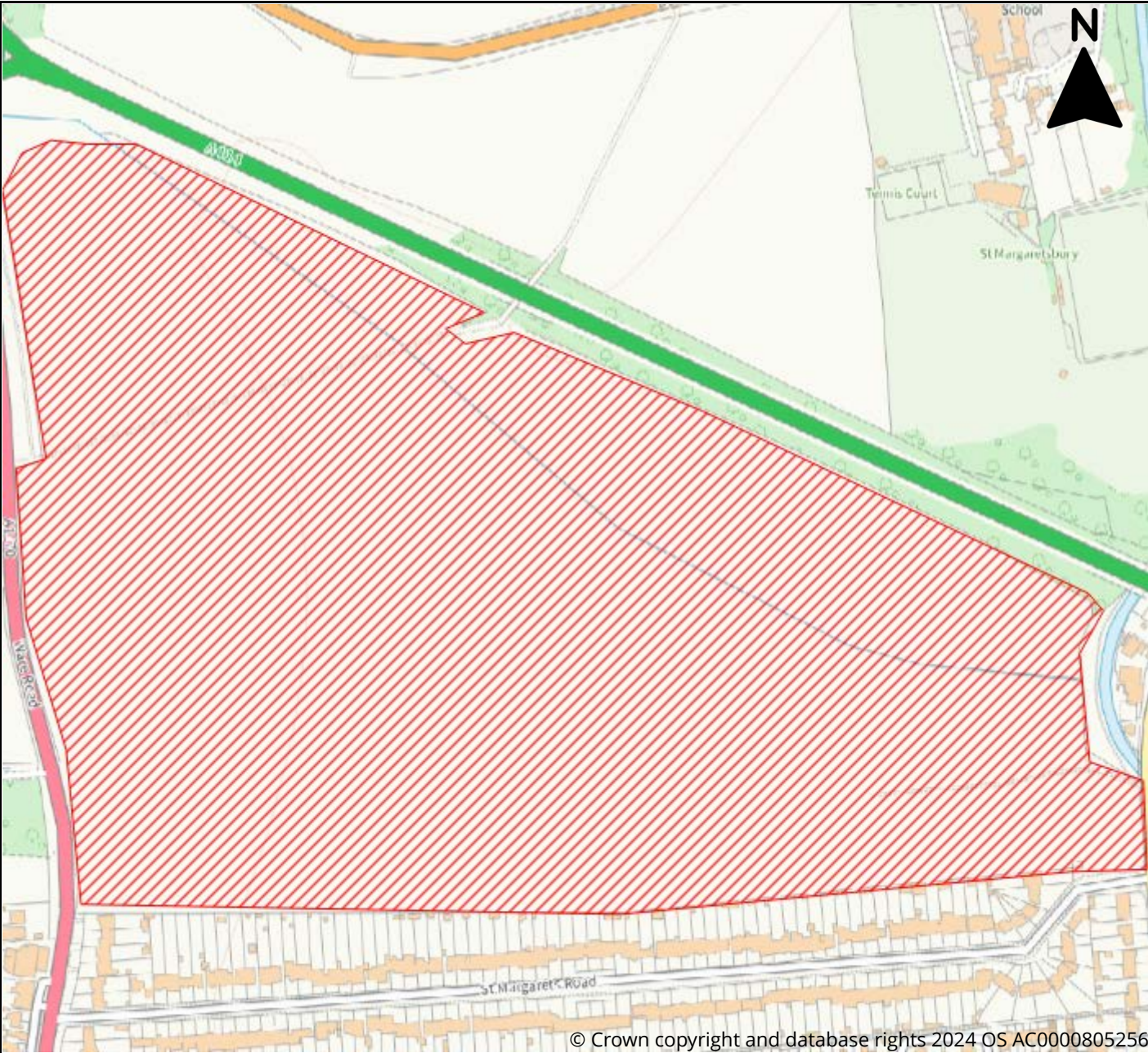
### Site Information

<b>Reference</b>	6888dd83-b7c9-4e00-b1ea-056be803d5a1
<b>SLAA Ref</b>	32/24/007
<b>Site Name</b>	Land South of Sayes Park Farm
<b>Address</b>	Land South of Sayes Park Farm, High Wych Road, High Wych, Sawbridgeworth, CM21 0JE
<b>Total Area (ha)</b>	33
<b>Development Area (ha)</b>	30
<b>Proposed Use</b>	Residential, Community Facility, Leisure & Recreation, Employment



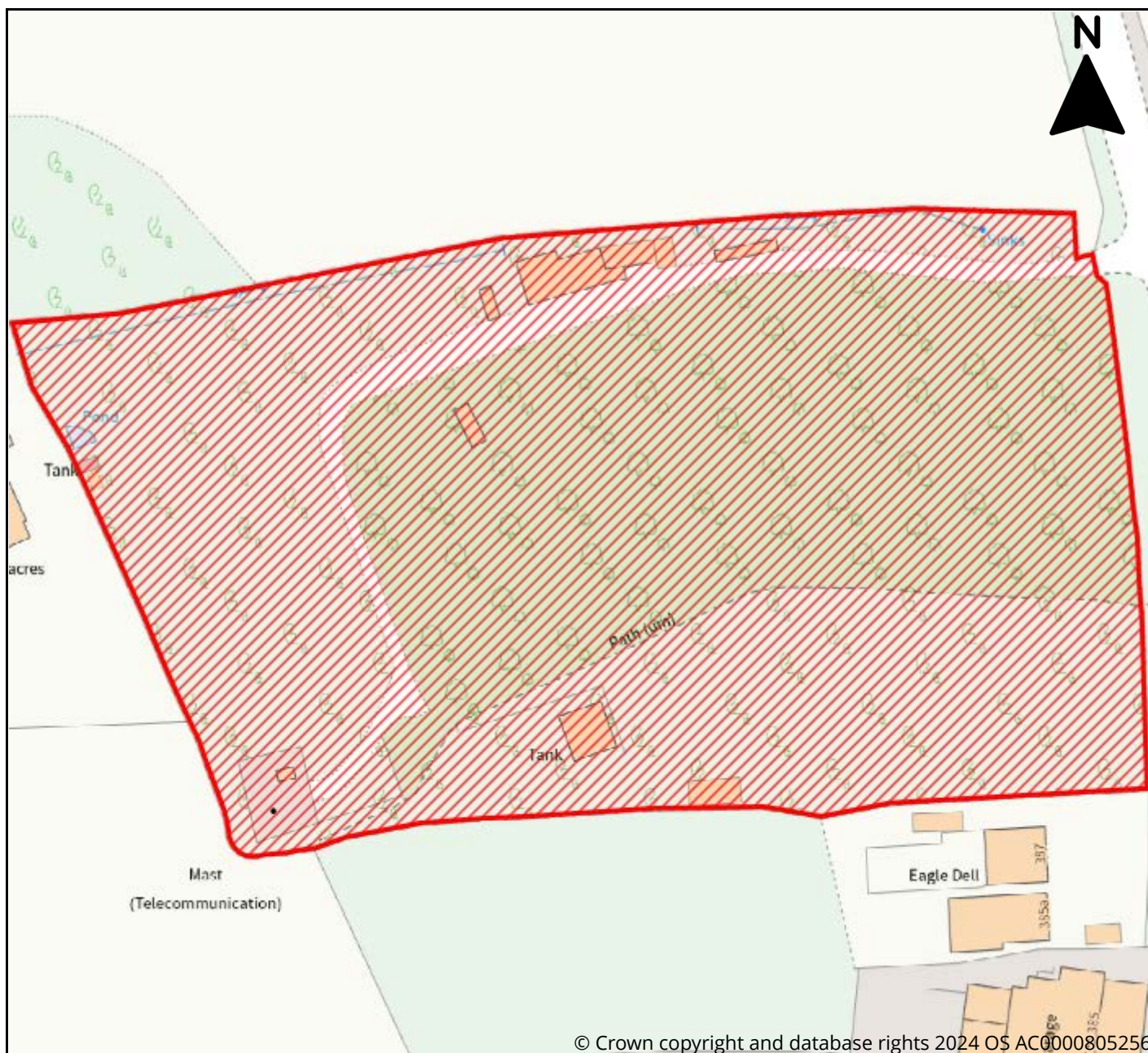


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Site Information	
Reference	d9c546e1-ca39-4922-a477-2716cf8fc986
SLAA Ref	33/24/001
Site Name	Rye Gate
Address	Land North of St. Margarets Road, Hoddesdon
Total Area (ha)	34.4
Development Area (ha)	34.4
Proposed Use	Residential, Affordable Housing, Specialist Residential, Employment, Greenspace, Biodiversity Offset





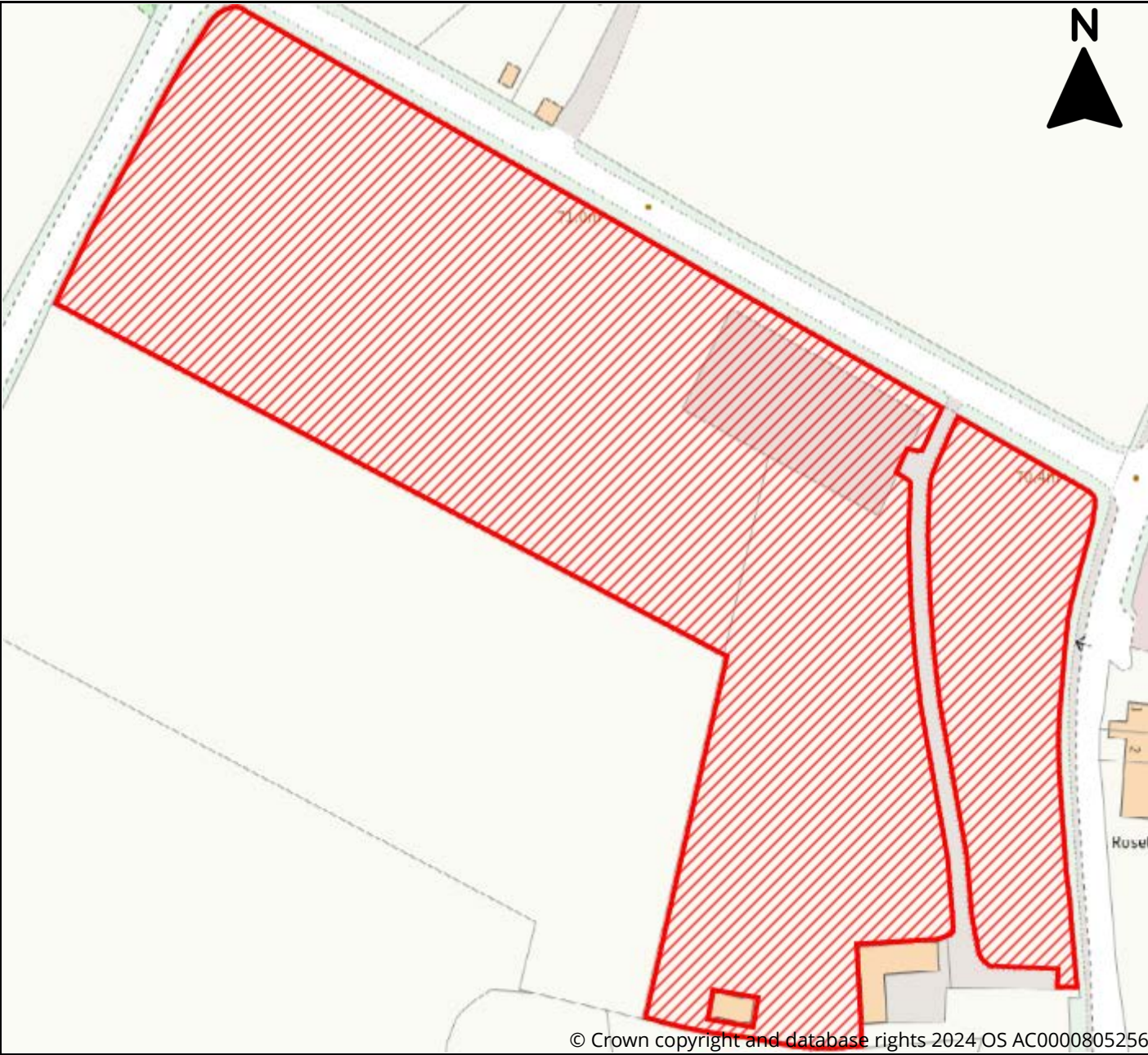
### Site Information

<b>Reference</b>	e5804b36-4918-44e7-b7ab-c988ef1aab26
<b>SLAA Ref</b>	33/24/002
<b>Site Name</b>	Hillside Nursery
<b>Address</b>	Hillside Nursery, Ware Road, Hailey, Hoddesdon, SG13 7PE
<b>Total Area (ha)</b>	1.9
<b>Development Area (ha)</b>	1.9
<b>Proposed Use</b>	Residential, Affordable Housing



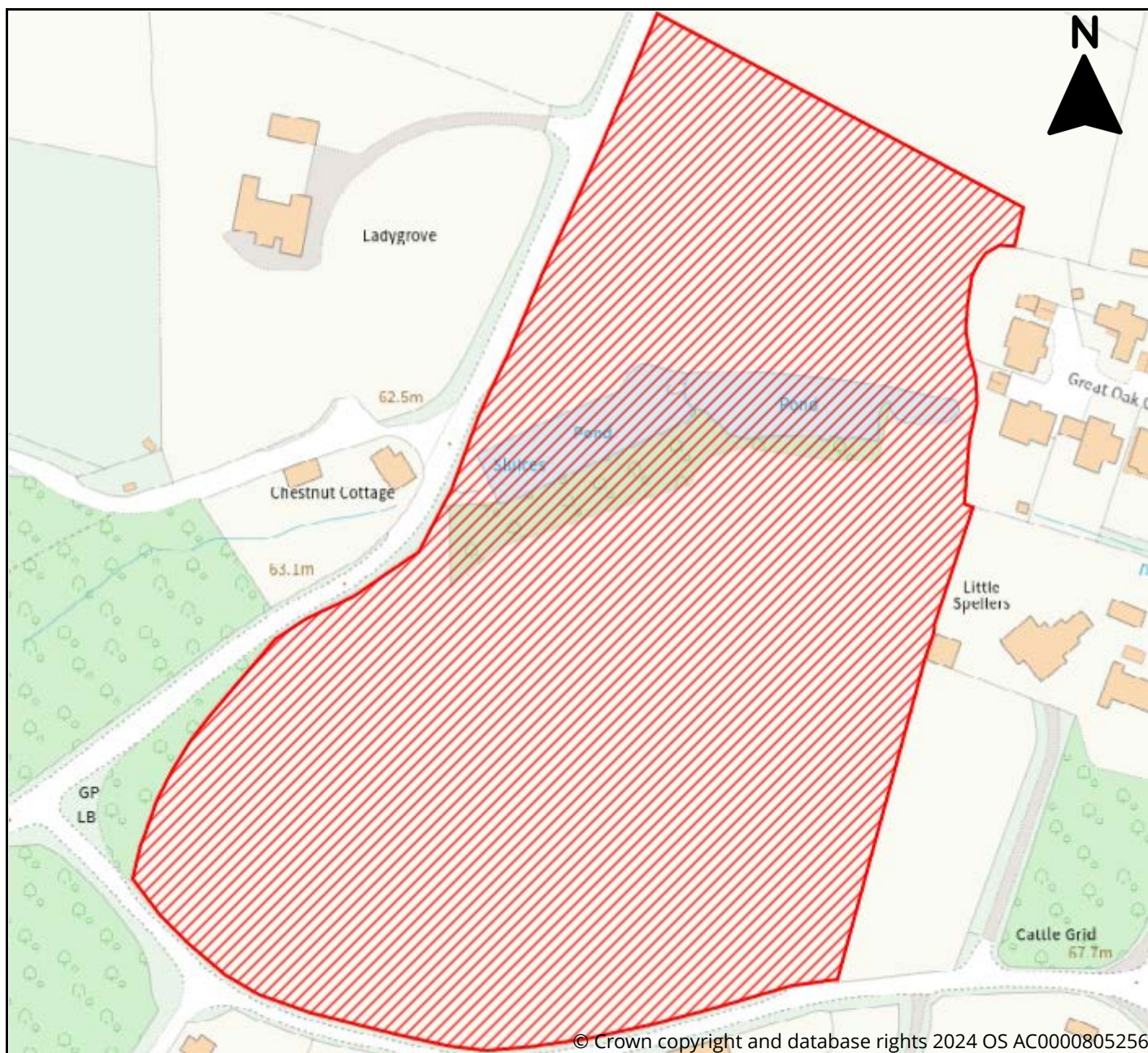


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Site Information	
Reference	956a9aab-6afd-47f1-9551-3b972b3b8591
SLAA Ref	34/24/001
Site Name	Land adjacent Walnut Tree House
Address	SG12 8PG, Hunsdon
Total Area (ha)	1.862
Development Area (ha)	0
Proposed Use	Residential

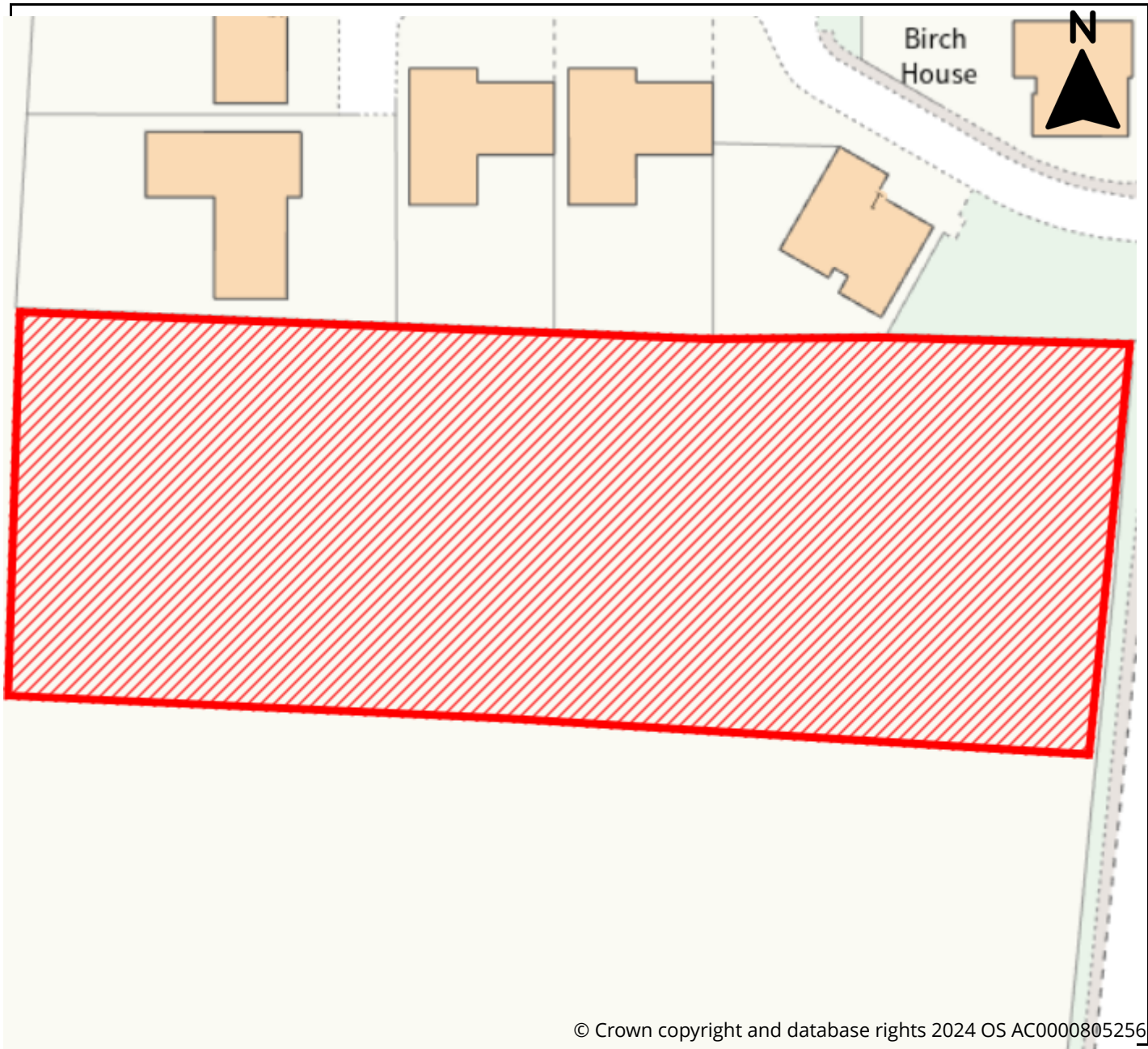




Site Information	
Reference	4e5179dc-3d4a-44db-8082-a054765ca26d
SLAA Ref	34/24/002
Site Name	Land west of Acorn Street, Hunsdon
Address	Land west of Acorn Street, Hunsdon, Ware, SG12 8PQ
Total Area (ha)	4.85
Development Area (ha)	3.1
Proposed Use	Residential, Affordable Housing, Greenspace

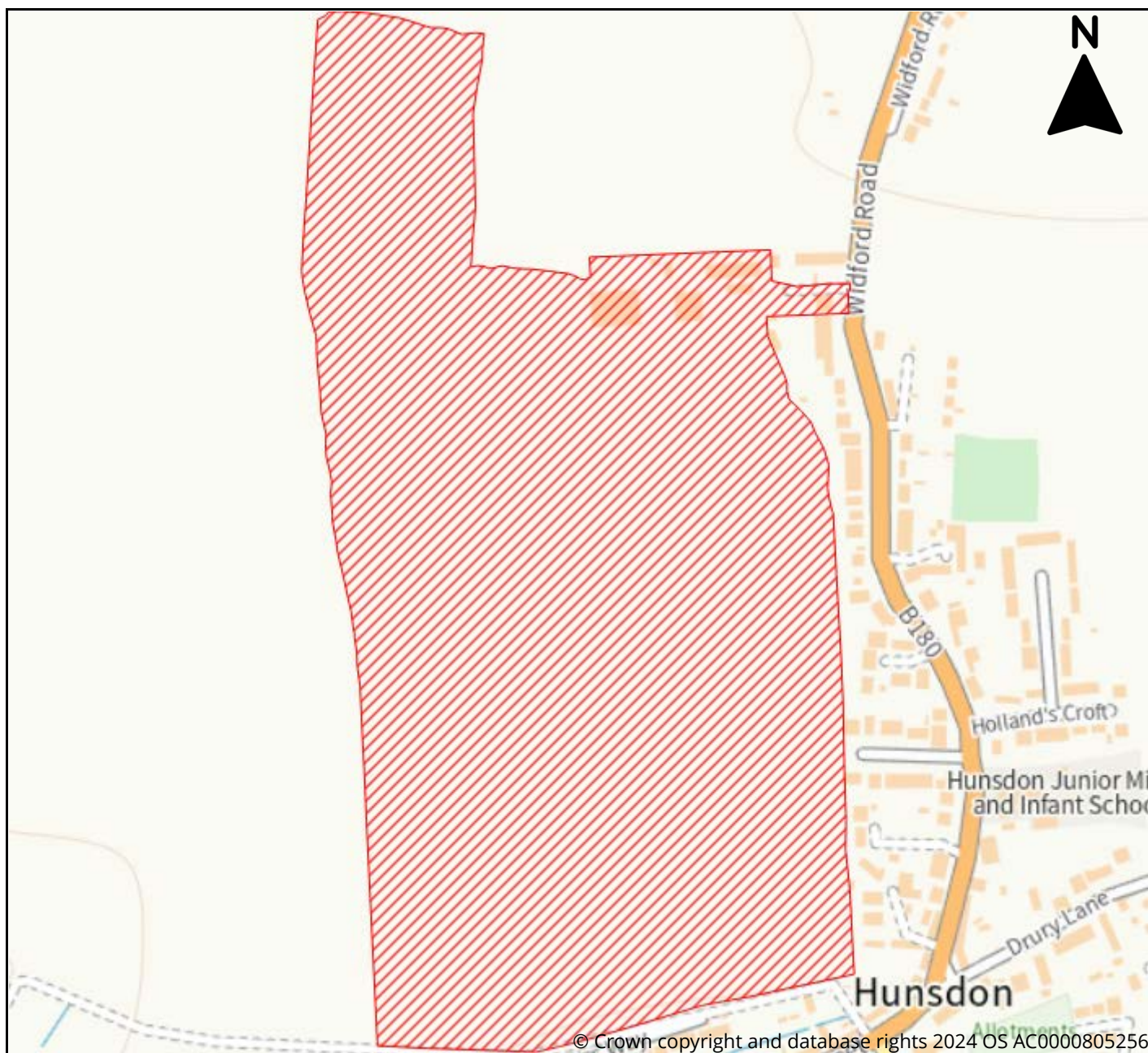


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Site Information	
Reference	6d0b2cff-9a3b-43d9-9dd4-008daa459e66
SLAA Ref	34/24/003
Site Name	Land to the South of Ellison Close, Hunsdon
Address	Land South of Ellison Close, Stanstead Road, Hunsdon, Ware, Hertfordshire, SG12 8FG
Total Area (ha)	0.5
Development Area (ha)	0.3
Proposed Use	Residential, Renewable Energy, Biodiversity Offset





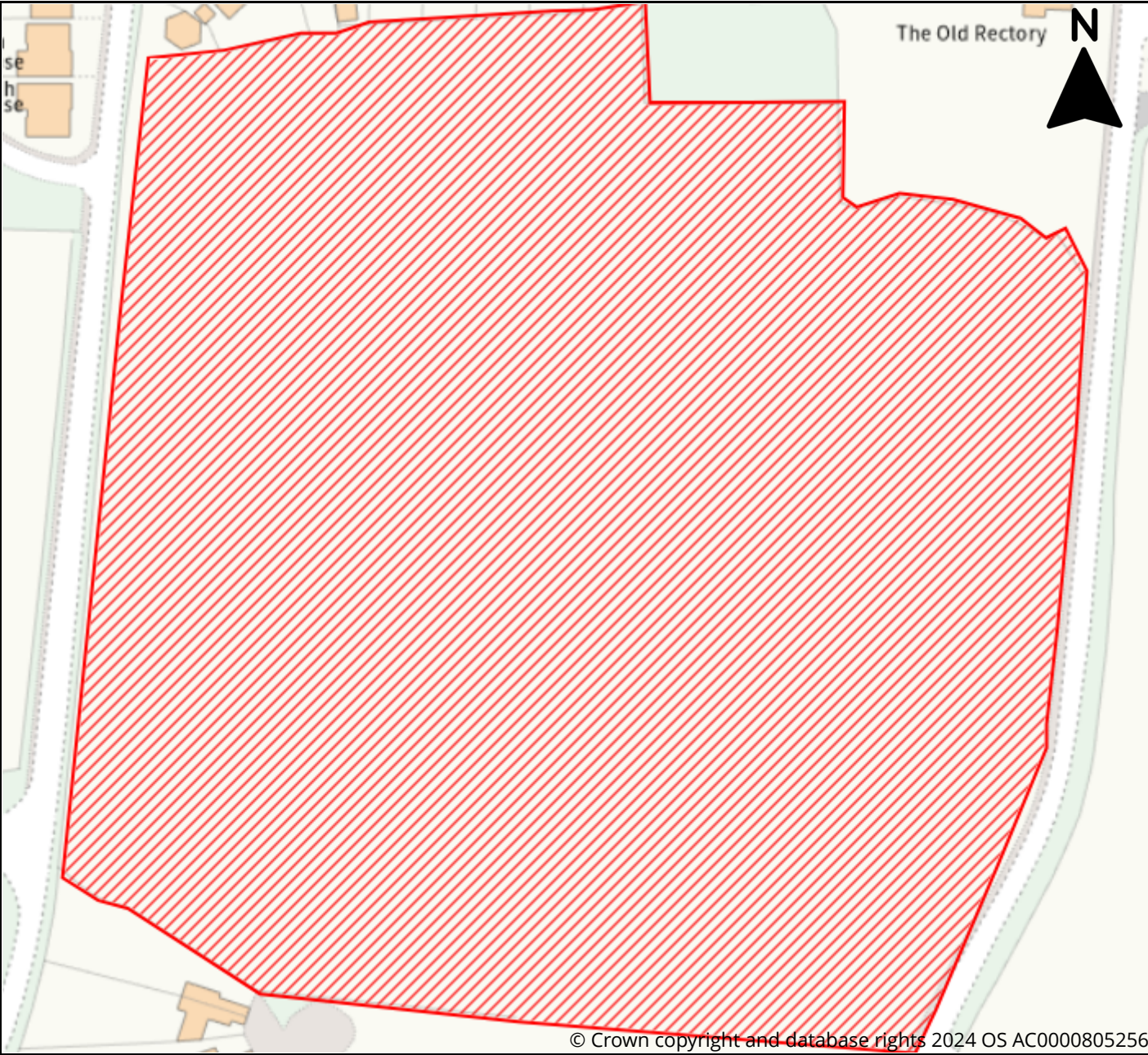
## Site Information

<b>Reference</b>	abf77530-bb1b-42c4-a75d-3b2bef4df66f
<b>SLAA Ref</b>	34/24/004
<b>Site Name</b>	Land at Samuels Farm
<b>Address</b>	Samuels Farm, Hunsdon, Ware, SG12 8NN
<b>Total Area (ha)</b>	30.5
<b>Development Area (ha)</b>	15
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Leisure & Recreation, Renewable Energy, Greenspace, Biodiversity Offset

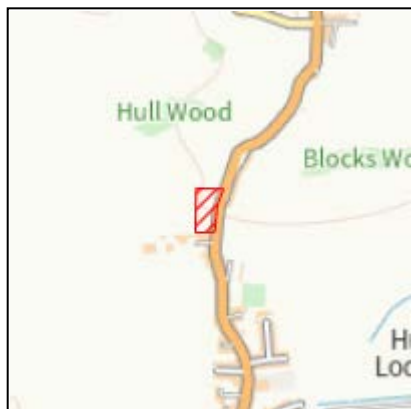
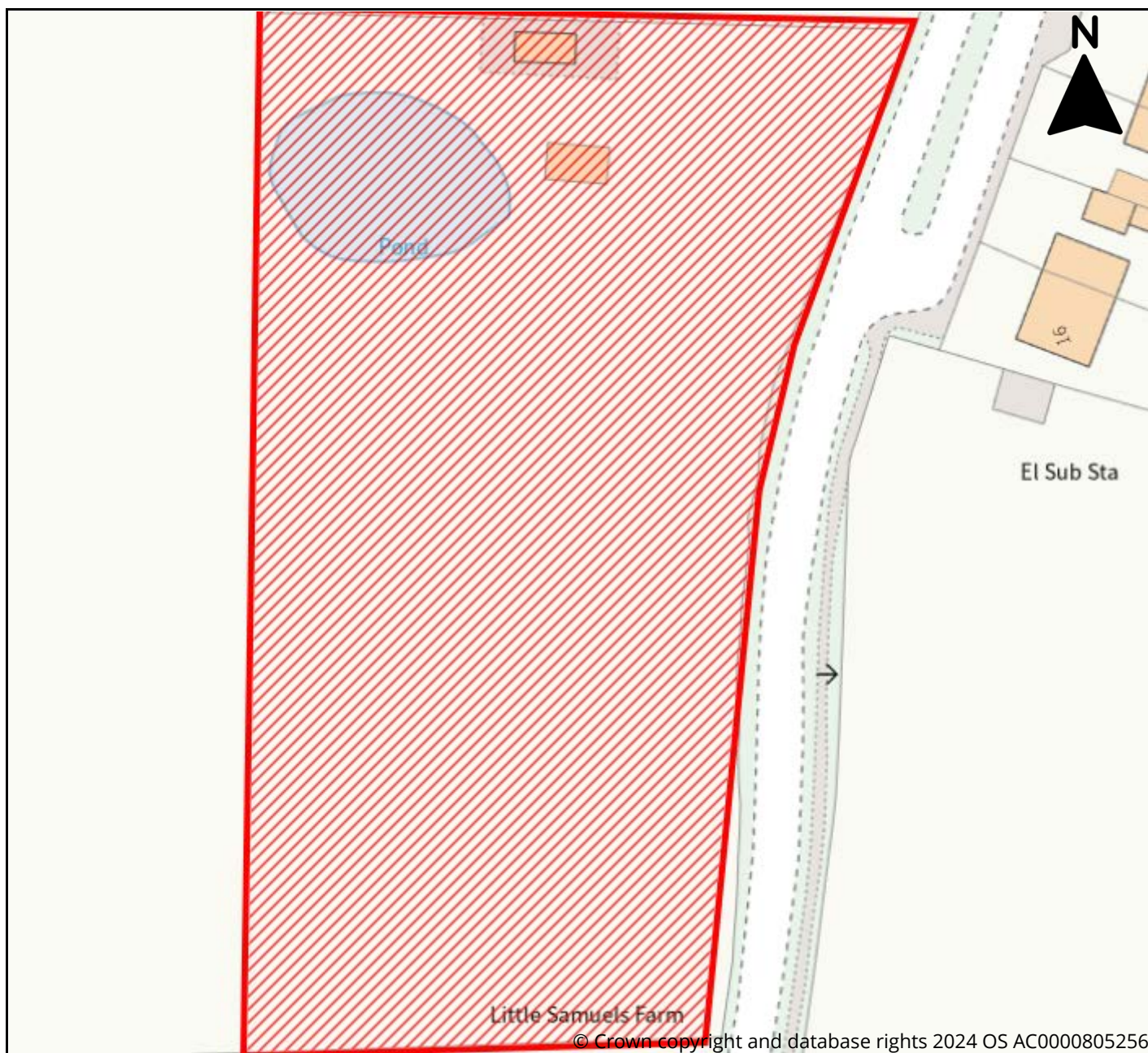




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Site Information	
Reference	e668274e-2c30-45a7-807a-9b50a26ec03c
Number	34/24/005
Site Name	Land at Acorn Street
Address	Land at Acorn Street, Hunsdon
Total Area (ha)	4.64
Development Area (ha)	4.64
Proposed Use	Residential, Affordable Housing

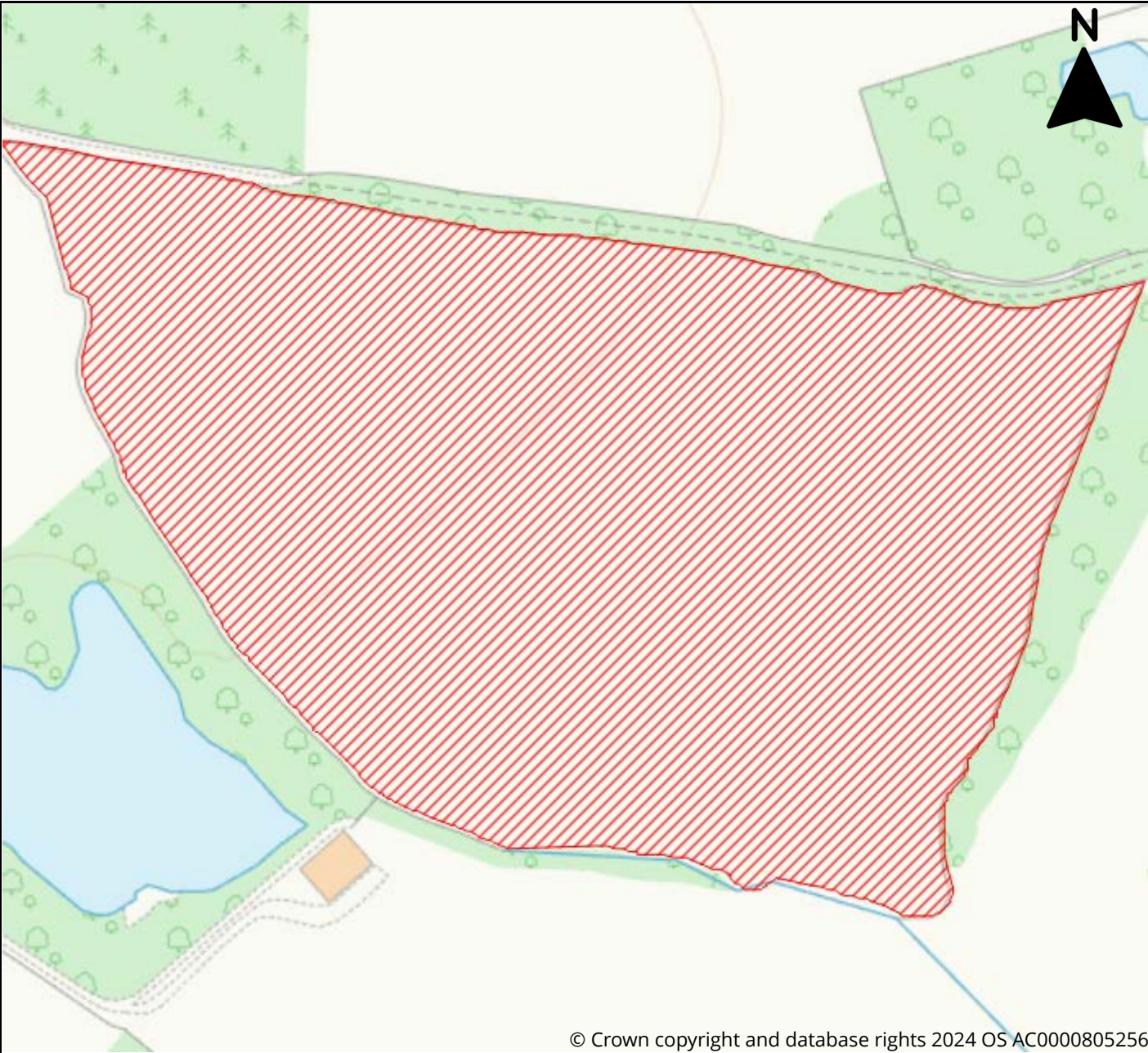


Site Information	
Reference	0479cada-9bc6-4b3b-a9d4-7fbd3aa41185
SLAA Ref	34/24/006
Site Name	Land west of Widford Road, Hunsdon
Address	Land west of Widford Road, Hunsdon, Ware, SG12 8NN
Total Area (ha)	0.95
Development Area (ha)	0.75
Proposed Use	Residential, Affordable Housing





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Site Information	
Reference	91c4f2c3-d314-4164-b7fa-9f57be5d1a21
SLAA Ref	35/24/001
Site Name	Land off Deadfield Lane, Letty Green
Address	Land off Deadfield Lane, Nr Hertford, Hertfordshire, SG14 2PB
Total Area (ha)	8.97
Development Area (ha)	8.97
Proposed Use	Renewable Energy, Biodiversity Offset

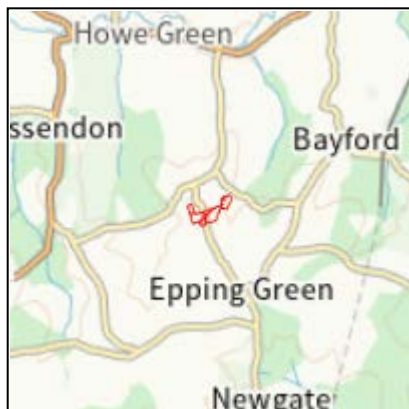
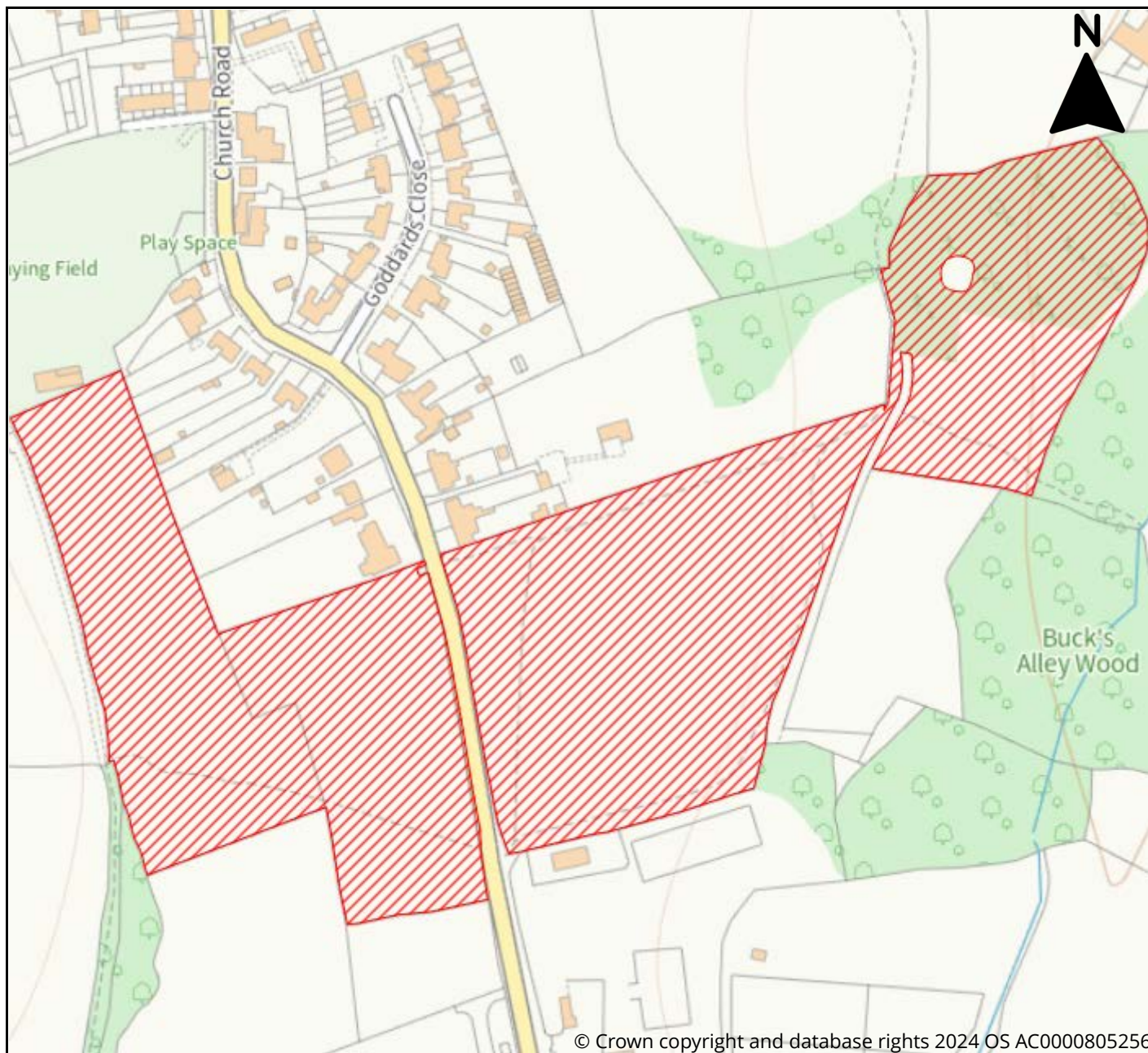




### Site Information

<b>Reference</b>	6a3c9fed-7059-413e-9b9b-0627d526eadf
<b>SLAA Ref</b>	36/24/001
<b>Site Name</b>	Land off Little Berkhamsted Lane
<b>Address</b>	Berkhamsted Lane, Little Berkhamsted, Hertford, SG13 8LU
<b>Total Area (ha)</b>	0.92
<b>Development Area (ha)</b>	0.59
<b>Proposed Use</b>	Residential



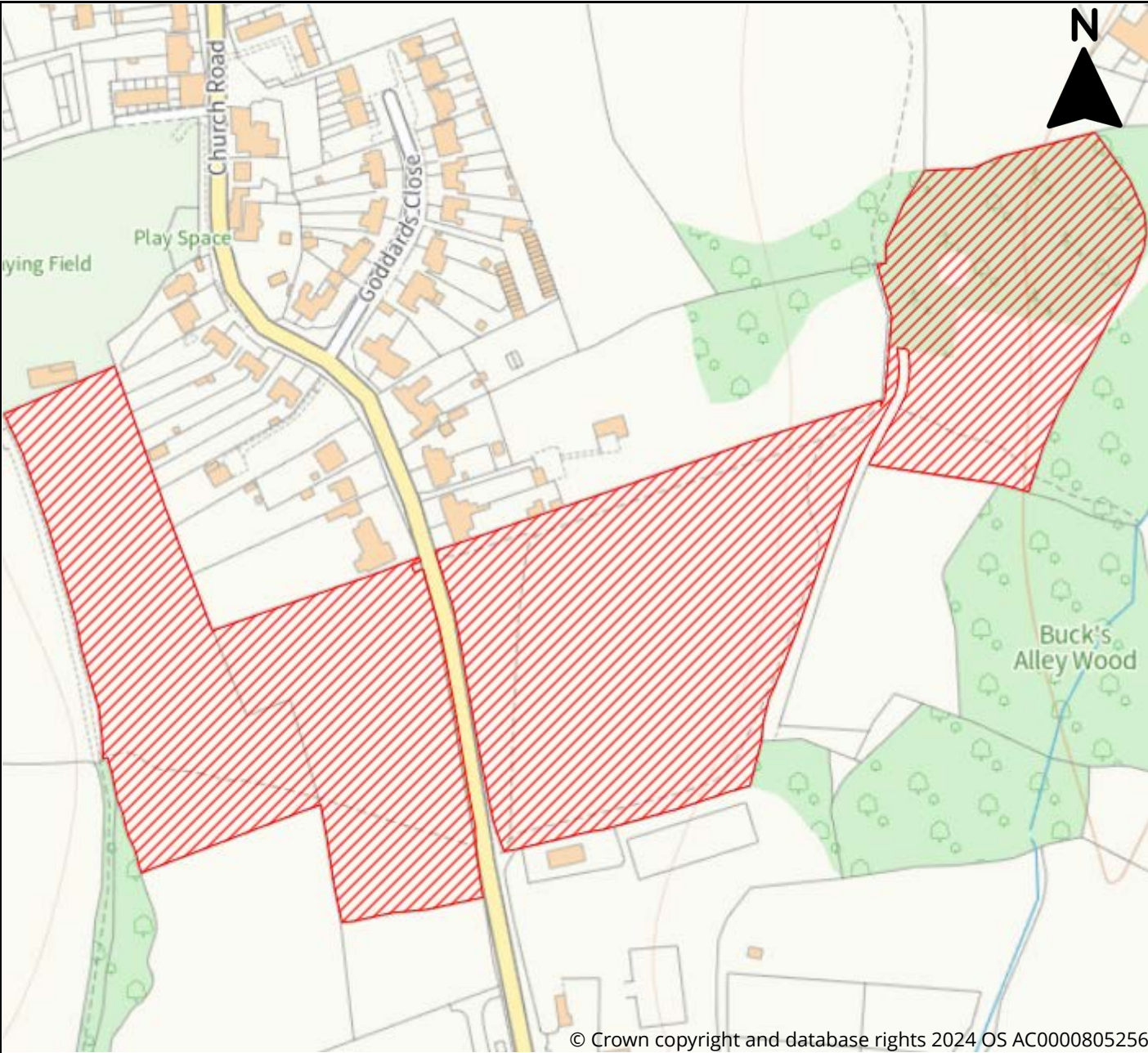


Site Information	
Reference	f39083bf-80f4-42e8-8704-8b5dd430c3ee
SLAA Ref	36/24/002
Site Name	Land West of Church Road
Address	Land West of Church Road, Little Berkhamsted, SG13 8LY
Total Area (ha)	2.984
Development Area (ha)	2.984
Proposed Use	Residential





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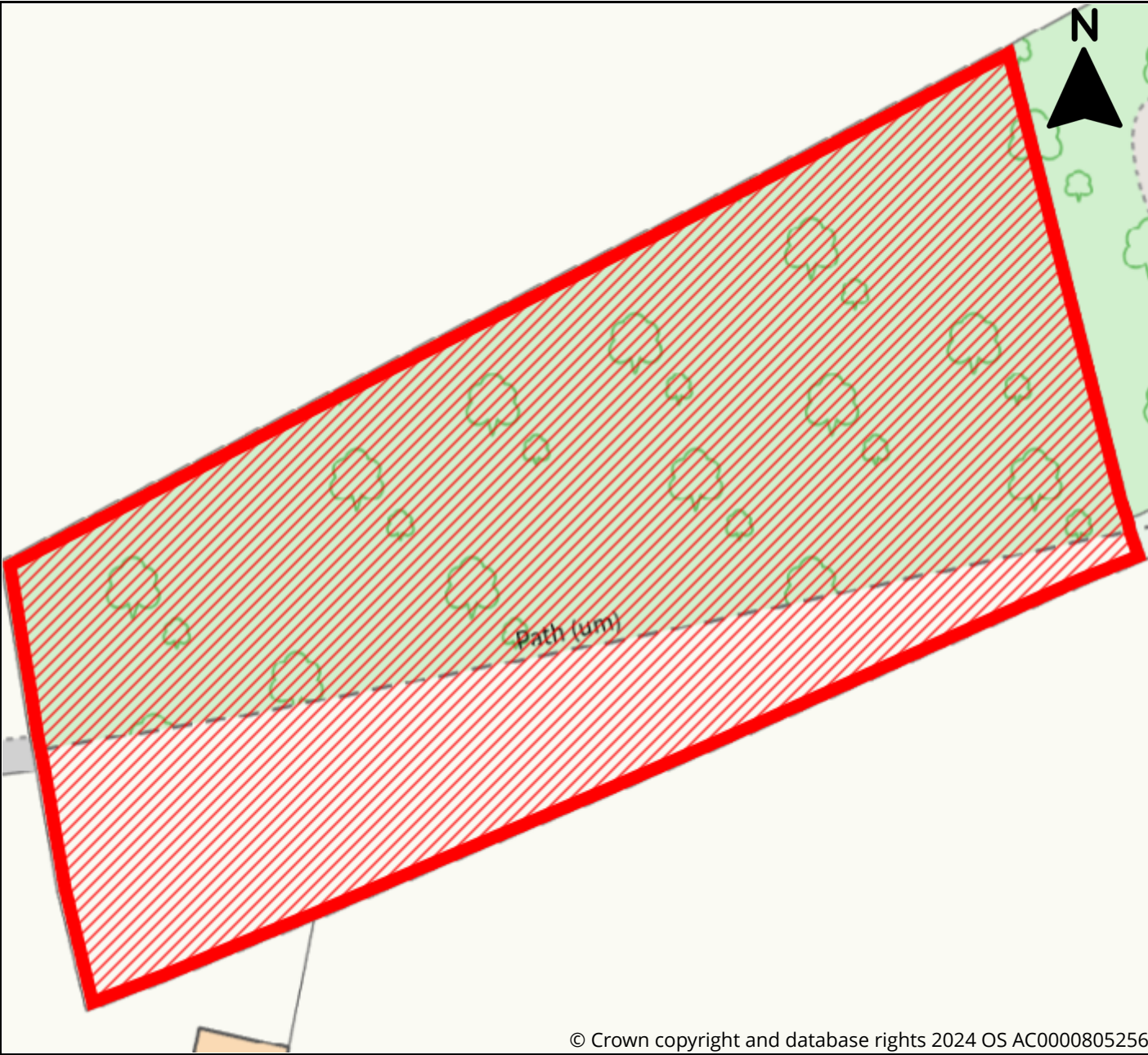
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Site Information	
Reference	1cd77129-46c9-4d8d-bfb3-7ab535c42032
SLAA Ref	36/24/003
Site Name	Land East of Church Road
Address	Land East of Church Road, Little Berkhamsted , Little Berkhamsted, SG13 8LY
Total Area (ha)	2.292
Development Area (ha)	2.292
Proposed Use	Residential, Community Facility



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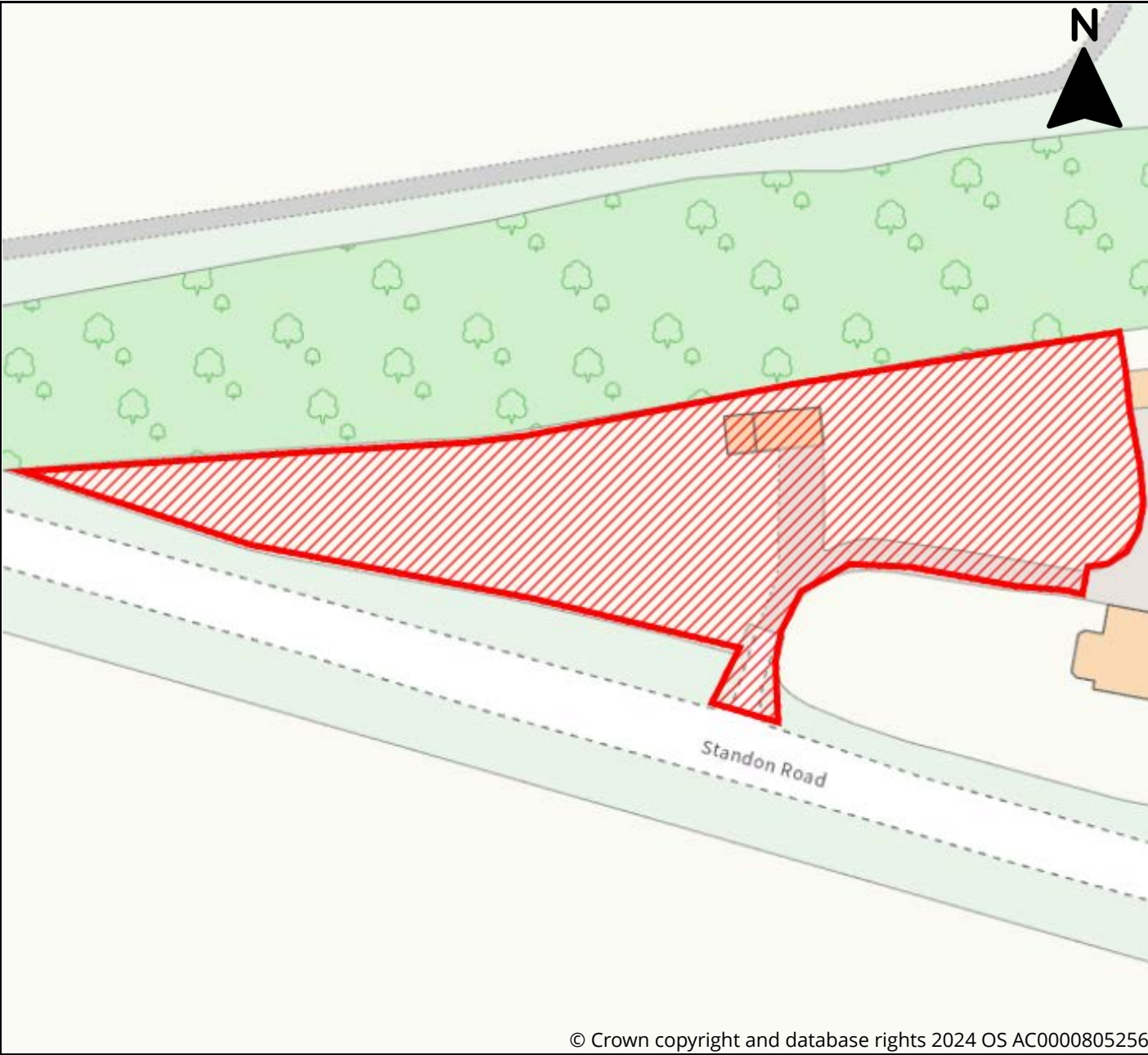


Site Information	
Reference	9b704c86-fd1e-4212-a66c-6c943b70eb9f
SLAA Ref	36/24/004
Site Name	Little Stockings House
Address	Little Stockings House, Stockings Lane, Little Berkhamsted, Hertford, SG13 8LW
Total Area (ha)	0.30
Development Area (ha)	0.30
Proposed Use	Residential





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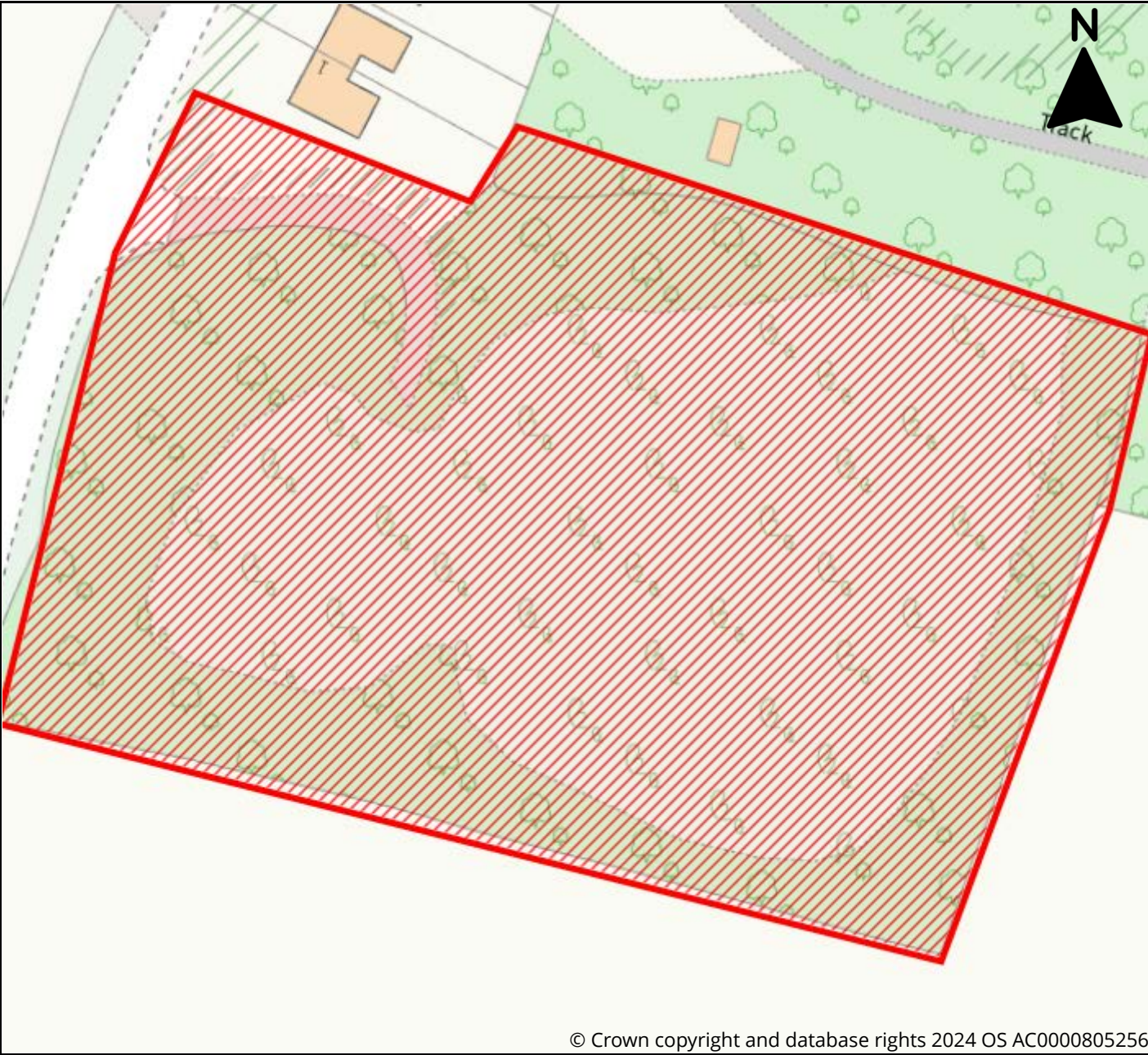


Site Information	
Reference	c829243c-83f3-4fba-859f-c409ad3a8681
SLAA Ref	37/24/001
Site Name	Northbank
Address	Northbank, Standon Road, Little Hadham, SG11 2EB
Total Area (ha)	0.3175
Development Area (ha)	0.3175
Proposed Use	Residential





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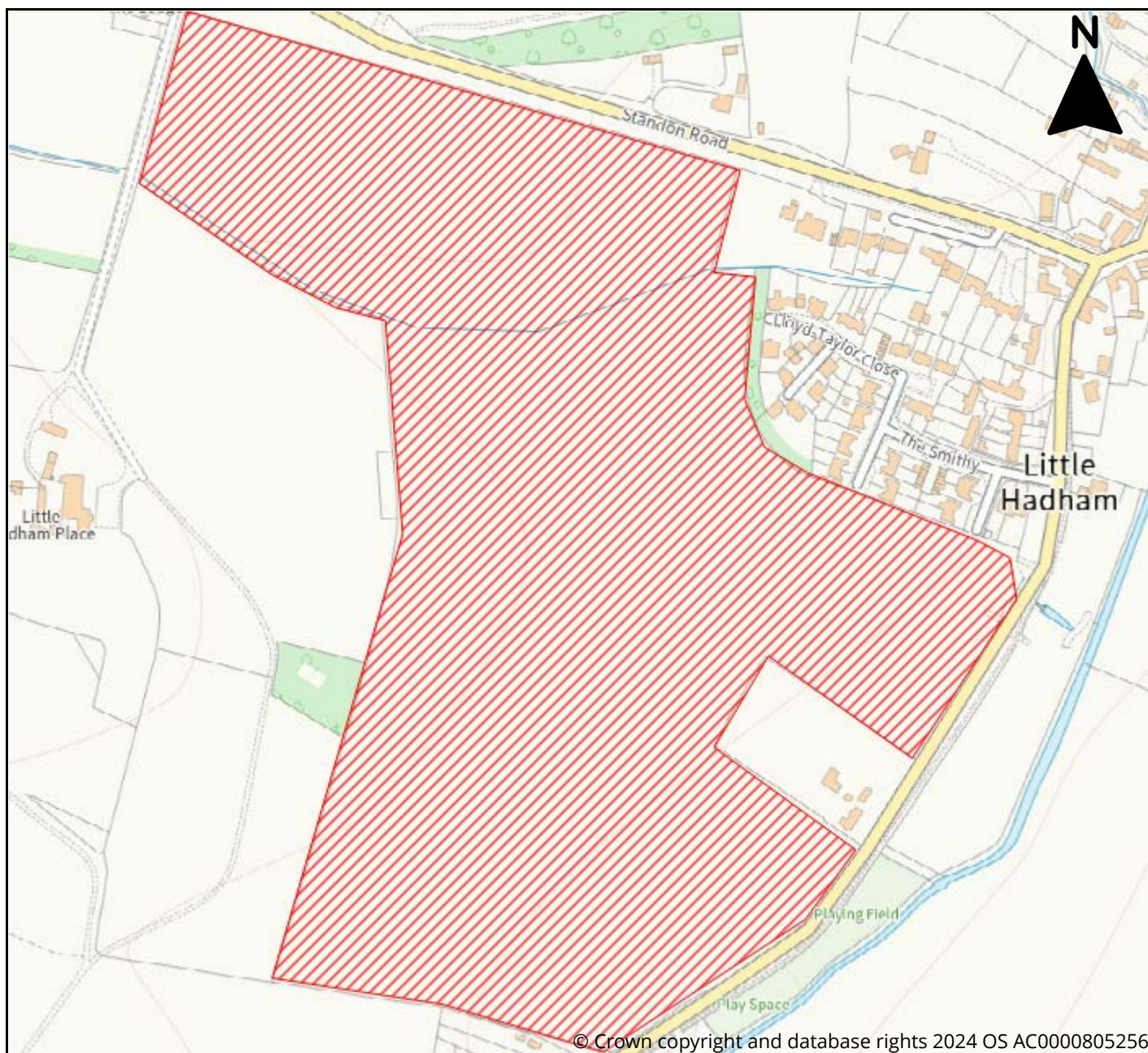


Site Information	
Reference	079bc63b-feac-4fcc-85d3-d97236716fcb
SLAA Ref	37/24/002
Site Name	Land at Side Hilly
Address	Land at Side Hilly, The Ford, Little Hadham, Ware, SG11 2AT
Total Area (ha)	1.12
Development Area (ha)	0.6
Proposed Use	Residential





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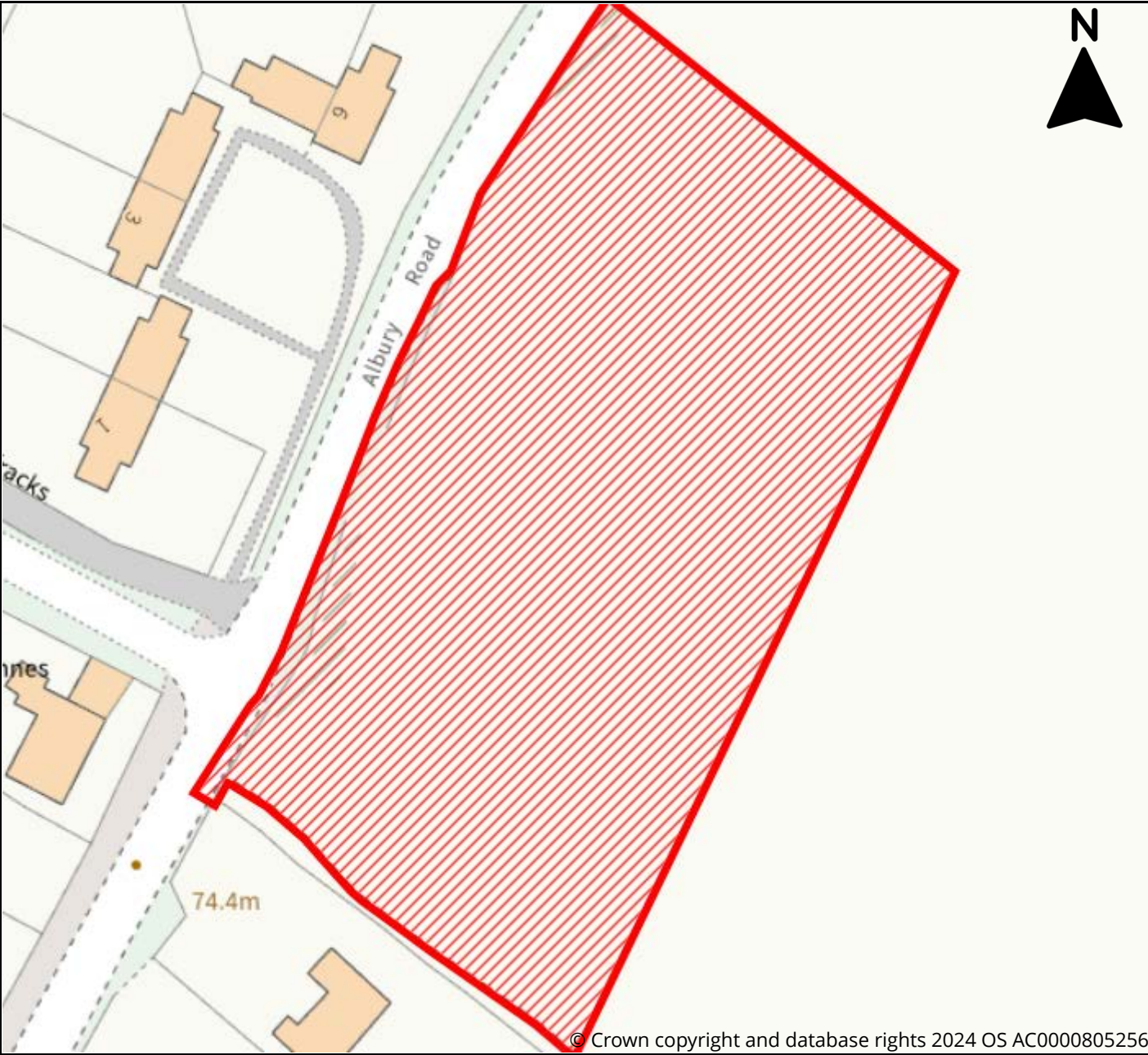
### Site Information

<b>Reference</b>	91151416-48b8-4eb3-9a1a-2f5404d4152b
<b>SLAA Ref</b>	37/24/003
<b>Site Name</b>	Land on the South Side of Standon Road
<b>Address</b>	Standon Road, Little Hadham, Ware, SG11 2DE
<b>Total Area (ha)</b>	19.9
<b>Development Area (ha)</b>	14
<b>Proposed Use</b>	Residential



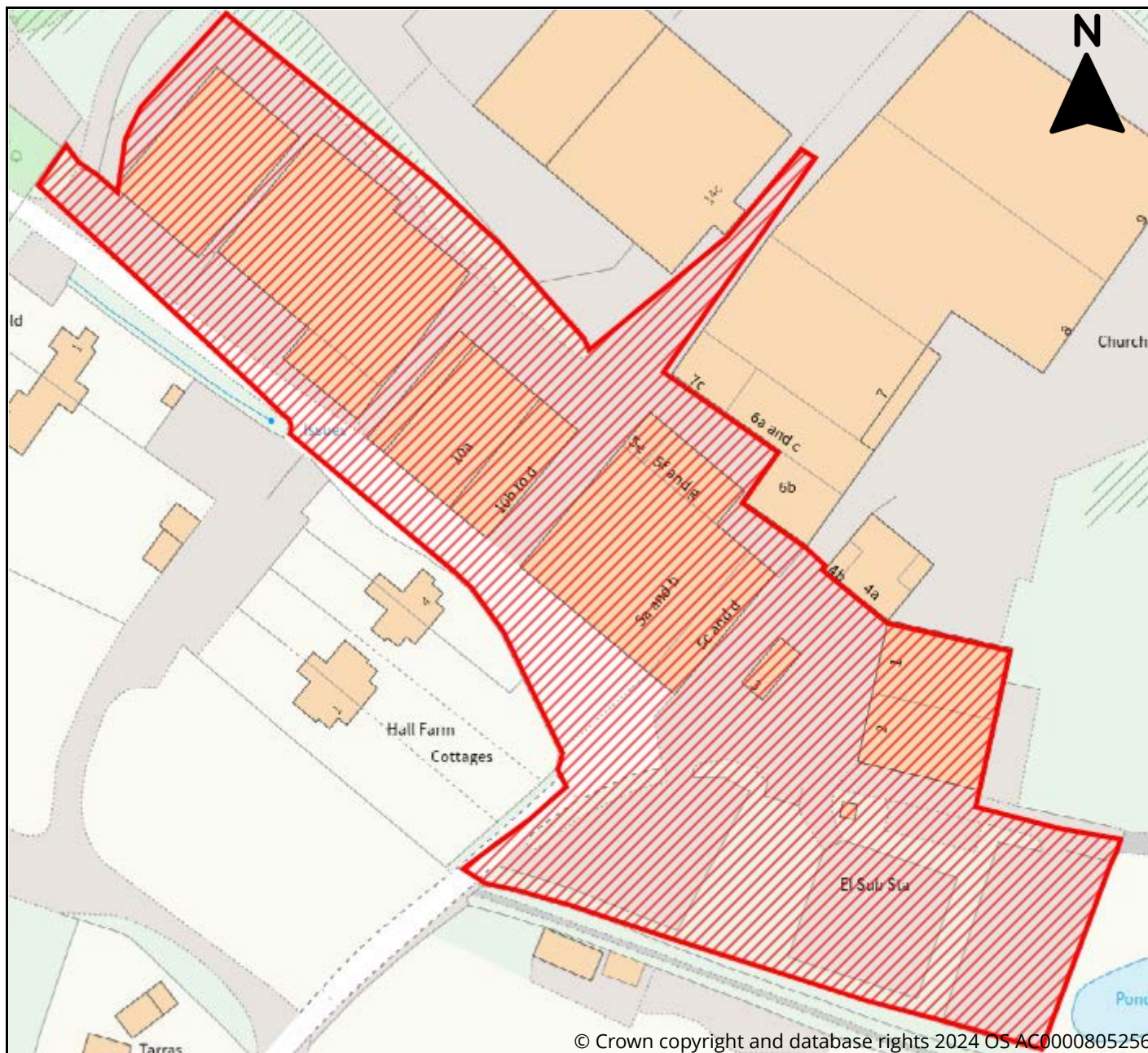


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Site Information	
Reference	1ceb5e94-6bd6-4826-b25e-2d9442a804da
SLAA Ref	37/24/004
Site Name	Land East of Albury Road, Little Hadham, title number HD554147
Address	Land East of Albury Road, Little Hadham, Ware, SG11 2DN, Little Hadham, Ware, SG11 2DN
Total Area (ha)	0.5
Development Area (ha)	0.3
Proposed Use	Residential, Affordable Housing, Renewable Energy, Biodiversity Offset





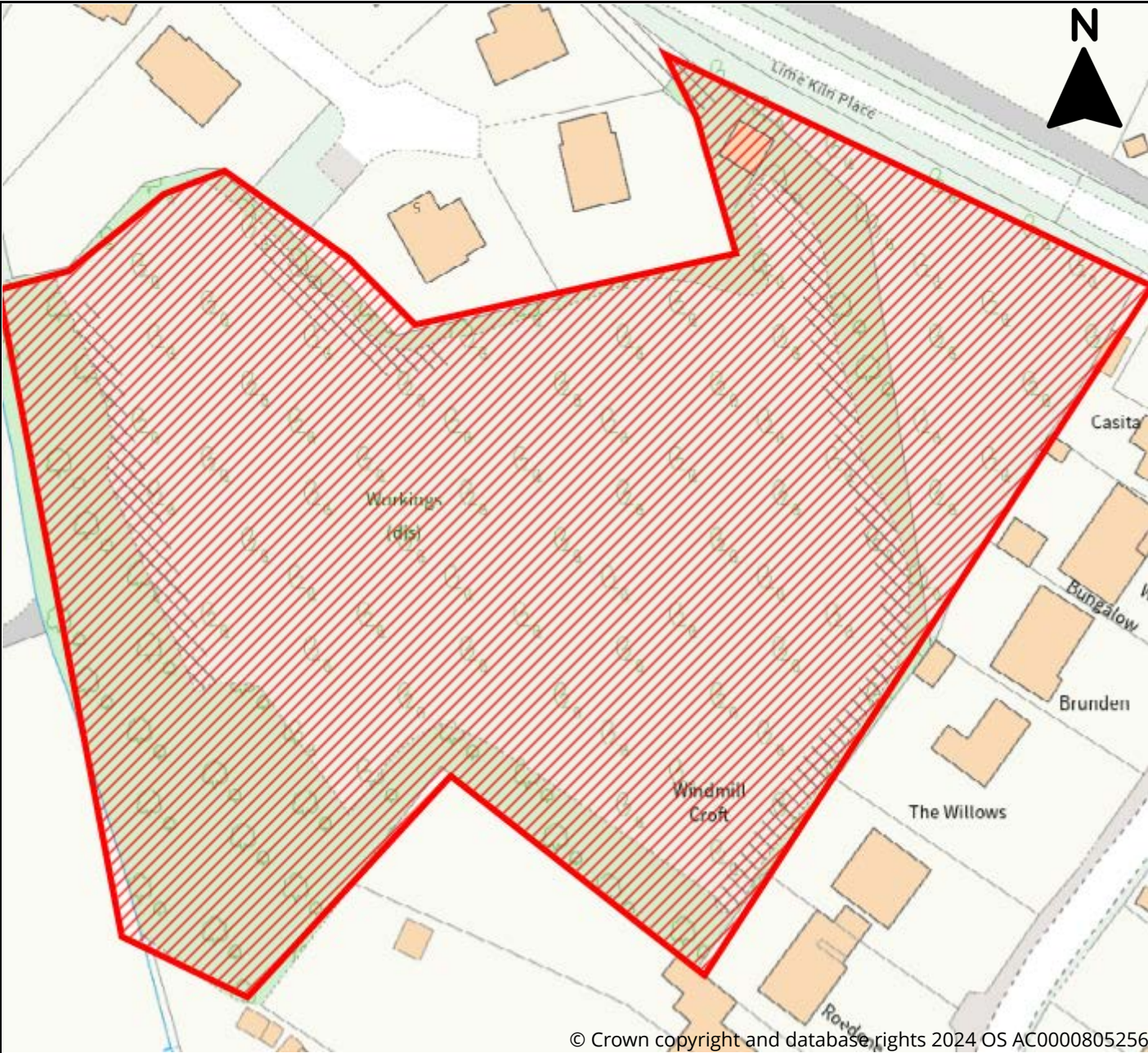
## Site Information

<b>Reference</b>	187fa3d2-a3ba-45c7-bca4-e3187c007476
<b>SLAA Ref</b>	37/24/005
<b>Site Name</b>	Church End Farm, Little Hadham
<b>Address</b>	Church End Farm, Little Hadham, Ware, SG11 2DY
<b>Total Area (ha)</b>	1.4
<b>Development Area (ha)</b>	1.4
<b>Proposed Use</b>	Employment





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Site Information	
Reference	e452cac6-c2fe-430b-b4ec-4fbd5c79a040
SLAA Ref	37/24/006
Site Name	Land West of Albury Road and South of Lime Kiln Place
Address	Little Hadham, SG11 2DR
Total Area (ha)	1.78
Development Area (ha)	1
Proposed Use	Residential, Affordable Housing





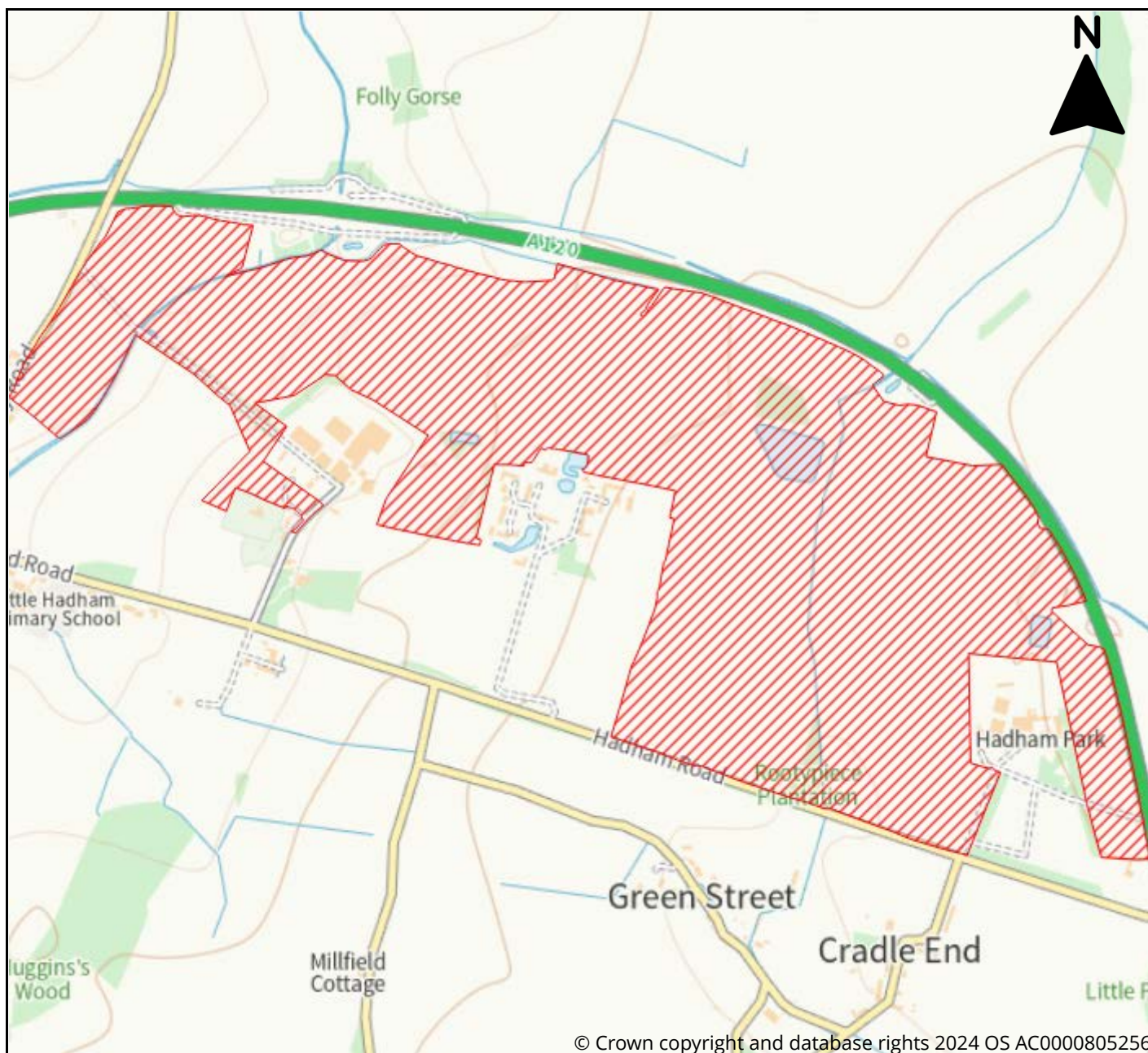
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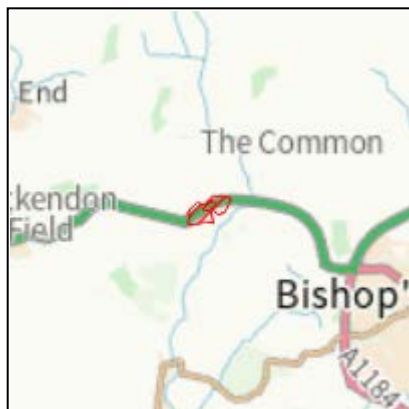
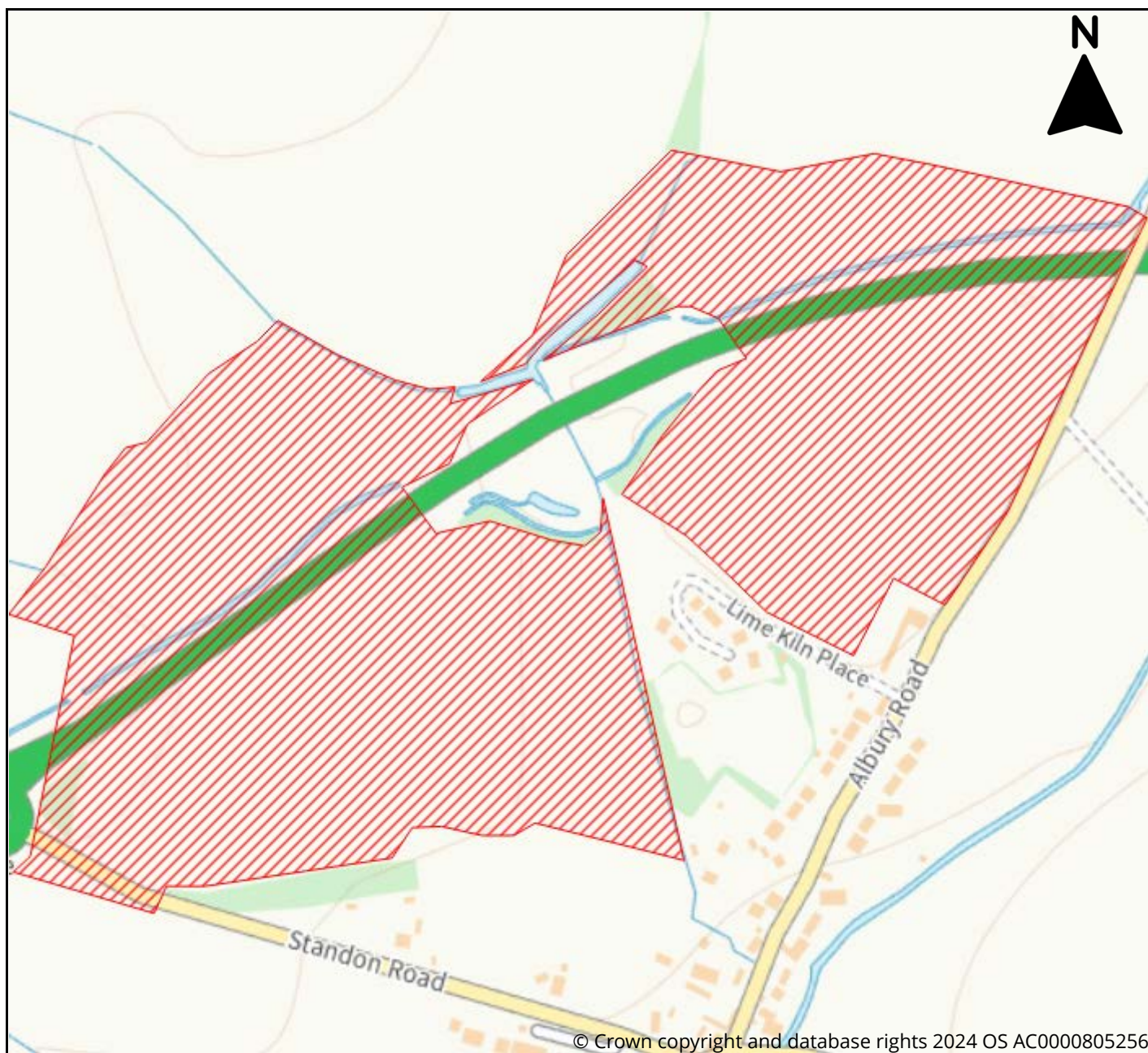


Site Information	
Reference	4f90444d-71cc-4567-b012-fc1537007047
SLAA Ref	37/24/007
Site Name	Land West of Lime Kiln Place
Address	Land West of Lime Kiln Place, Little Hadham, SG11 2DR
Total Area (ha)	0.57
Development Area (ha)	0.43
Proposed Use	Residential



Site Information	
Reference	b2586bc0-7409-4e8c-8e97-750ef87f3983
SLAA Ref	37/24/008
Site Name	Land at Little Hadham within the A120 Little Hadham bypass
Address	Little Hadham
Total Area (ha)	106
Development Area (ha)	60
Proposed Use	Residential, Affordable Housing, Community Facility, Leisure & Recreation, Retail, Employment, Renewable Energy, Greenspace



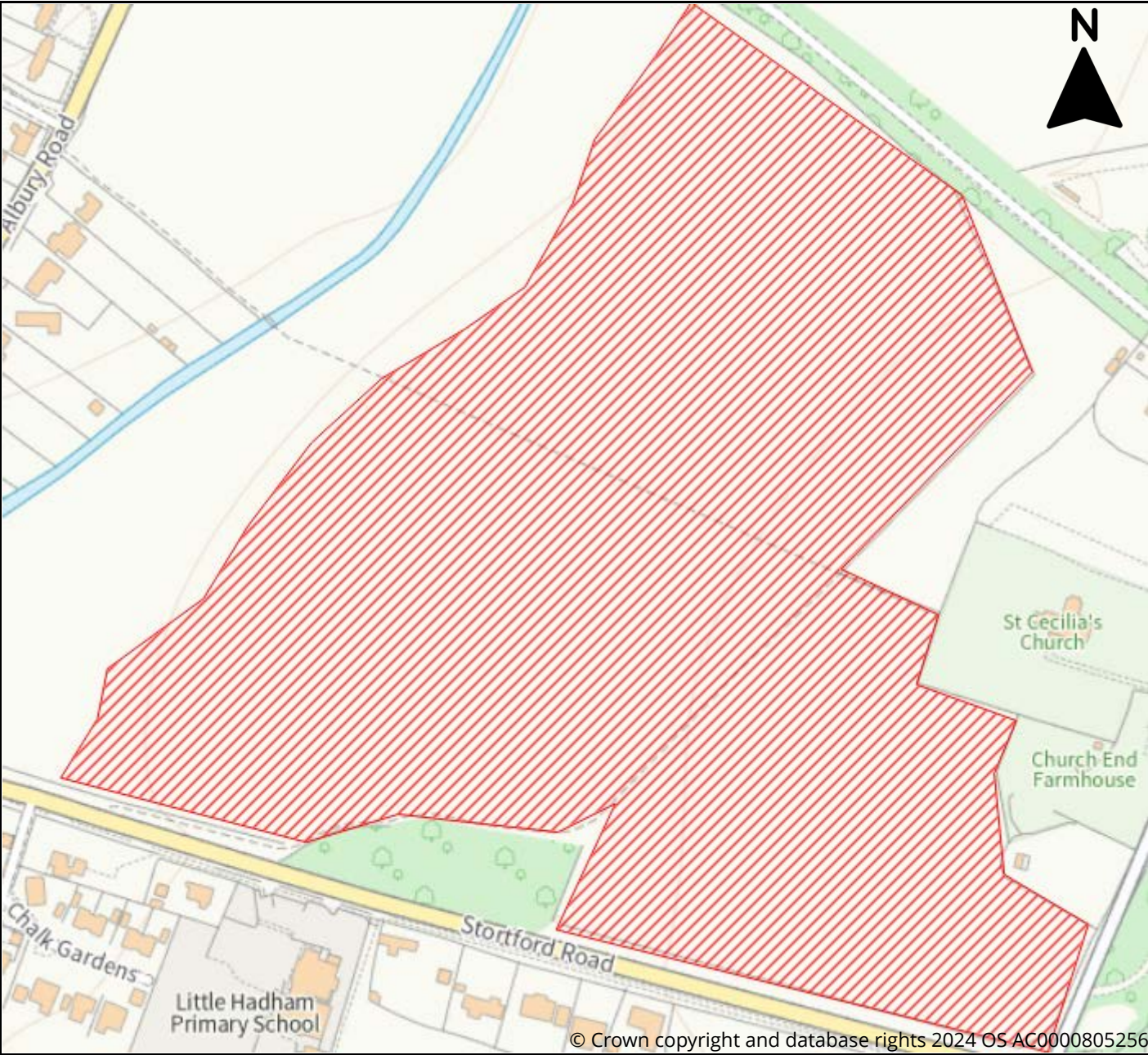


Site Information	
Reference	6a8825ce-58ca-49b6-84d2-2c8ced0d54cd
SLAA Ref	37/24/009
Site Name	Lands adjacent to Little Hadham
Address	Lands adjacent to Little Hadham, Little Hadham
Total Area (ha)	33
Development Area (ha)	23
Proposed Use	Residential, Affordable Housing, Greenspace, Biodiversity Offset





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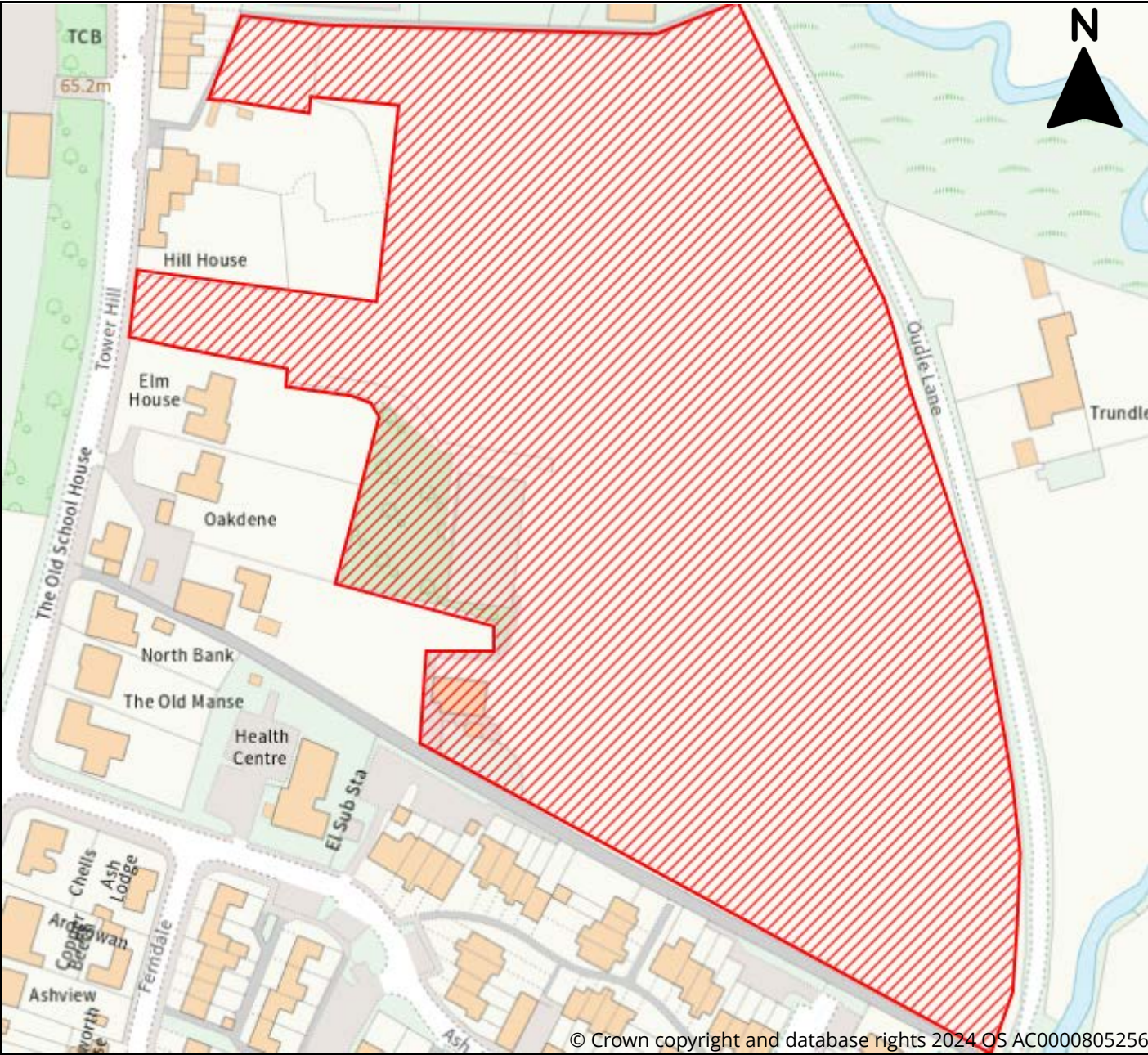


Site Information	
Reference	806c23e0-cb36-4be3-a164-025497ba7799
SLAA Ref	37/24/010
Site Name	Land North of Stortford Road
Address	Land North of Stortford Road, Little Hadham, SG11 2DY
Total Area (ha)	11.8
Development Area (ha)	7.5
Proposed Use	Residential, Affordable Housing, Community Facility, Retail





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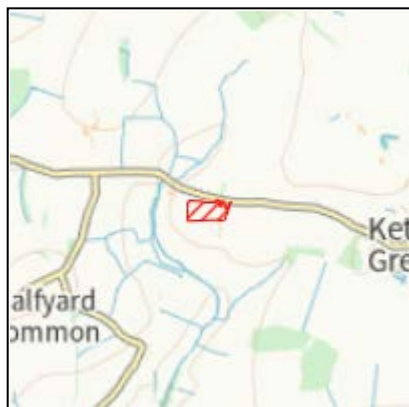
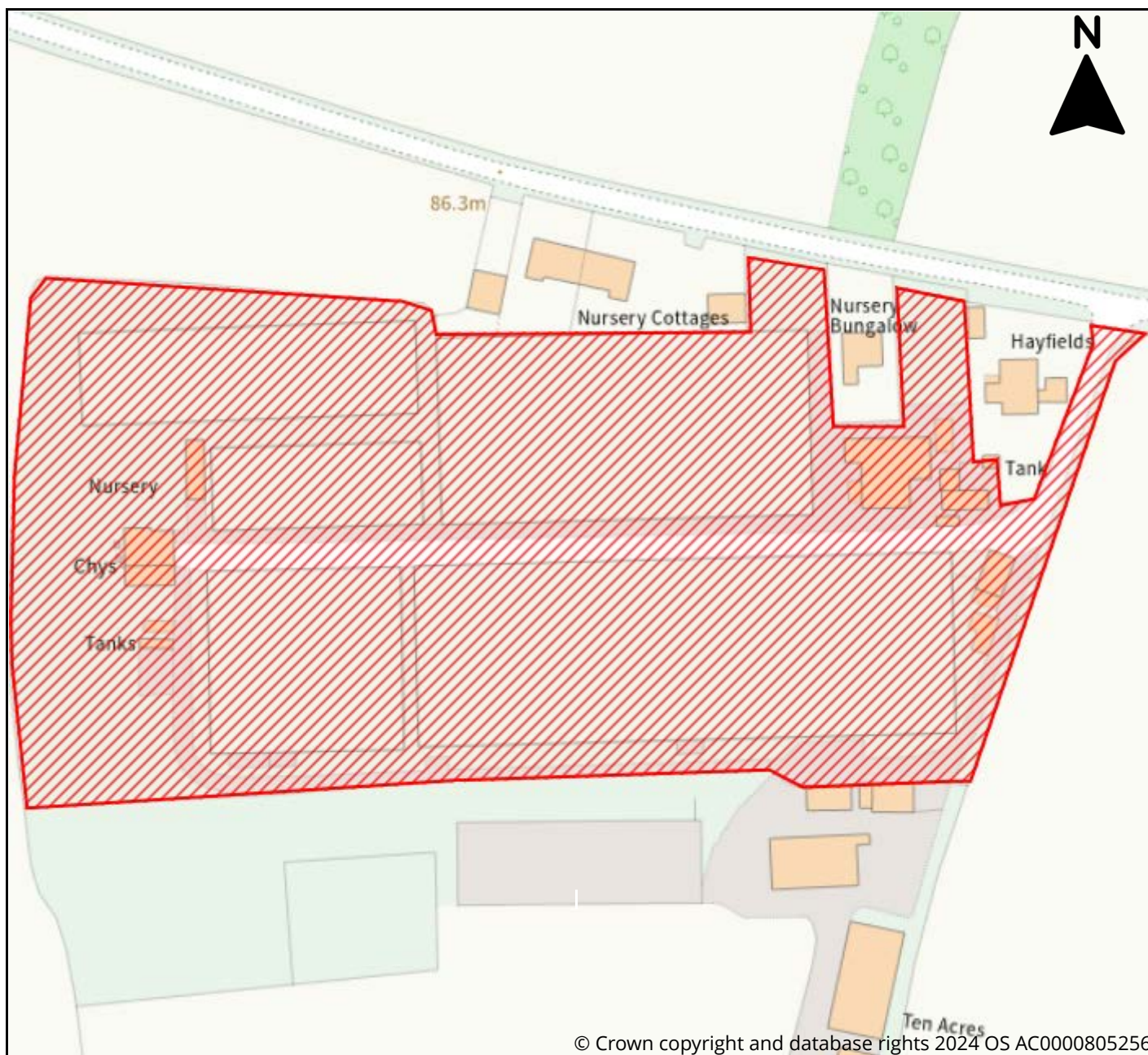


Site Information	
Reference	2fa75302-e01d-43c7-a048-9cddcf7741cd
SLAA Ref	38/24/001
Site Name	Land at Hill House
Address	Tower Hill, Much Hadham, Much Hadham, SG10 6DL
Total Area (ha)	3.47
Development Area (ha)	1.5
Proposed Use	Residential, Affordable Housing





Site Information	
Reference	177c48a4-7cdd-48e4-b32a-5b30f58b9056
SLAA Ref	38/24/002
Site Name	Old Station Yard
Address	Easting (x): 542231 Northing (y):218197, Millers View
Total Area (ha)	0.4
Development Area (ha)	0.2
Proposed Use	Residential, Affordable Housing, Specialist Residential



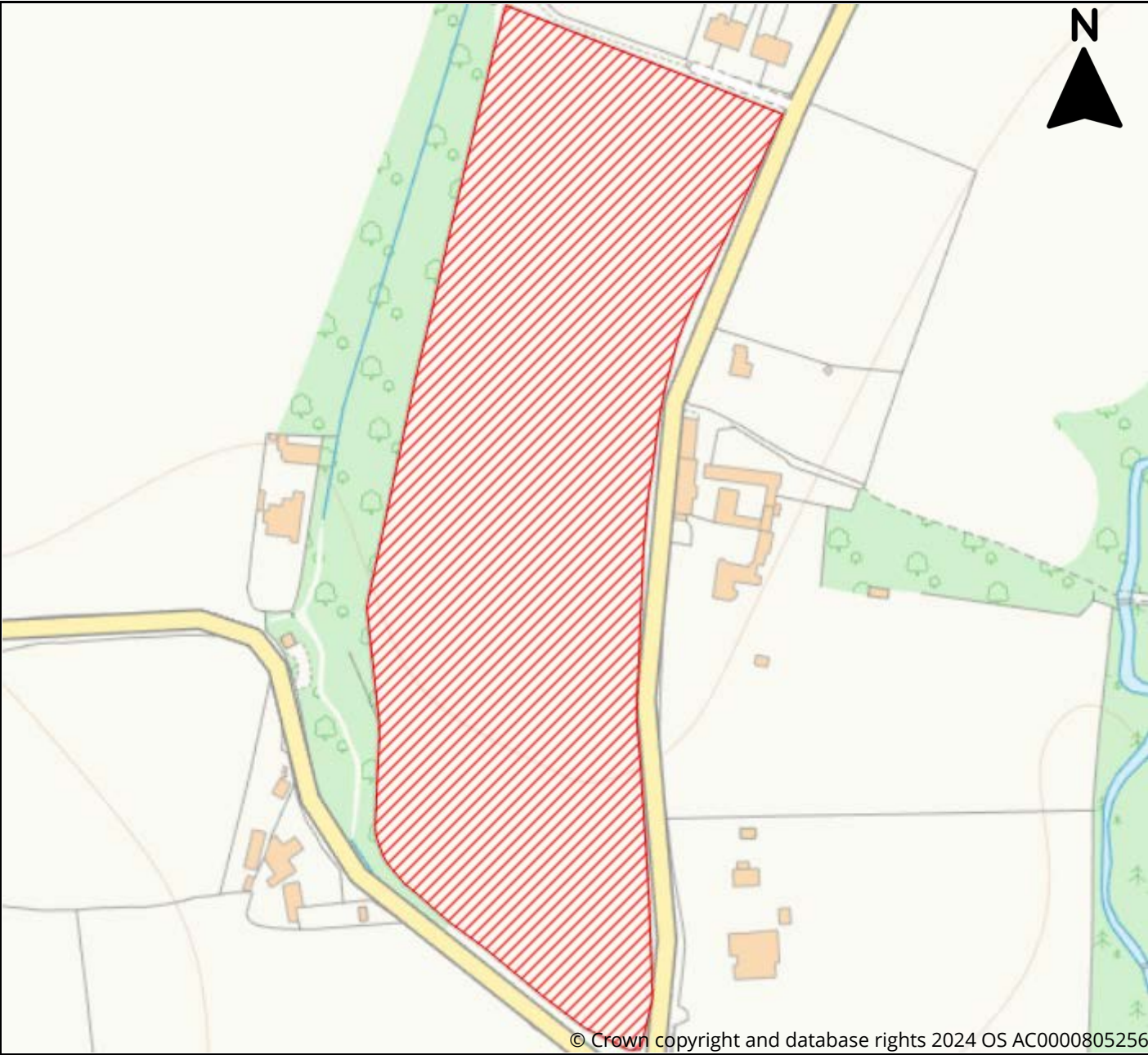
### Site Information

Reference	034f4b1b-ad30-48ac-a3b9-8295ef90a901
SLAA Ref	38/24/003
Site Name	G.G.L. Nursery Site
Address	G.G.L. Nursery, Kettle Green Lane, Much Hadham, Hertfordshire, SG10 6AQ
Total Area (ha)	2.81
Development Area (ha)	2.81
Proposed Use	Residential





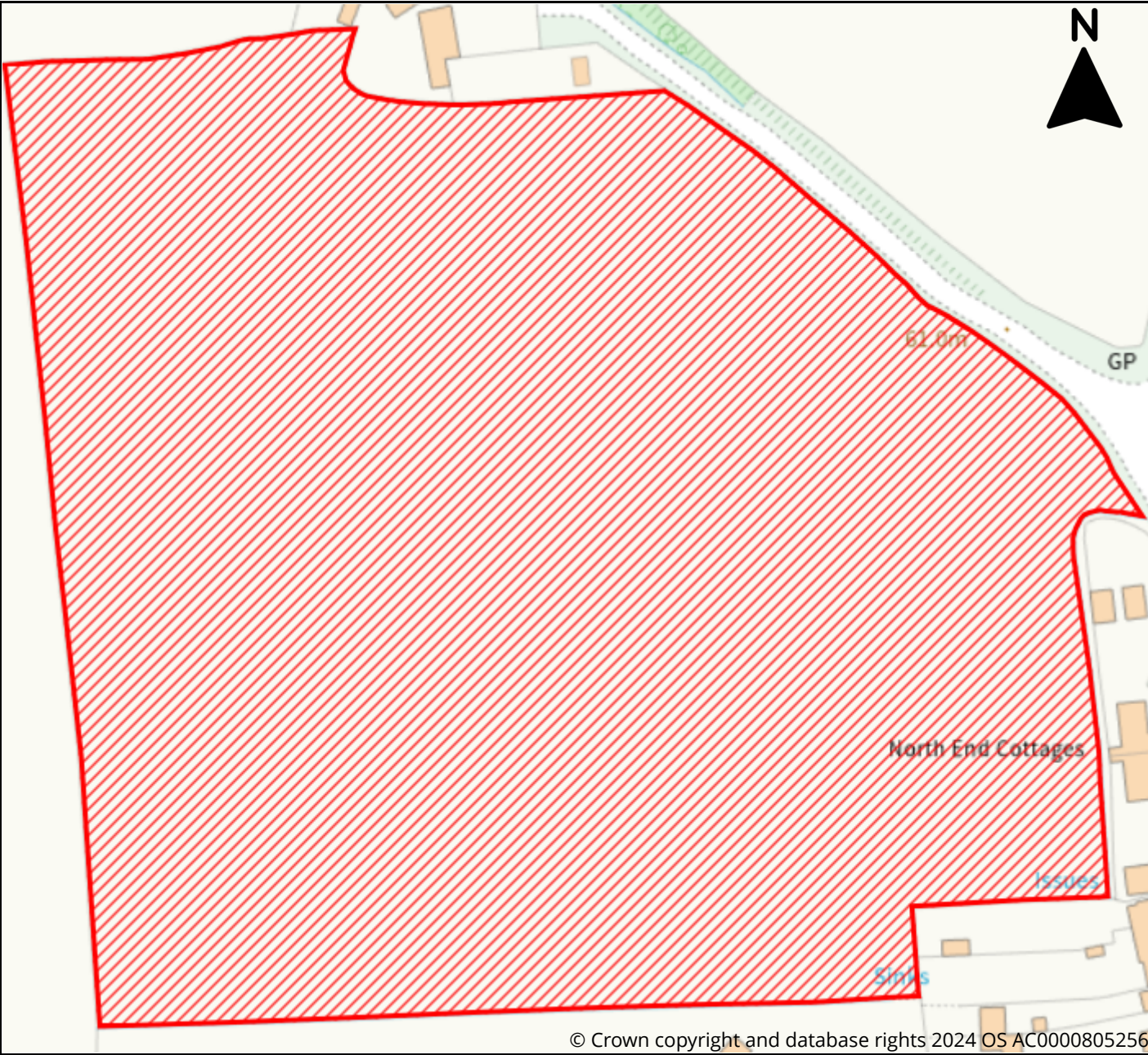
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Site Information	
Reference	feed9844-4f25-4df2-bdfe-fb3121fd9b87
SLAA Ref	38/24/004
Site Name	Cherry Orchard
Address	Cherry Orchard, Much Hadham, Much Hadham, SG10 6HJ
Total Area (ha)	4.9323
Development Area (ha)	4.9323
Proposed Use	Residential, Affordable Housing



East Herts District Plan Review  
Call for Sites 2024



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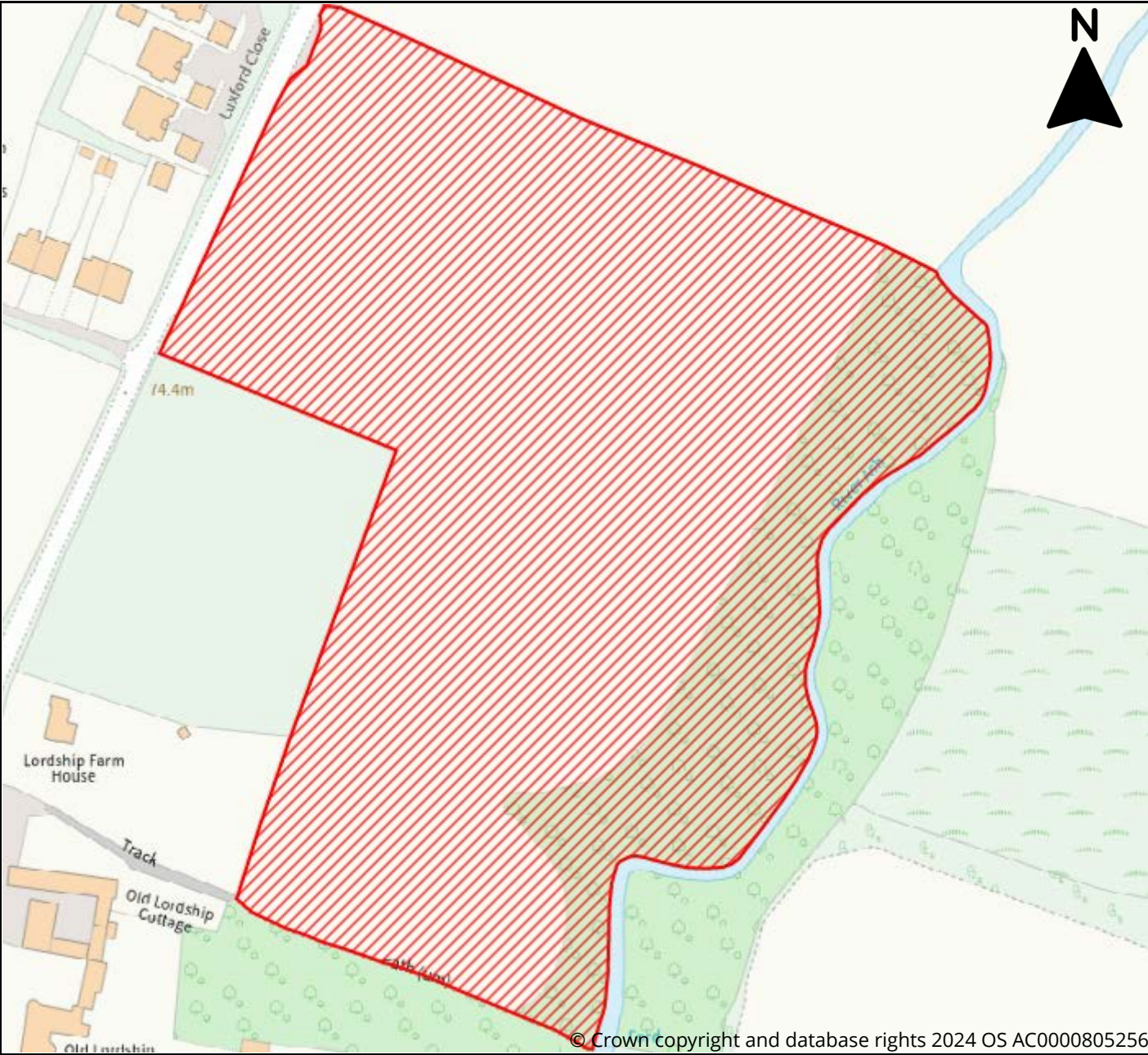


Site Information	
Reference	c72ff12a-96b4-47c0-bbc2-8ab81cbc7676
Number	38/24/005
Site Name	Dolans
Address	Dolans, Much Hadham, SG10 6HQ
Total Area (ha)	3.7385
Development Area (ha)	3.7385
Proposed Use	Residential, Affordable Housing





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Call for Sites 2024

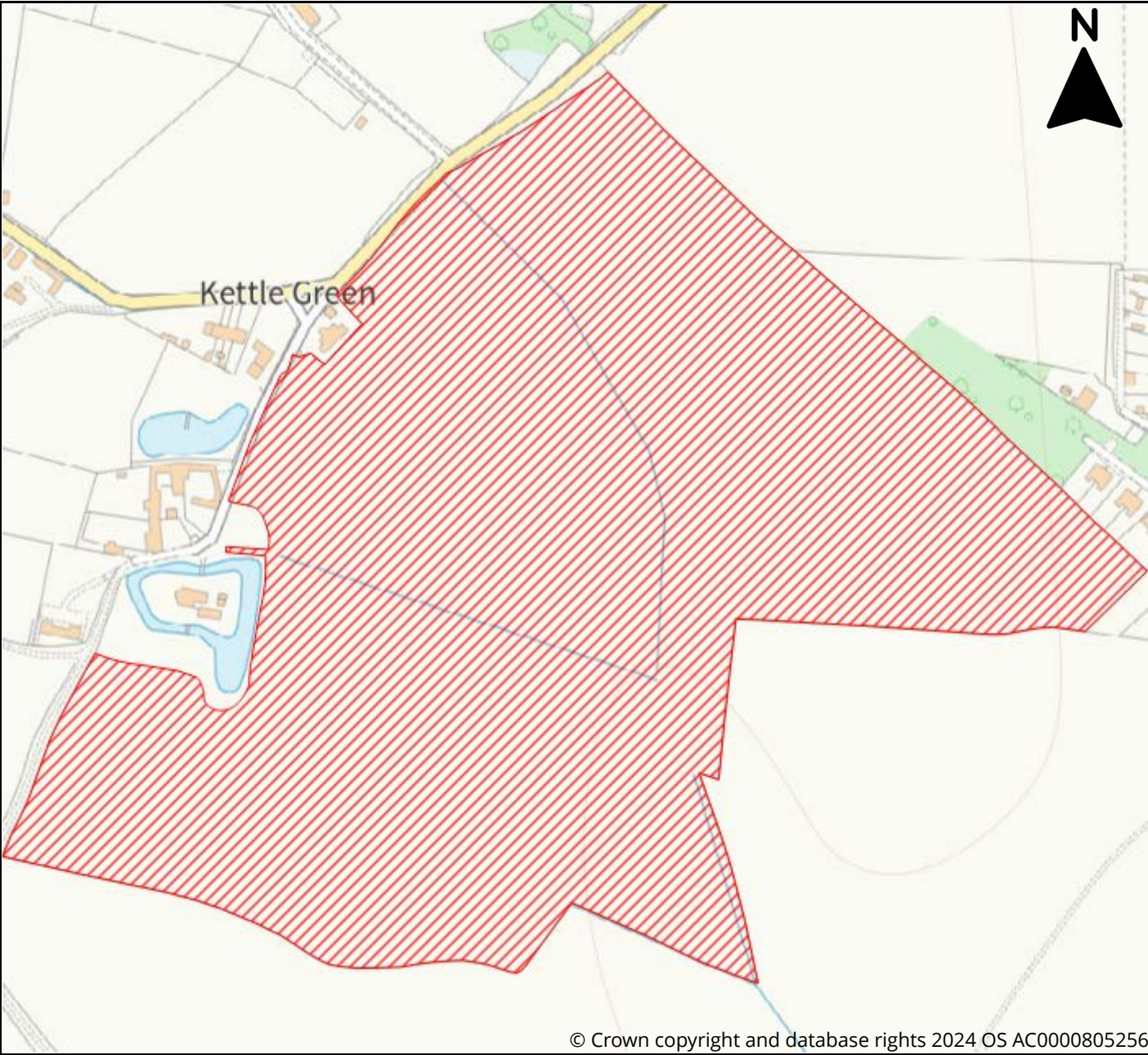


Site Information	
Reference	246f03c9-fbf1-4c22-a09f-cf828c866e00
SLAA Ref	38/24/006
Site Name	Barn Field
Address	Barn Field, Much Hadham, SG10 6HJ
Total Area (ha)	3.9921
Development Area (ha)	3.9921
Proposed Use	Residential, Affordable Housing





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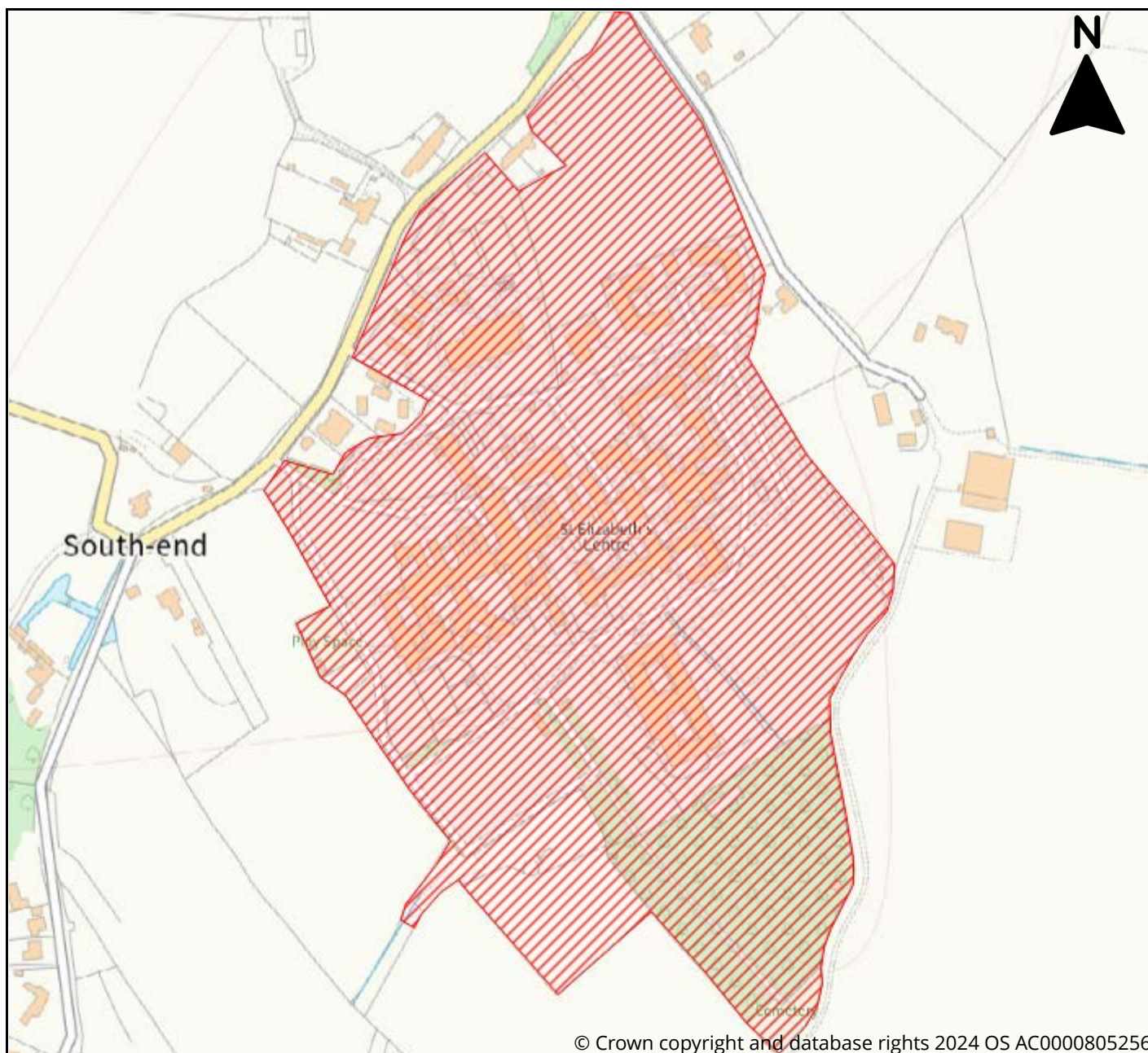


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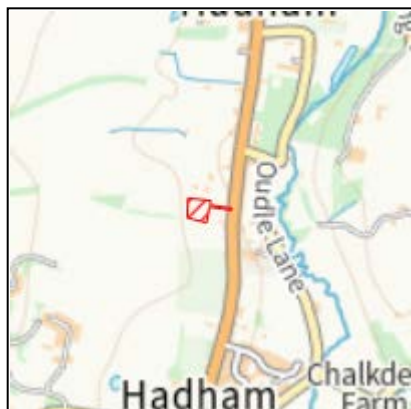
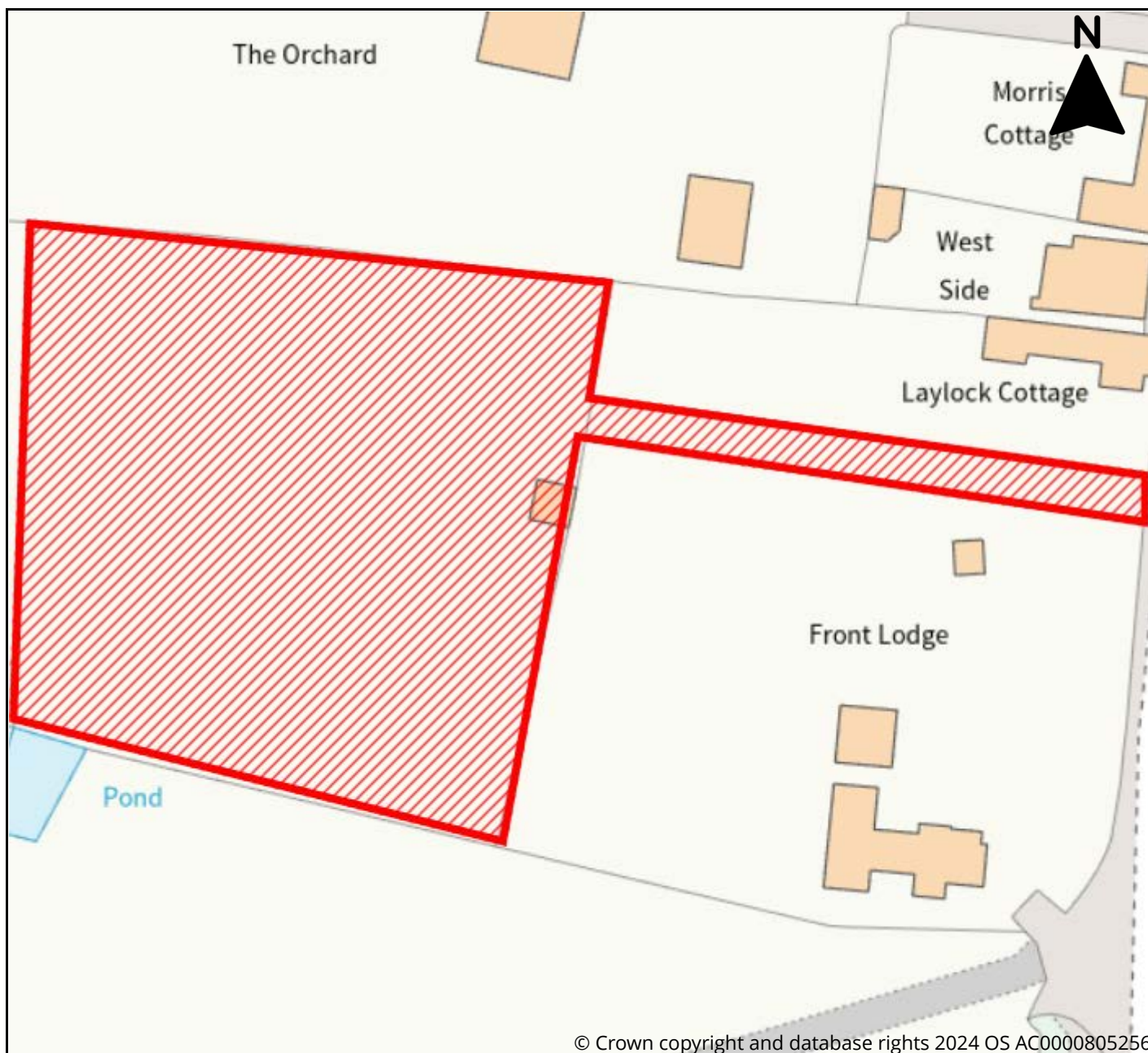


Site Information	
Reference	5410945b-6917-46f0-aa77-3c31cc7b9575
SLAA Ref	38/24/007
Site Name	Land and Millers, Kettle Green Farm
Address	Land and Millers, Kettle Green Farm, Much Hadham, SG10 6AE
Total Area (ha)	18
Development Area (ha)	17.6648
Proposed Use	Residential, Affordable Housing





Site Information	
Reference	8665f32a-0256-4b88-a381-fbd7257e6382
SLAA Ref	38/24/008
Site Name	St Elizabeth's Centre
Address	St Elizabeth's Centre, South End, Much Hadham, SG10 6EW
Total Area (ha)	16
Development Area (ha)	16
Proposed Use	Residential, Employment

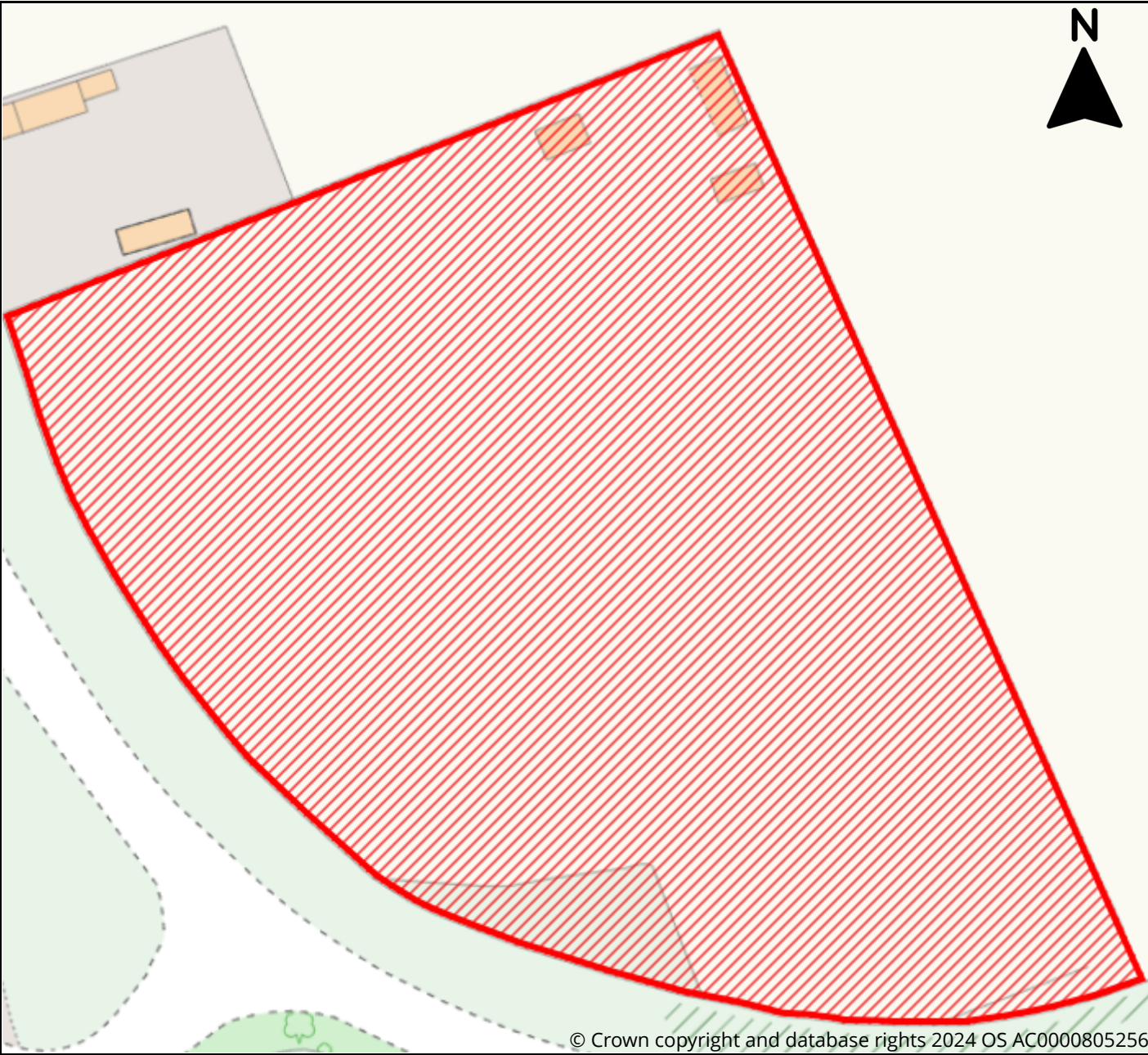


Site Information	
Reference	6f2de4fd-a677-4aa0-96ee-3813ec998d0e
SLAA Ref	38/24/009
Site name	N/A
Address	Laylock Cottage, High Street, Much Hadham, Herts, SG10 6BS
Total Area (ha)	0.44
Development Area (ha)	0.4
Proposed Use	Affordable Housing





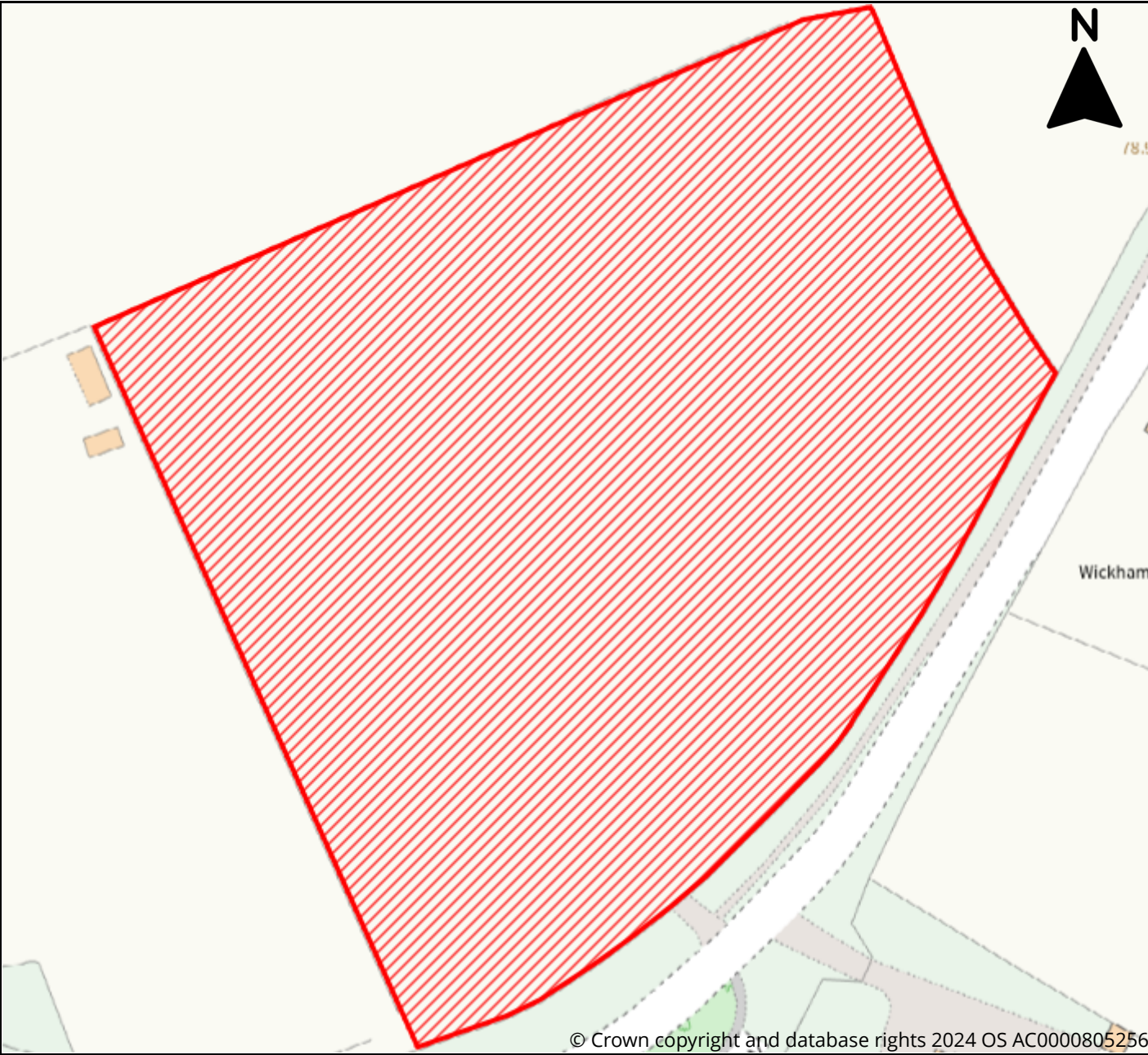
East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	75236811-8393-4356-bd64-a5e500632235
SLAA Ref	39/24/001
Site Name	Puckeridge North
Address	Puckeridge North, Station Road (B1368), Puckeridge, SG11 1RT
Total Area (ha)	1.12
Development Area (ha)	1.12
Proposed Use	Residential, Affordable Housing



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Call for Sites 2024



Site Information	
Reference	02536b6d-4bd3-4c6a-a81a-61d0f053580b
SLAA Ref	39/24/002
Site Name	Wickham Hall
Address	Wickham Hall, Station Road (Puckeridge), Green End, SG11 1RT
Total Area (ha)	1.57
Development Area (ha)	1.57
Proposed Use	Residential, Employment, Mixed Use



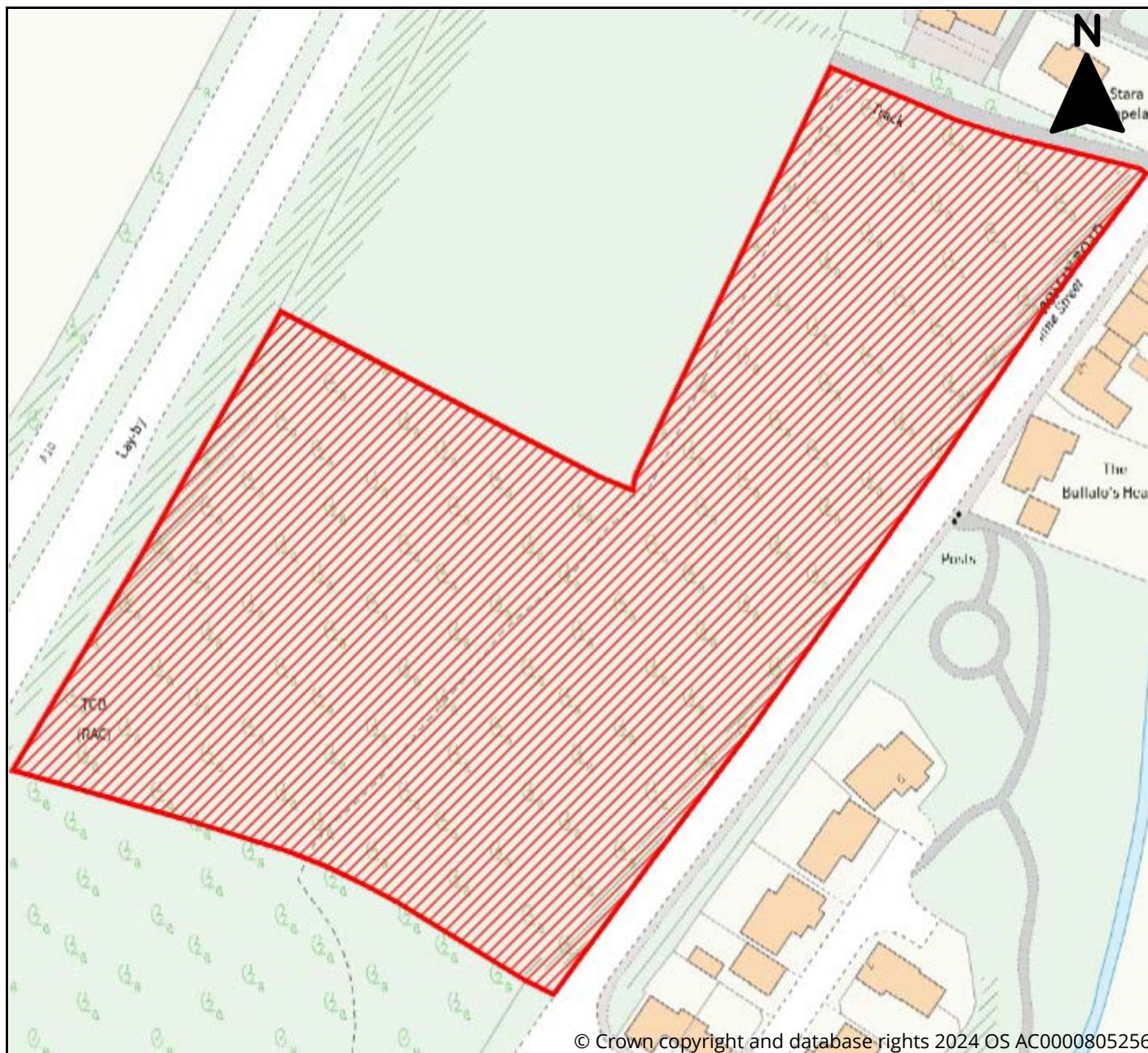


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Call for Sites 2024



Site Information	
Reference	68f93a91-8504-4406-b43e-9ca578968217
SLAA Ref	39/24/003
Site Name	Land west of Cambridge Road and east of A10
Address	Land west of Cambridge Road and east of A10, Puckeridge
Total Area (ha)	2
Development Area (ha)	2
Proposed Use	Residential, Affordable Housing

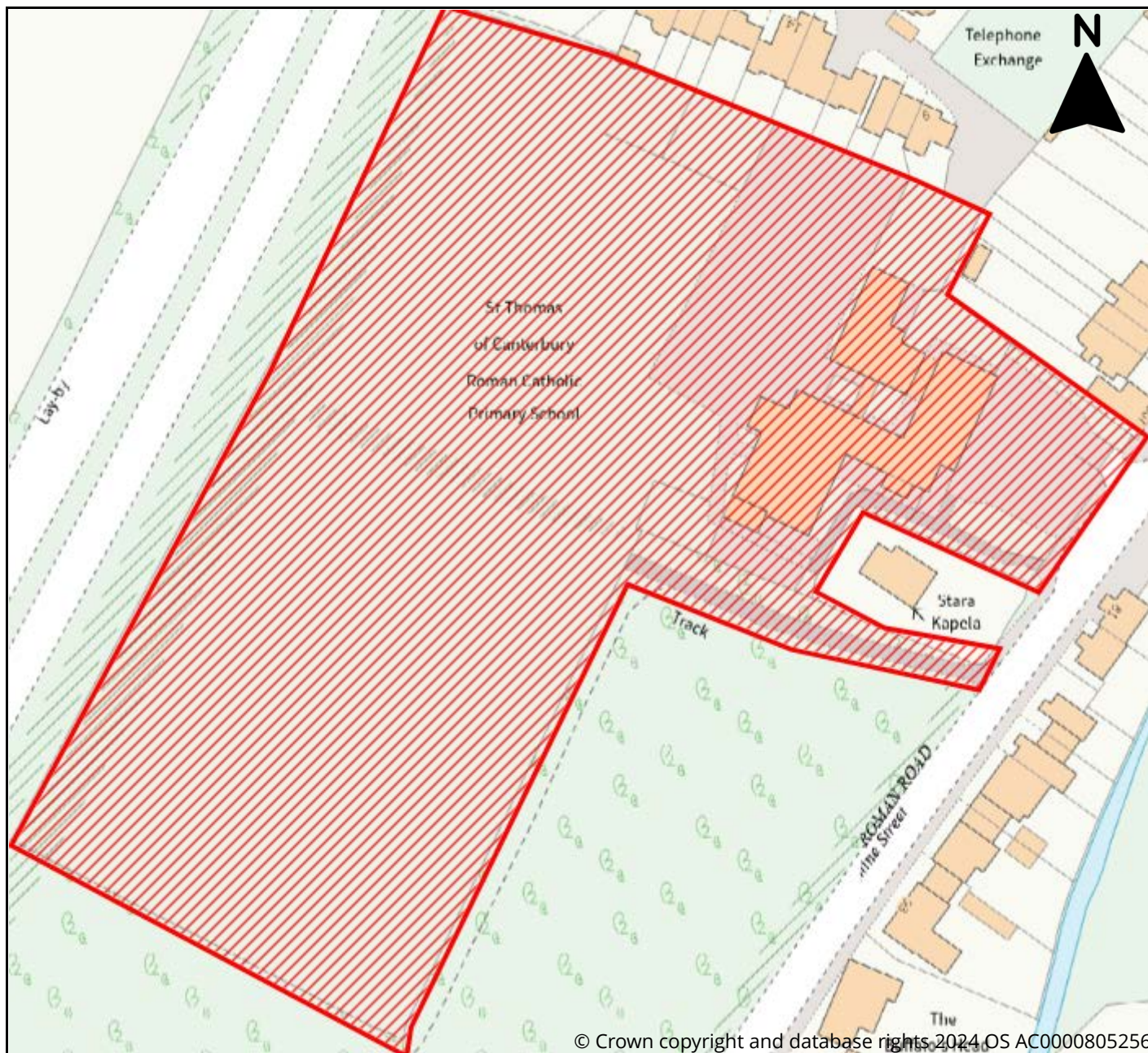




### Site Information

<b>Reference</b>	59b2c59c-6a4a-4b4c-be58-11d3ad758570
<b>SLAA Ref</b>	39/24/004
<b>Site Name</b>	Land south of St Thomas RC Primary School
<b>Address</b>	Land south of St Thomas RC Primary School and west of Cambridge Road/High Street, Puckeridge
<b>Total Area (ha)</b>	1.7
<b>Development Area (ha)</b>	1.7
<b>Proposed Use</b>	Residential, Specialist Residential, Community Facility, Retail, Mixed Use



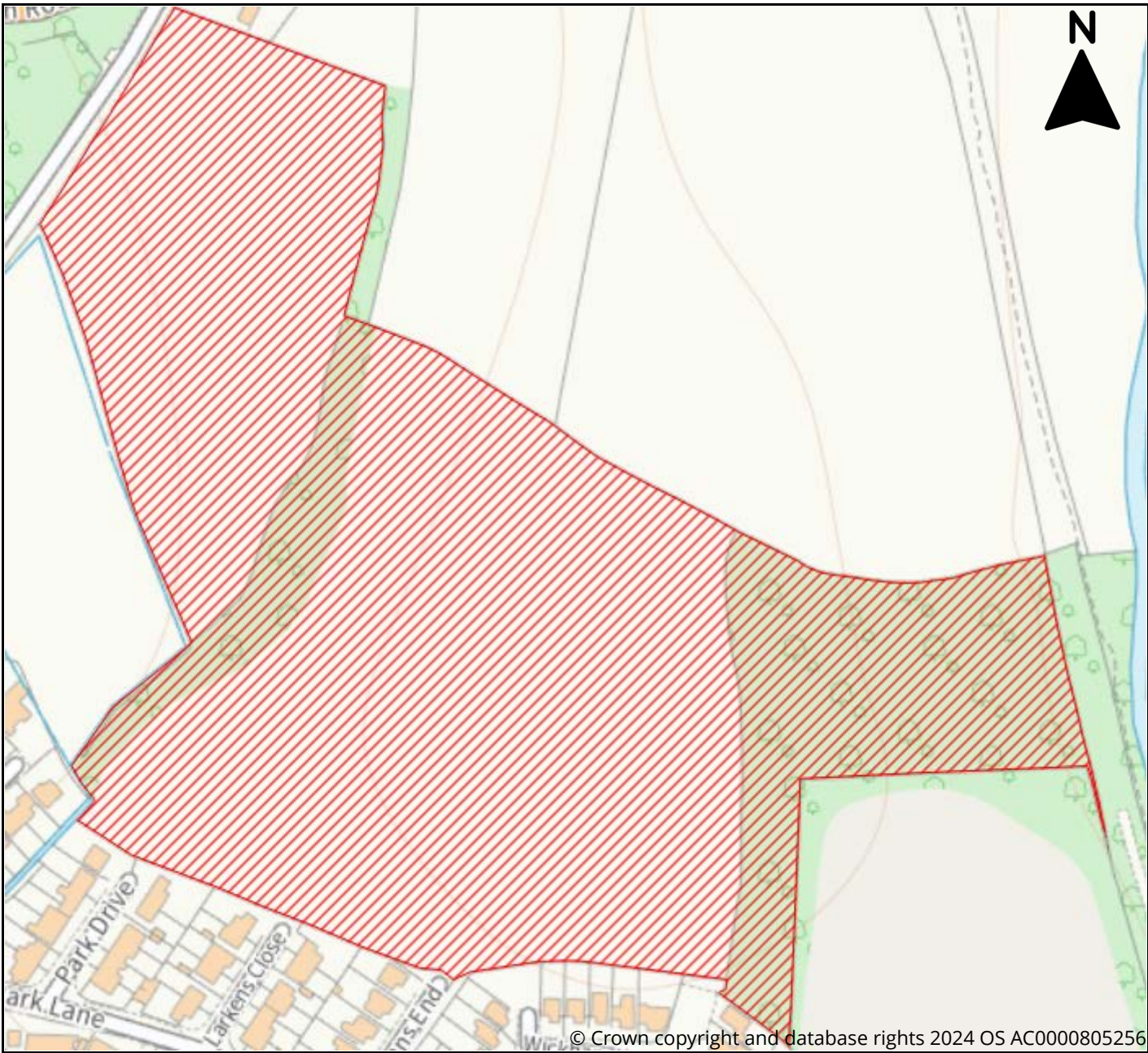


Site Information	
Reference	a69574c4-42b0-4488-a8b0-9c682ca21f0e
SLAA Ref	39/24/005
Site Name	St Thomas Primary School
Address	St Thomas of Canterbury Catholic School, Cambridge Road, Puckeridge, Ware SG11 1RZ
Total Area (ha)	1.7
Development Area (ha)	0
Proposed Use	Other Use





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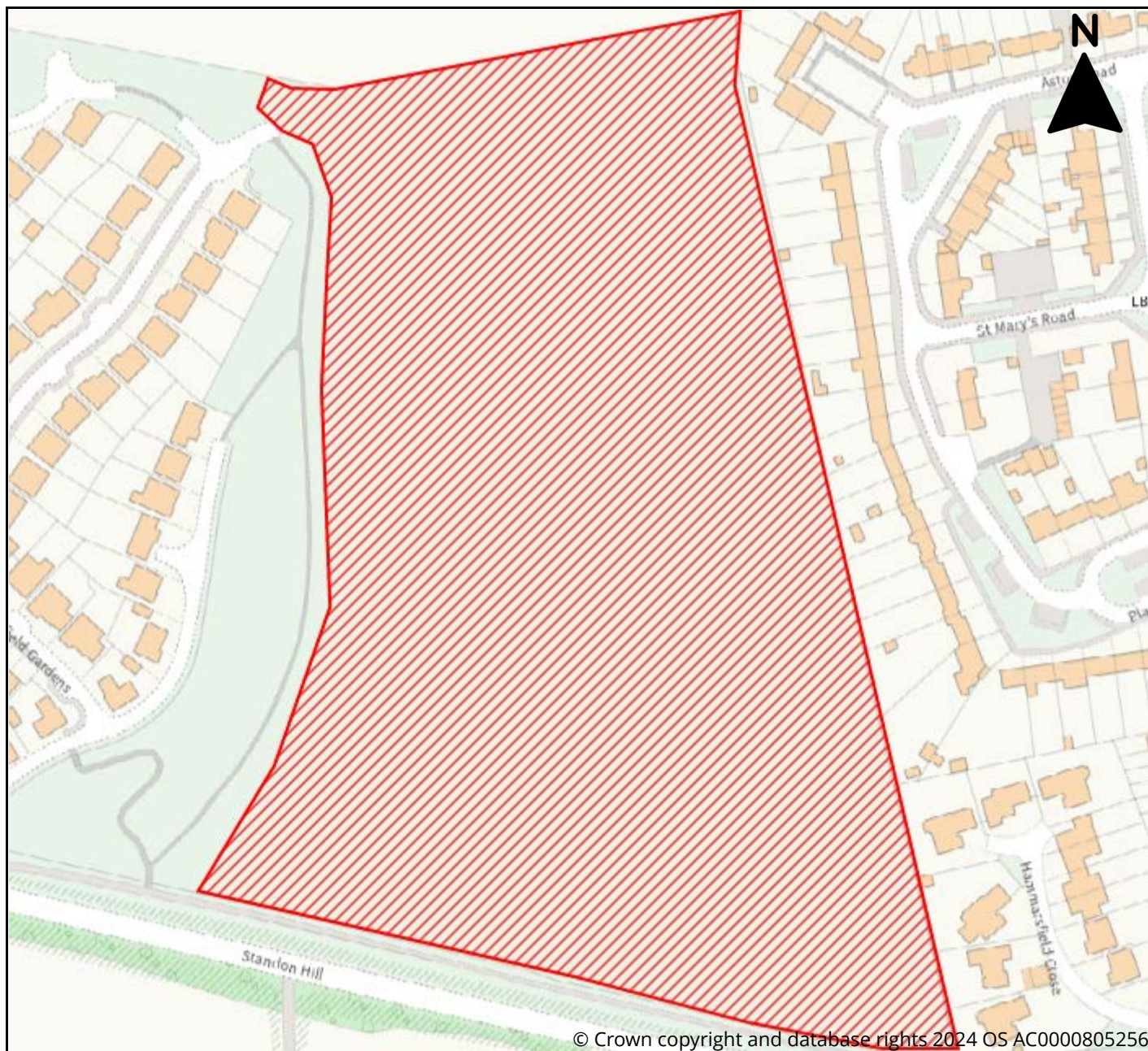


Site Information	
Reference	97d3454c-e521-42dc-b313-2c2f68747212
SLAA Ref	39/24/006
Site Name	Land at Chapmans Field & Perowne Way, Puckeridge
Address	Land Reg Title HD373257, land lying to the north of Station Road, Puckeridge, Ware, Land to North East of Chapmans End, Puckeridge, SG11 1SR
Total Area (ha)	8.69
Development Area (ha)	8.69
Proposed Use	Residential, Affordable Housing, Employment





## East Herts District Plan Review Call for Sites 2024



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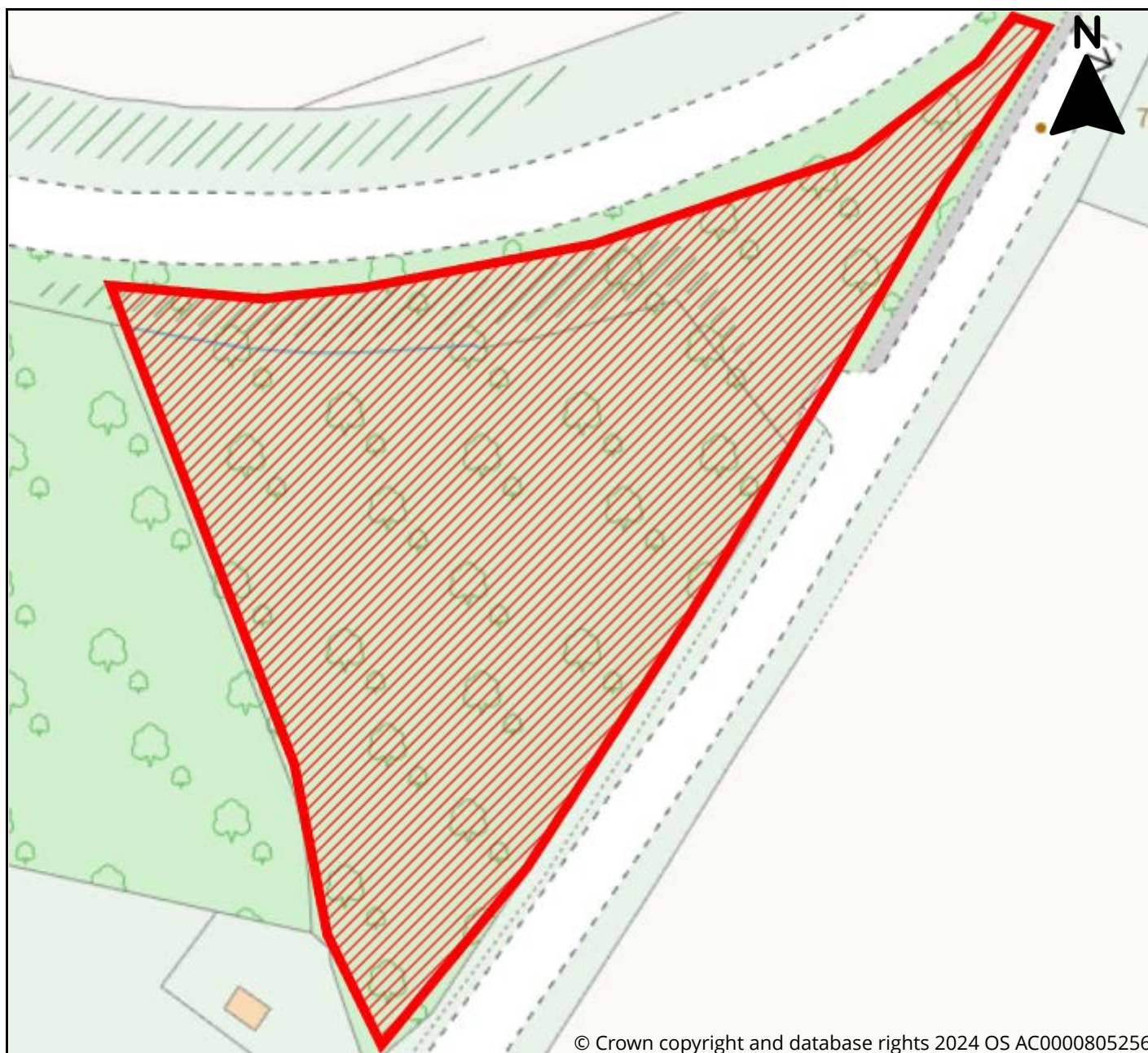
### Site Information

<b>Reference</b>	fea7f5f0-4fbf-4a41-bf8f-03b986f53882
<b>SLAA Ref</b>	39/24/007
<b>Site Name</b>	Land North of Standon Hill
<b>Address</b>	Land North Of Standon Hill, Puckeridge
<b>Total Area (ha)</b>	6.07
<b>Development Area (ha)</b>	3
<b>Proposed Use</b>	Residential



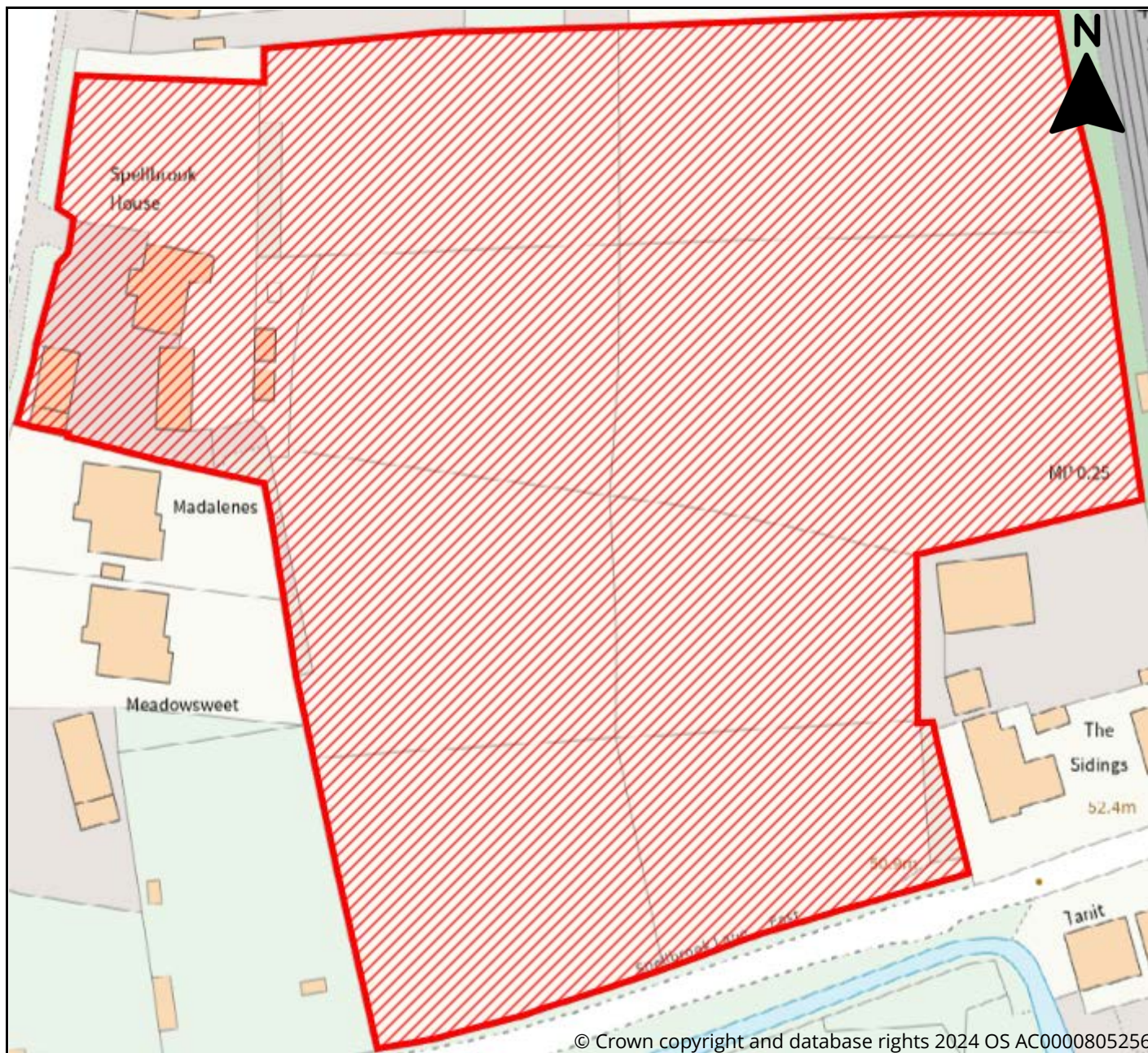




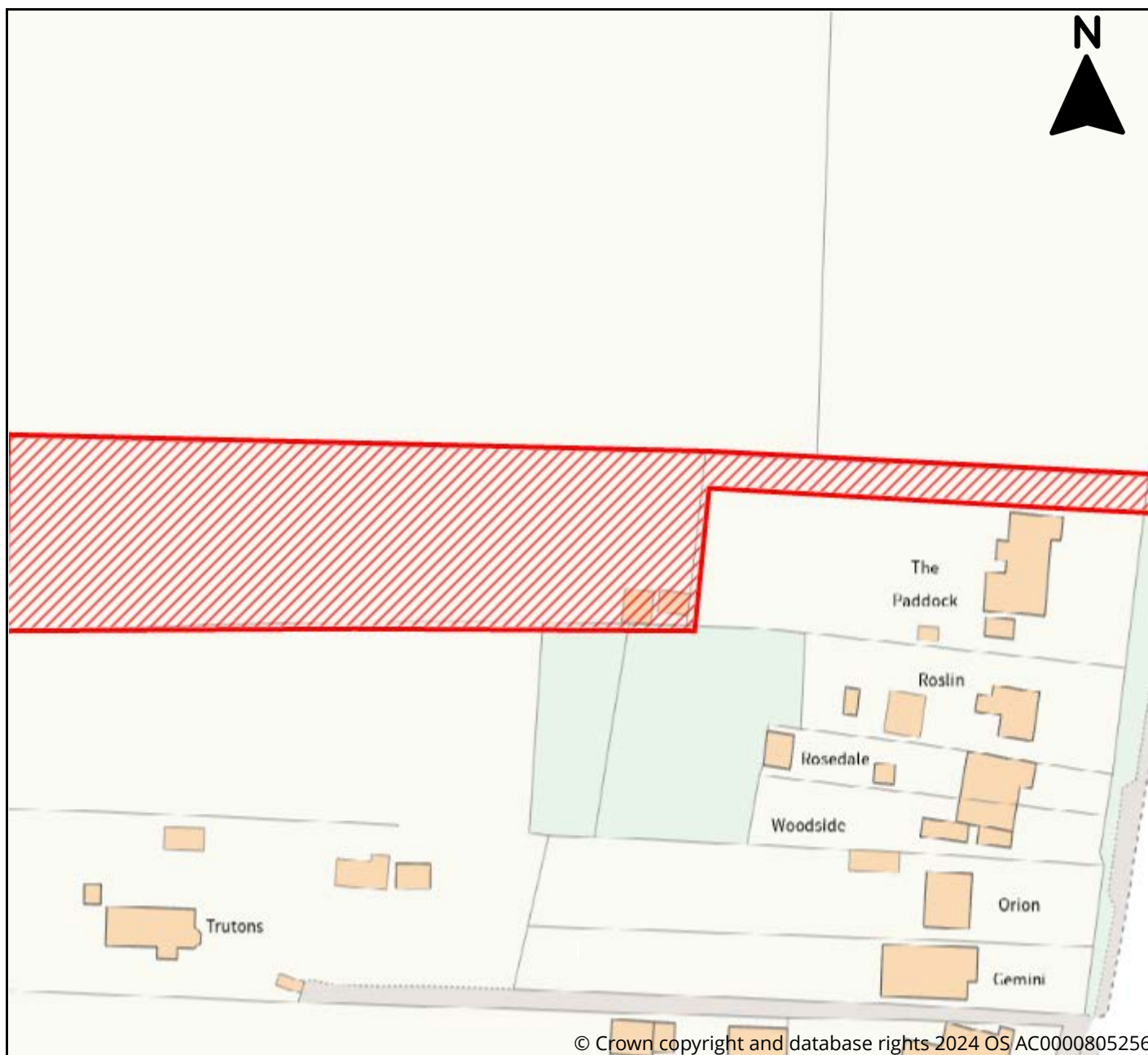


Site Information	
Reference	5adb2f4e-b9f3-4fa2-beca-818a29ddb70
SLAA Ref	39/24/009
Site Name	Land south of B1368 Station Road
Address	Land south of B1368 Station Road, Puckeridge
Total Area (ha)	0.43
Development Area (ha)	0.43
Proposed Use	Greenspace, Biodiversity Offset



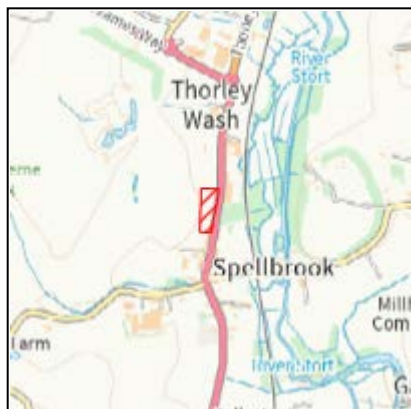
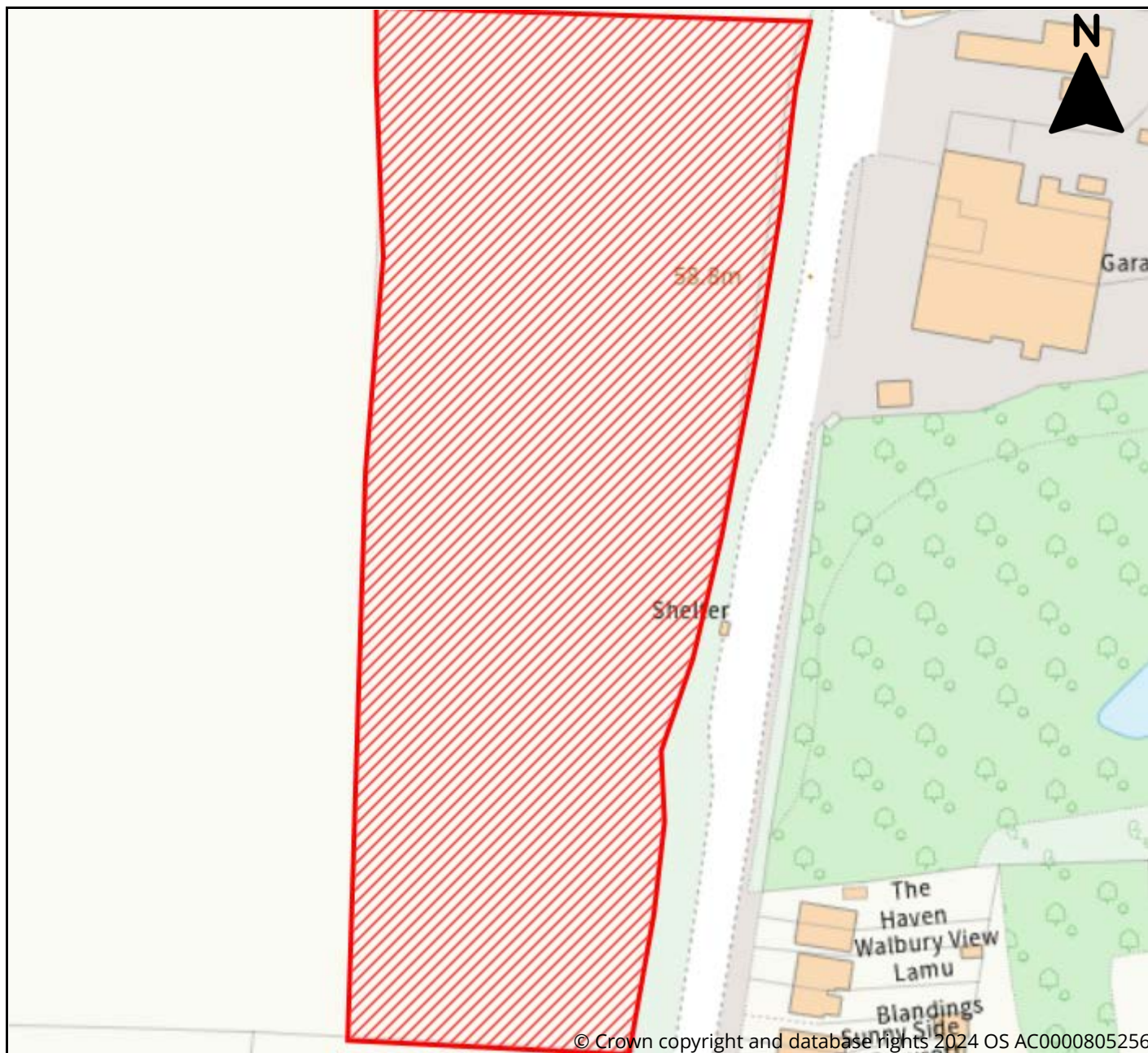


Site Information	
Reference	363a6e9a-d4bd-43bc-994a-c748054b1b18
SLAA Ref	40/24/001
Site Name	Land at Cambridge Road / Spellbrook Lane East,
Address	Land at Cambridge Road / Spellbrook Lane East, Spellbrook, CM23 4AU
Total Area (ha)	3
Development Area (ha)	3
Proposed Use	Residential



Site Information	
Reference	1e7b7f4b-2e1b-443a-bfe2-9b73b9f92fc3
SLAA Ref	40/24/002
Site Name	Land Rear of The Paddocks
Address	The Paddocks, London Road, Spellbrook, Bishops Stortford, Herts CM23 4AX
Total Area (ha)	0.36
Development Area (ha)	0.36
Proposed Use	Residential



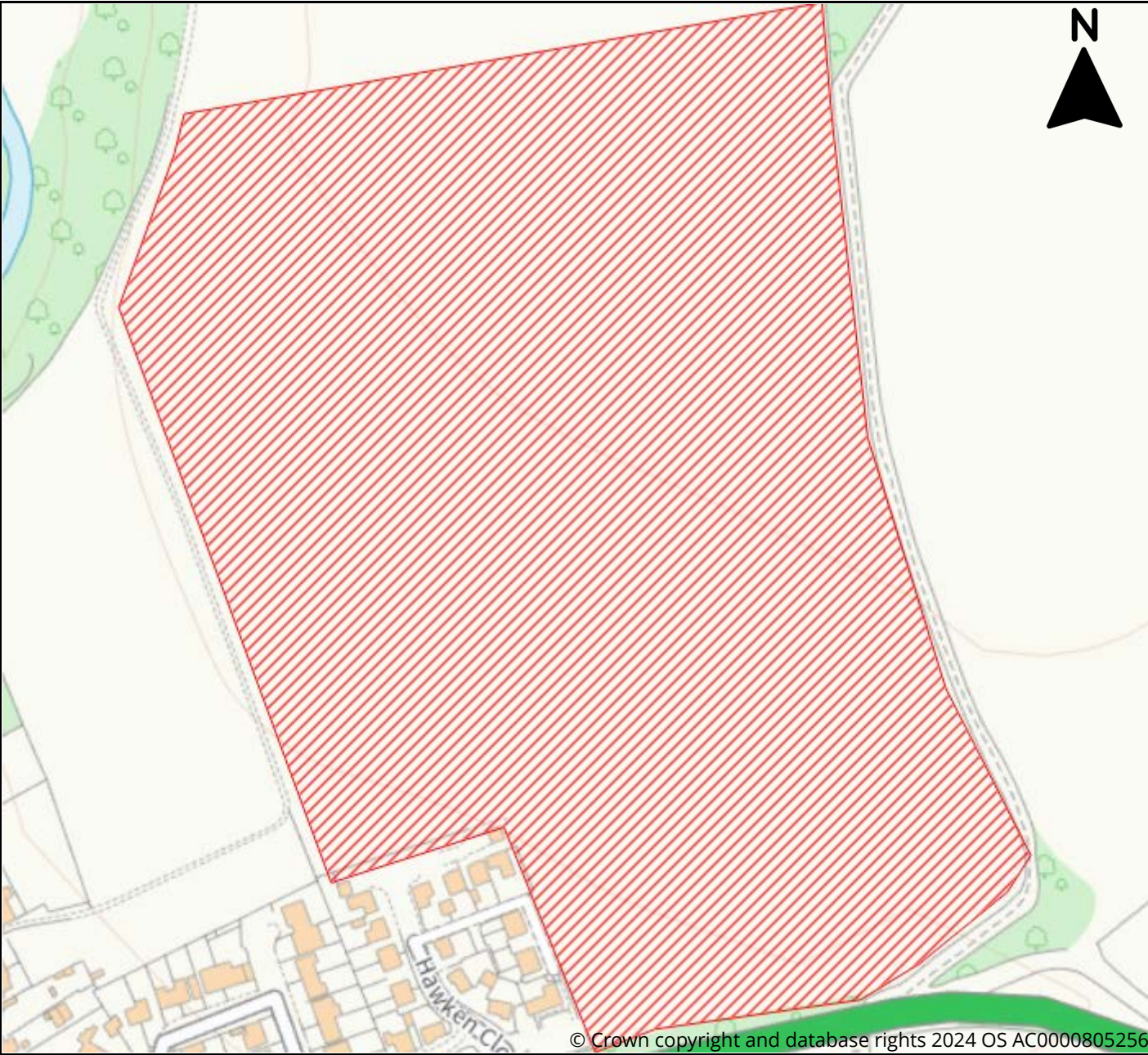


Site Information	
Reference	9fd66019-61ab-4834-9a6f-ca2f8fa3407c
SLAA Ref	40/24/003
Site Name	Land at Spellbrook
Address	Land at Spellbrook, Spellbrook
Total Area (ha)	1.43
Development Area (ha)	1.43
Proposed Use	Residential, Affordable Housing





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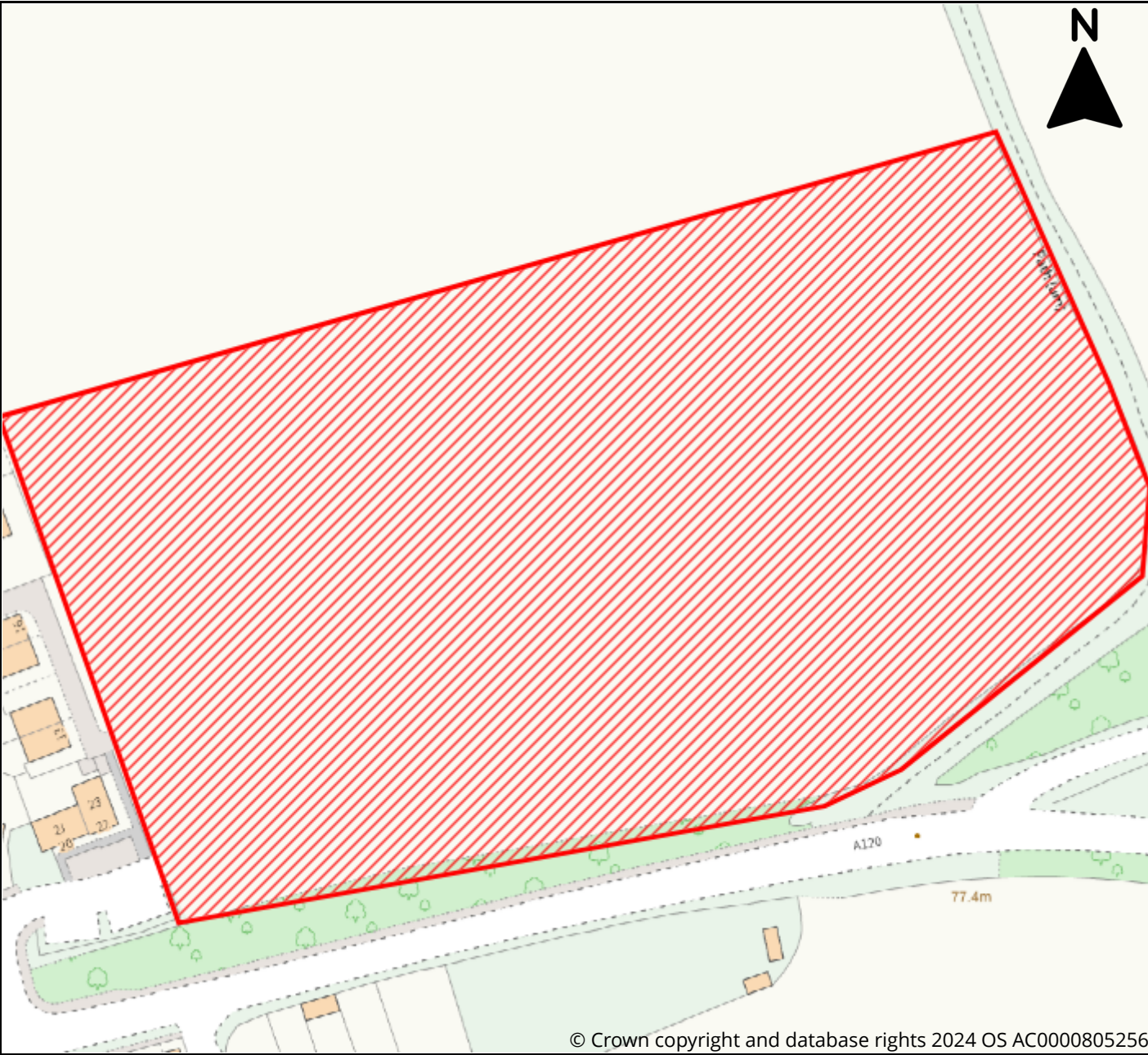
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Site Information	
Reference	4d636eb5-b7db-47b5-8fda-bdaec7f947c0
SLAA Ref	41/24/001
Site Name	Land East of Hawken Close (site c)
Address	Land East of Hawken Close, Standon, SG11 1FD
Total Area (ha)	12
Development Area (ha)	0
Proposed Use	Residential, Affordable Housing



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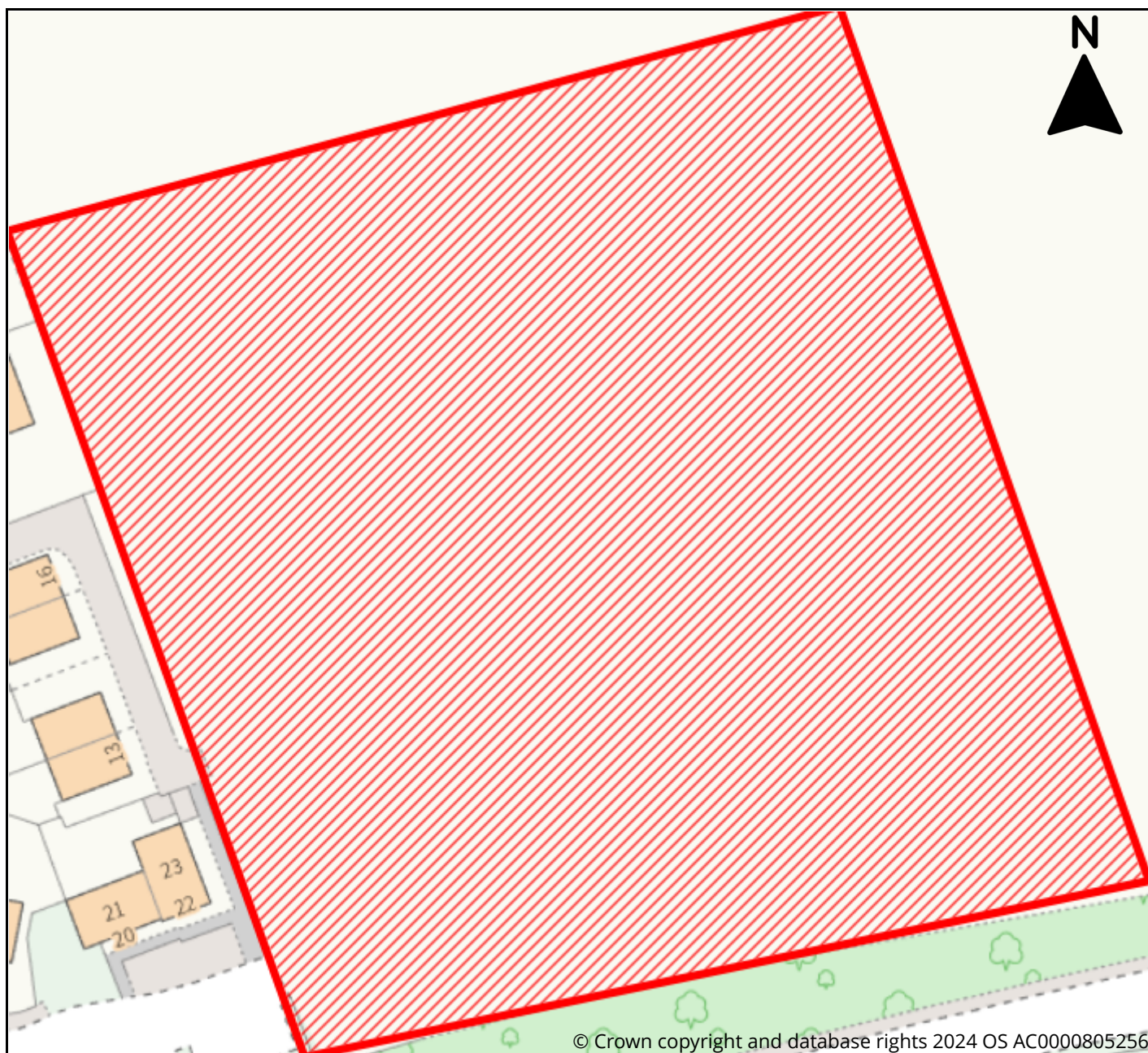


Site Information	
Reference	4c3dc295-51d0-42db-8b50-1f70e0b30d3a
SLAA Ref	41/24/002
Site Name	Land East of Hawken Drive (B)
Address	Land East of Hawken Drive, Standon, SG11 1FD
Total Area (ha)	2.4
Development Area (ha)	2.4
Proposed Use	Residential, Affordable Housing





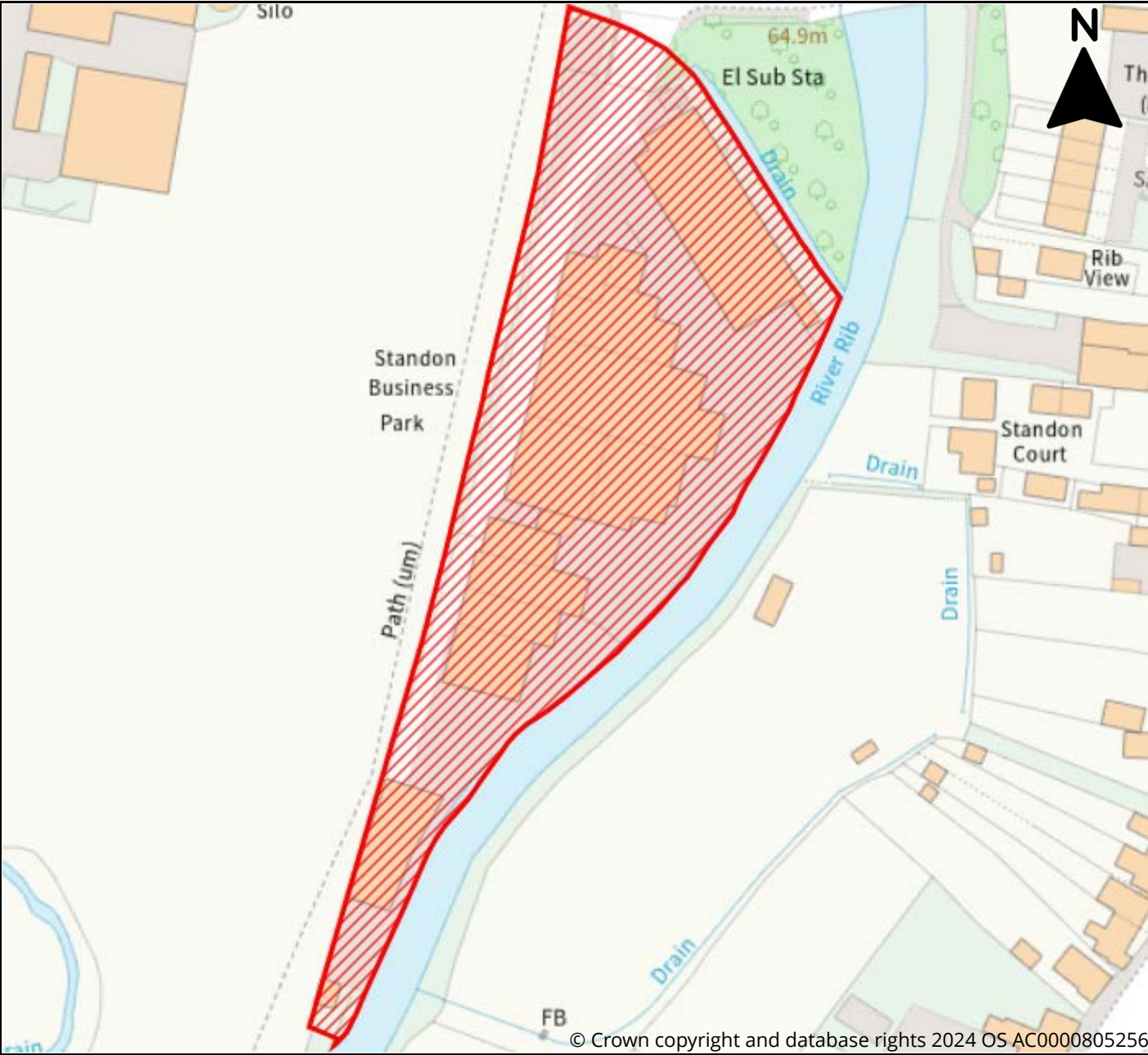
## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	abac3d96-50e0-4f71-af46-4cd85f79df05
<b>SLAA Ref</b>	41/24/003
<b>Site Name</b>	Standon East Option 1
<b>Address</b>	Land East of Hawken Close, Standon, SG11 1FD
<b>Total Area (ha)</b>	0.9
<b>Development Area (ha)</b>	0.9
<b>Proposed Use</b>	Residential, Affordable Housing



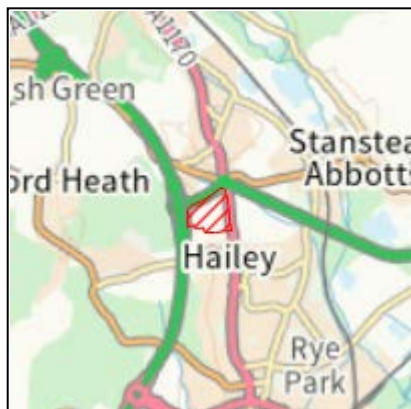
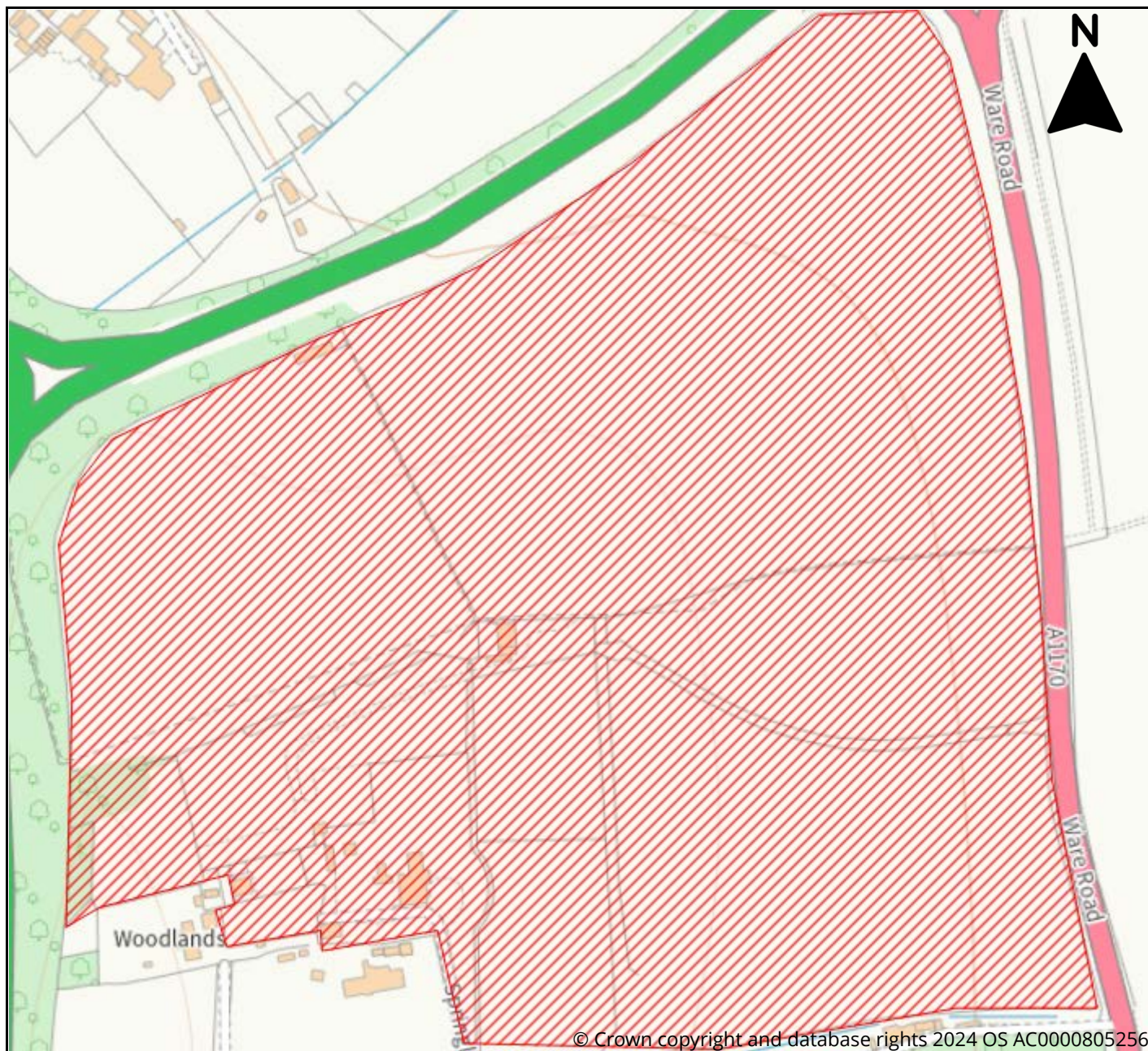


Site Information	
Reference	40ae6acc-6256-4ff3-9eba-2e45029de94d
SLAA Ref	41/24/004
Site Name	Standon Business Park
Address	Standon Business Park, Stortford Road, Standon, SG11 1PH
Total Area (ha)	0.98
Development Area (ha)	0.98
Proposed Use	Residential, Affordable Housing





## East Herts District Plan Review Call for Sites 2024



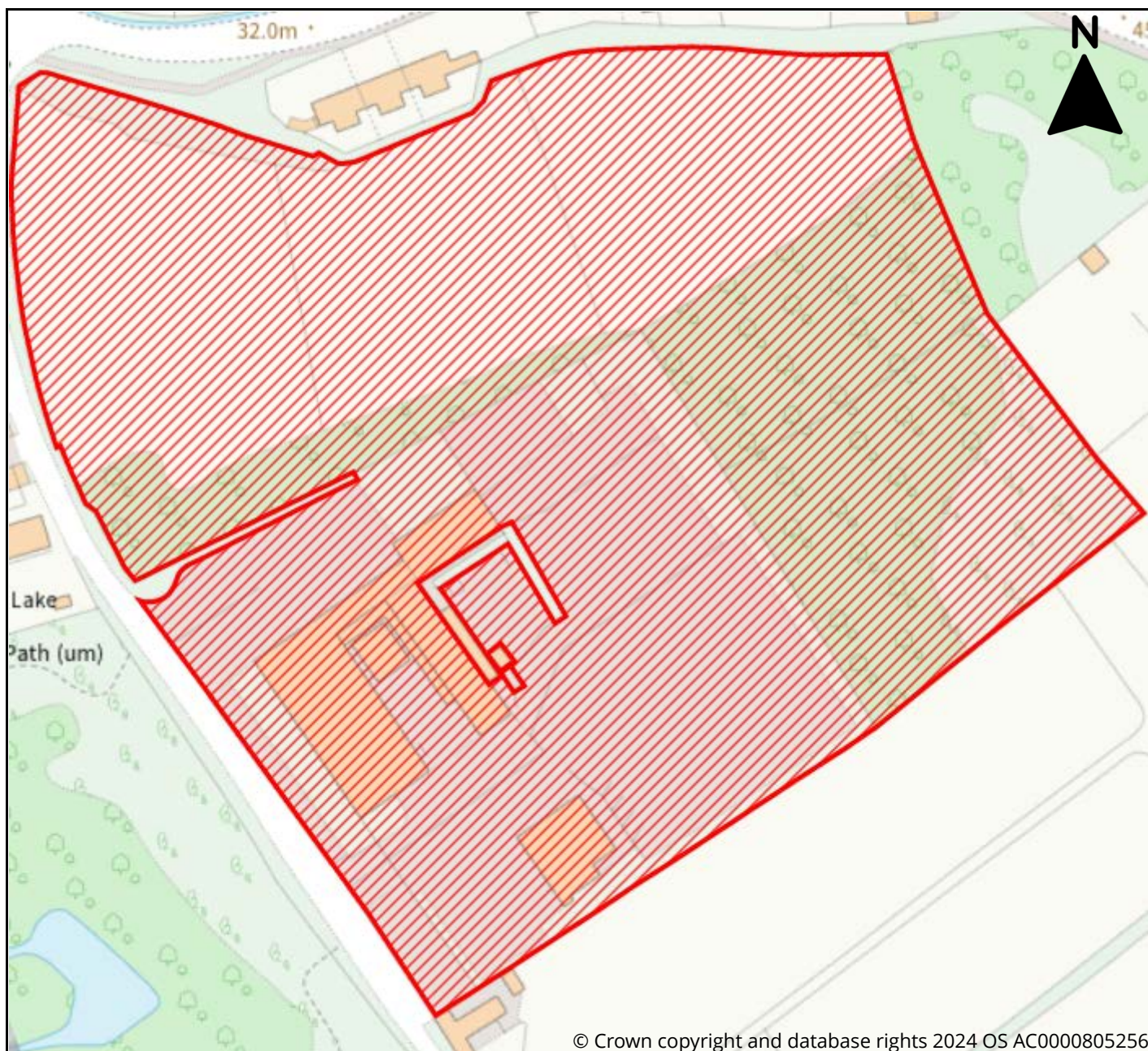
### Site Information

<b>Reference</b>	0990c088-175d-4d99-a145-fe951251f4c8
<b>SLAA Ref</b>	42/24/001
<b>Site Name</b>	Land to North of Springle House
<b>Address</b>	Land to North of Springle House, St Margarets, Ware, SG13 7NZ
<b>Total Area (ha)</b>	18
<b>Development Area (ha)</b>	14
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential





## East Herts District Plan Review Call for Sites 2024



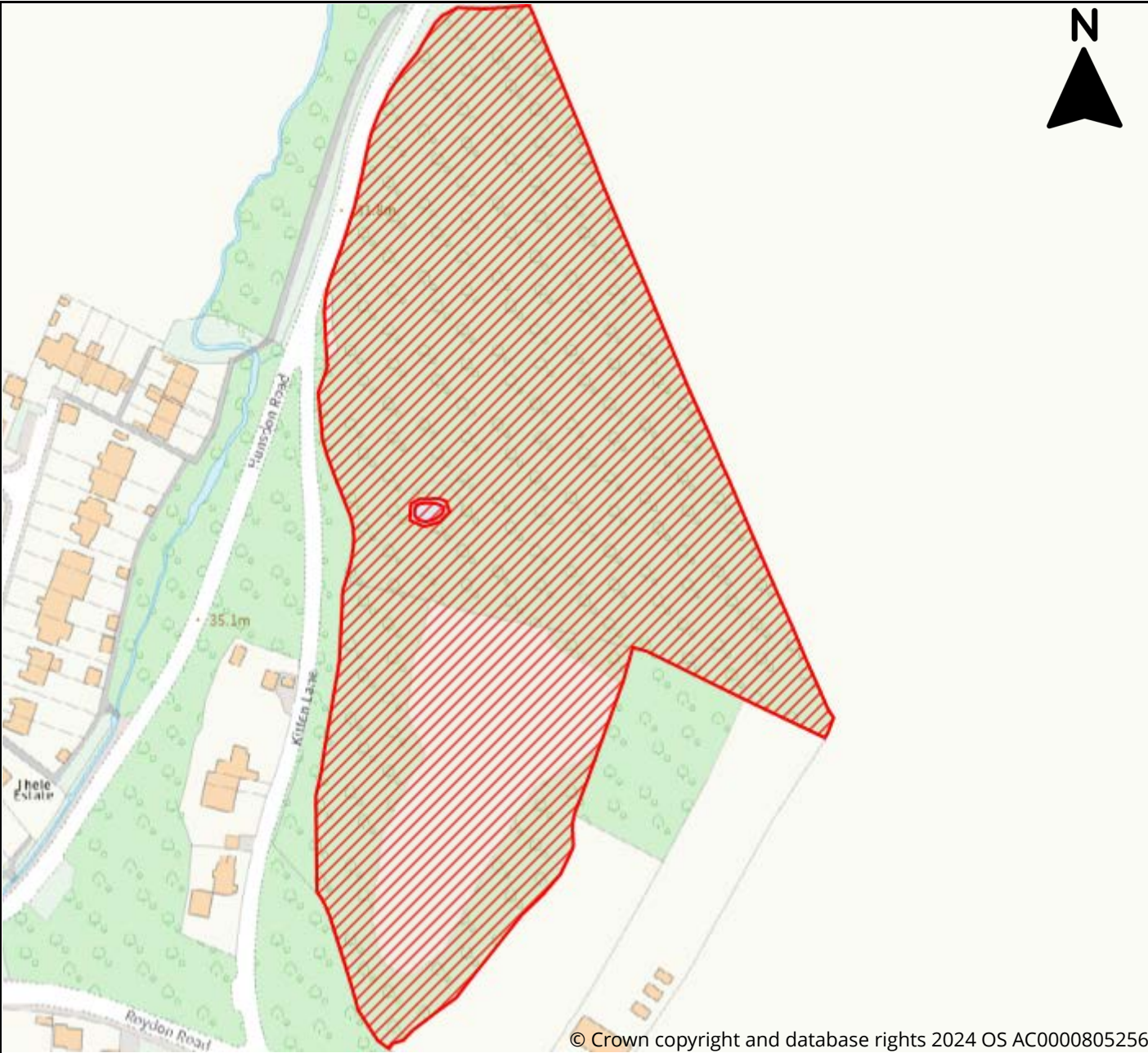
### Site Information

<b>Reference</b>	aa9bc5ee-54a7-40a1-9f92-58eb57ced87a
<b>SLAA Ref</b>	42/24/002
<b>Site Name</b>	Land to the East of Netherfield Lane
<b>Address</b>	Land to the East of Netherfield Lane, Stanstead Abbots, SG12 8HE
<b>Total Area (ha)</b>	3.2
<b>Development Area (ha)</b>	3.2
<b>Proposed Use</b>	Residential, Mixed Use





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Call for Sites 2024



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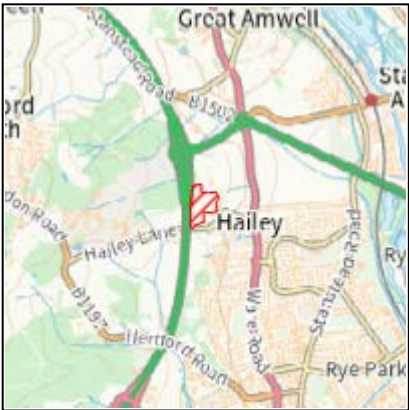
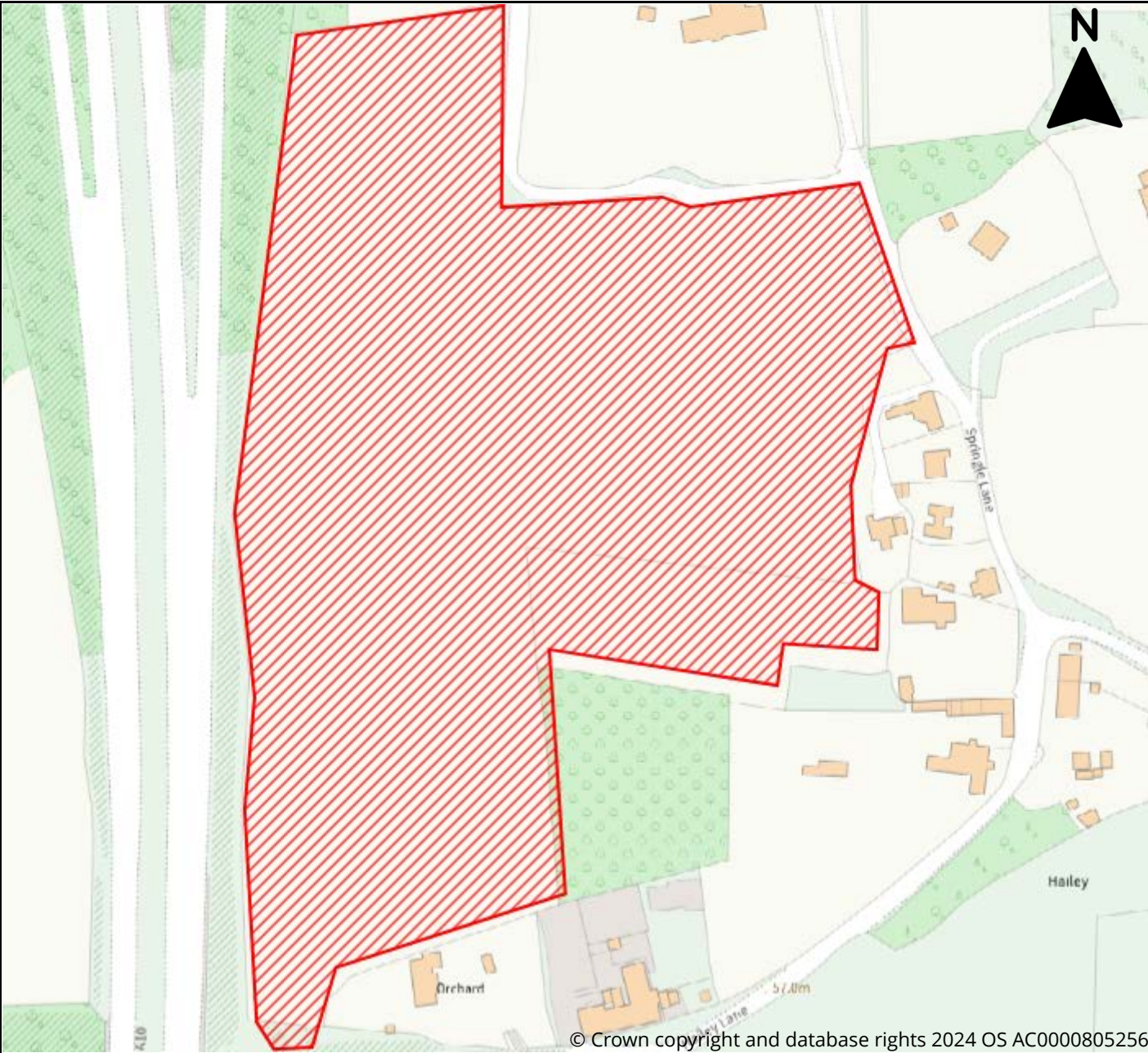


Site Information	
Reference	e38c8878-4d2e-44c0-bcfe-8b05583563be
SLAA Ref	42/24/003
Site Name	Kitten Lane East
Address	Kitten Lane East, Stanstead Abbots, Ware, SG12 8JR
Total Area (ha)	3.2
Development Area 3 (ha)	
Proposed Use	Residential, Affordable Housing



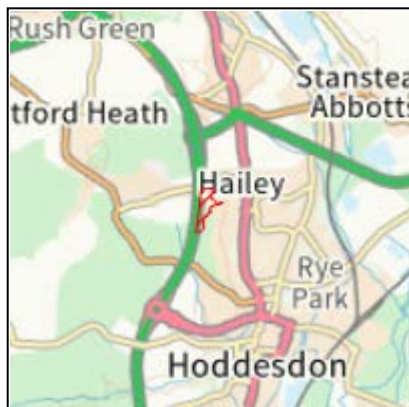
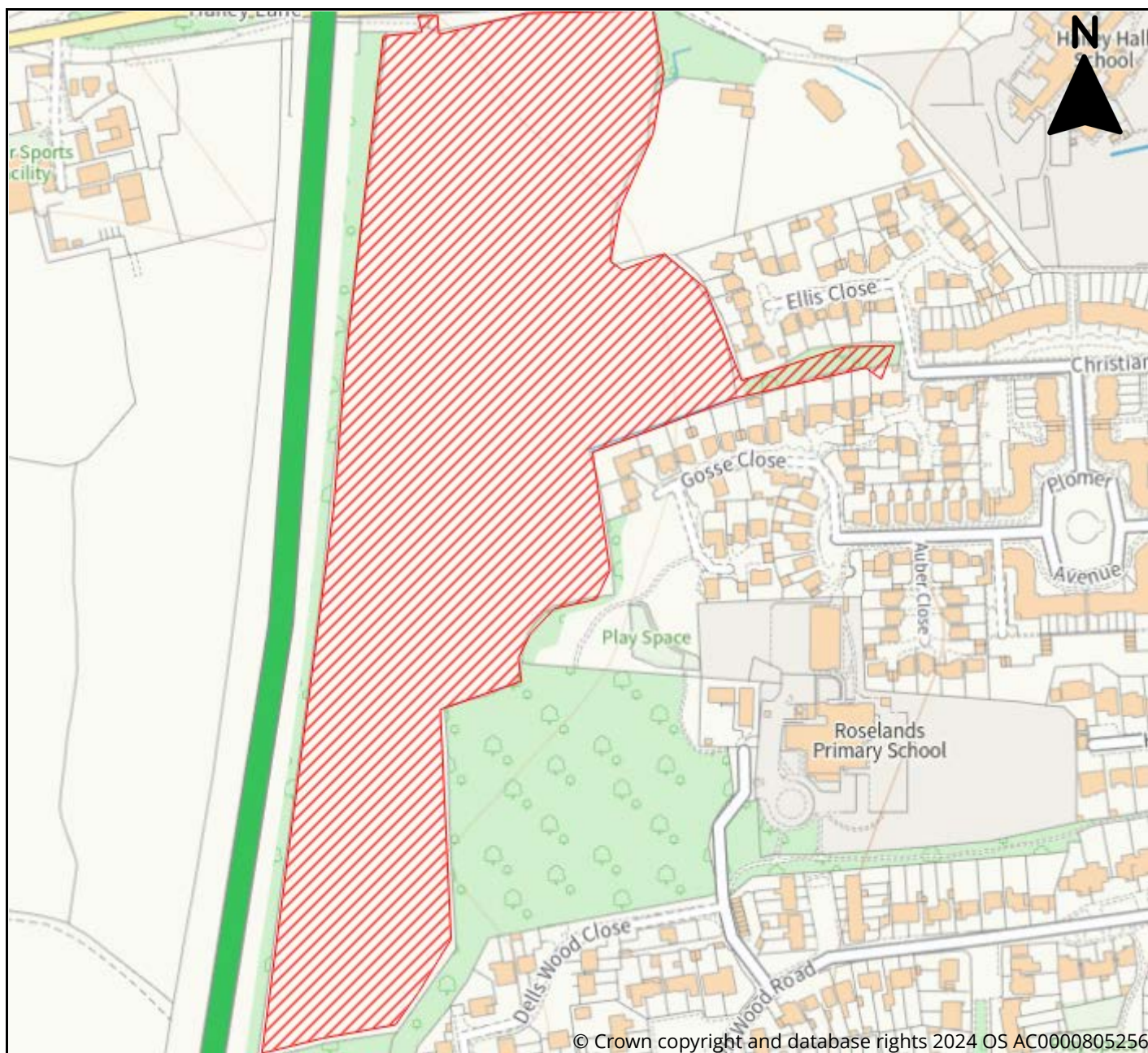


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Site Information	
Reference	968f9170-99c7-4e6a-8087-cb0e4abad37b
SLAA Ref	42/24/004
Site Name	East of A10, North of Hailey Lane
Address	51.77650452639342, -0.020912811011240047, Stanstead St Margarets
Total Area (ha)	4.65
Development Area (ha)	4.65
Proposed Use	Renewable Energy, Greenspace, Biodiversity Offset

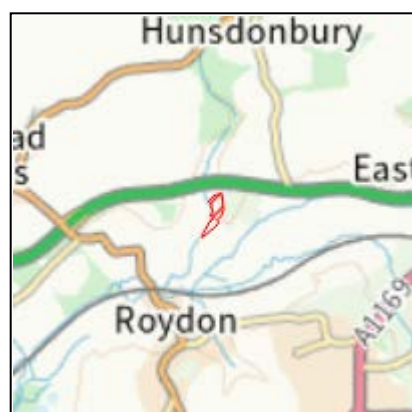
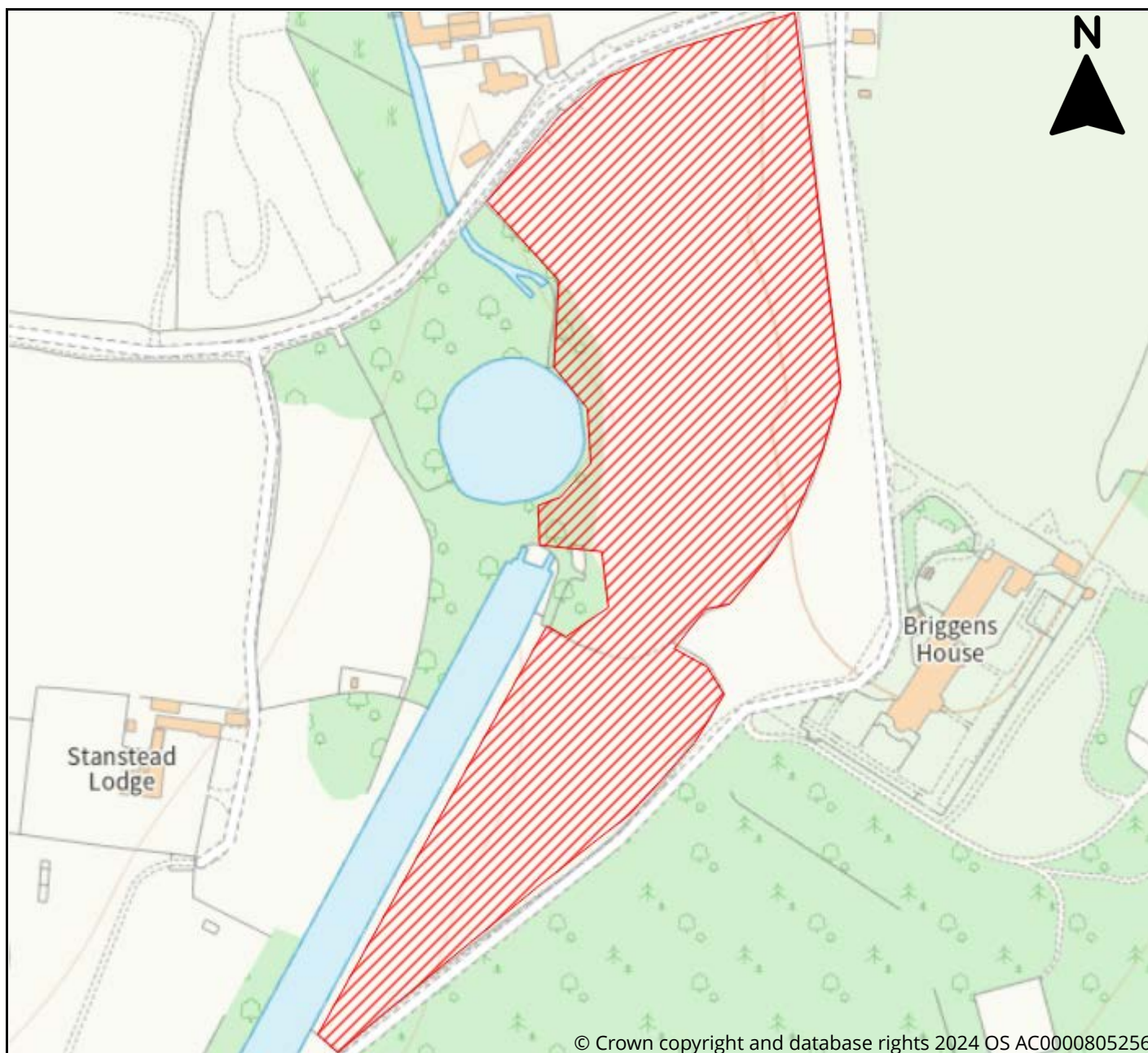




### Site Information

<b>Reference</b>	e13efc5c-ecd8-4041-87f5-7bd19f436bae
<b>SLAA Ref</b>	42/24/005
<b>Site Name</b>	East of A10 South of Hailey Lane
<b>Address</b>	51.77687286569645, -0.02096342440769811, Stanstead St Margarets
<b>Total Area (ha)</b>	6.3
<b>Development Area (ha)</b>	6.3
<b>Proposed Use</b>	Residential, Renewable Energy, Biodiversity Offset

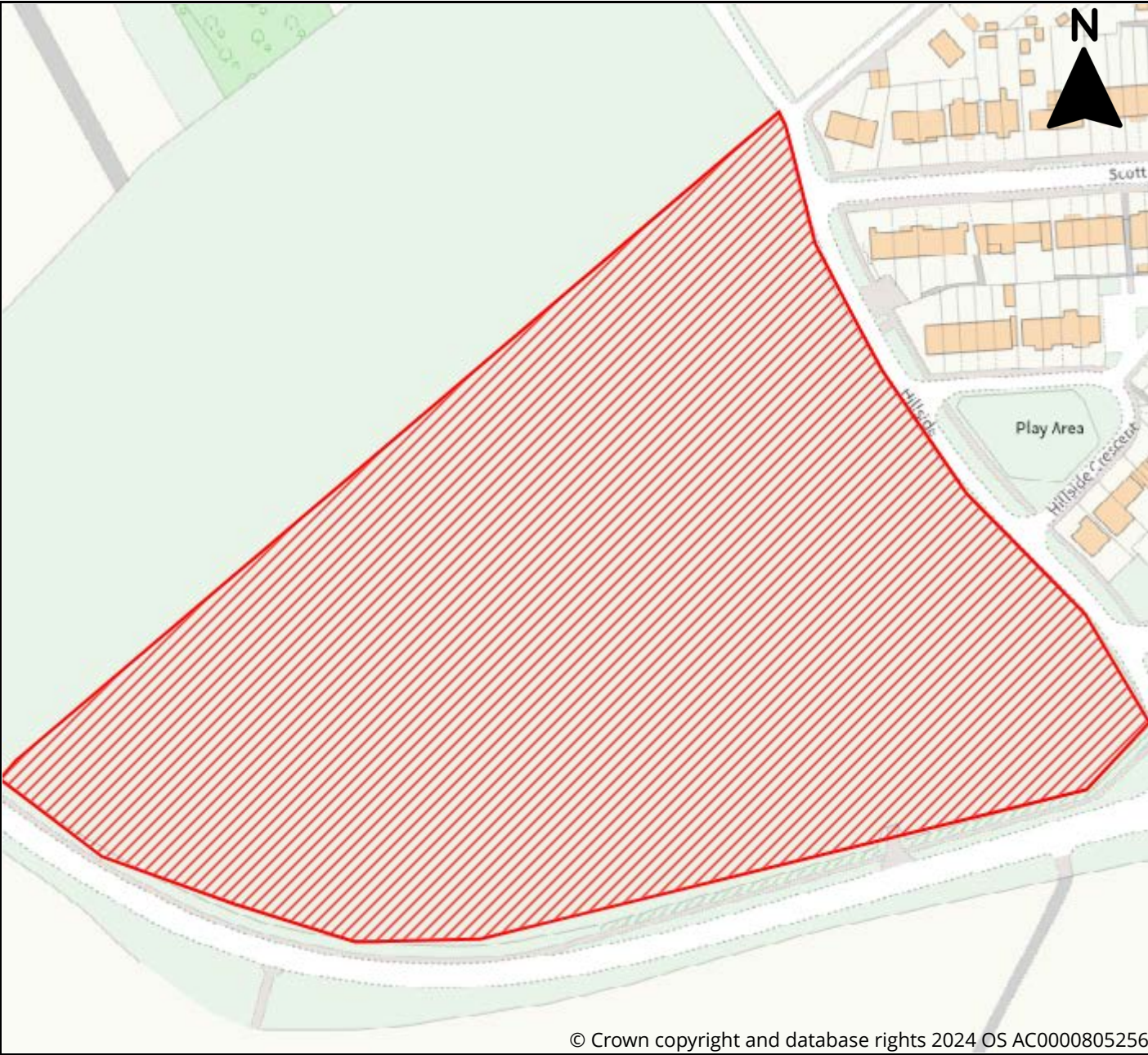




Site Information	
Reference	92ff8c91-5935-49f1-871f-fa059cde50fa
SLAA Ref	42/24/006
Site Name	N/A
Address	Briggens Park, Stanstead Abbots, Ware, SG12 8LD
Total Area (ha)	4.3
Development Area (ha)	4.3
Proposed Use	Residential



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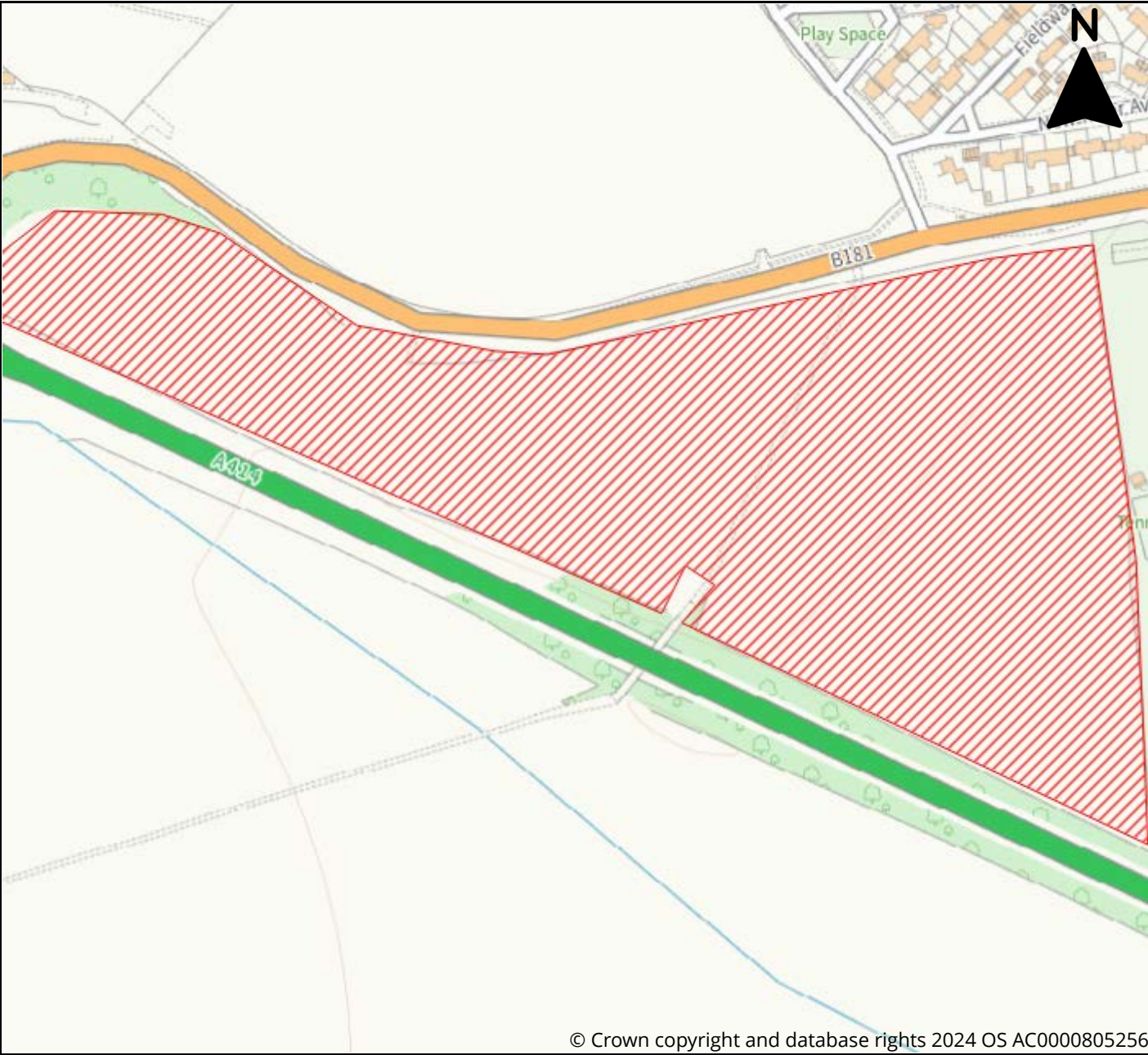


Site Information	
Reference	fddab215-dba0-40c1-a47d-0e111fc56282
SLAA Ref	42/24/007
Site Name	Land south of Hillside Farm, adjacent to Stanstead Abbots, title number HD503974
Address	Land south of Hillside Farm and west of Hillside Lane, Stanstead Abbots, Ware Easting: 537521, Northing: 211770
Total Area (ha)	4.59
Development Area (ha)	2.75
Proposed Use	Residential, Affordable Housing, Renewable Energy, Greenspace, Biodiversity Offset



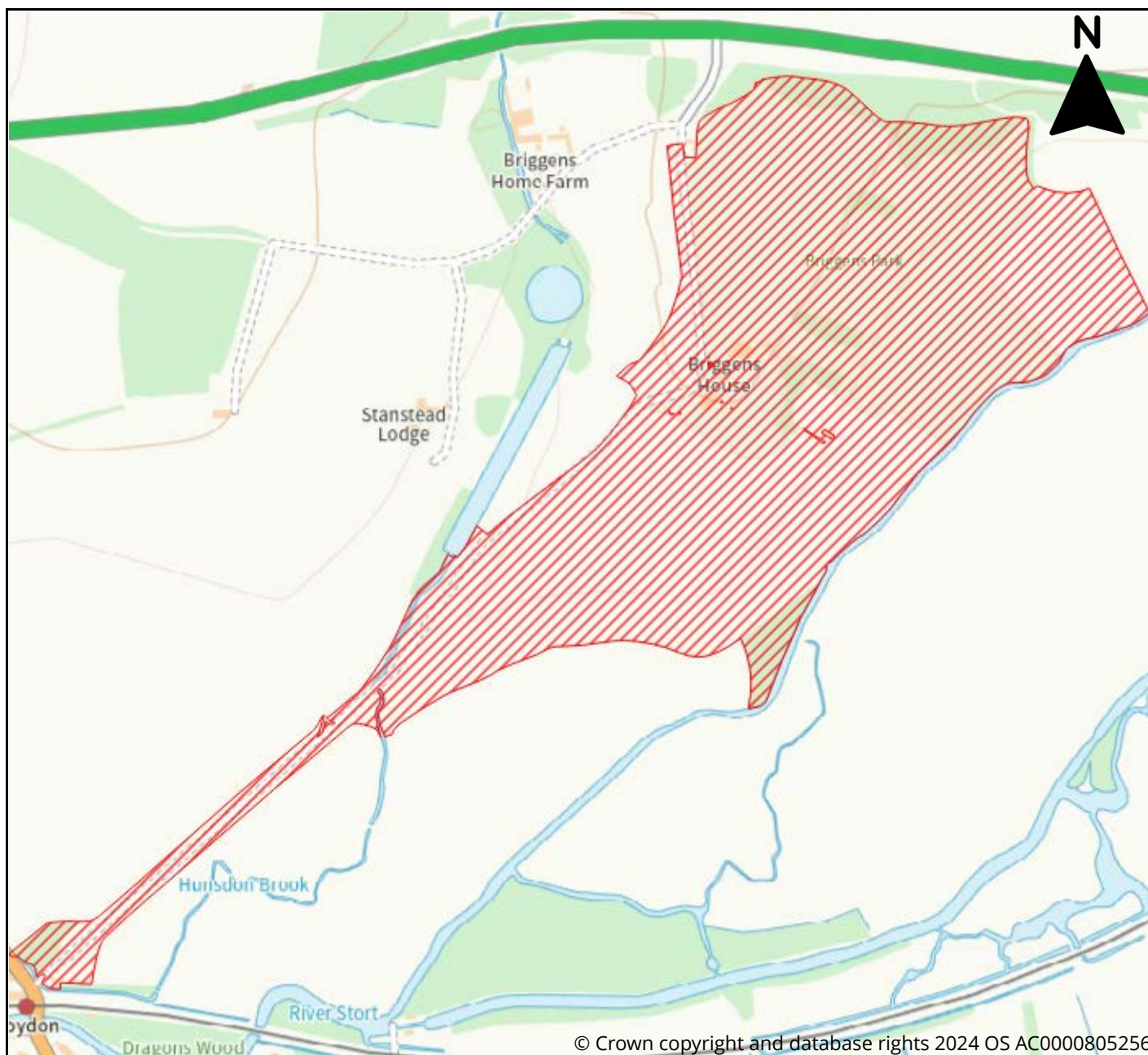


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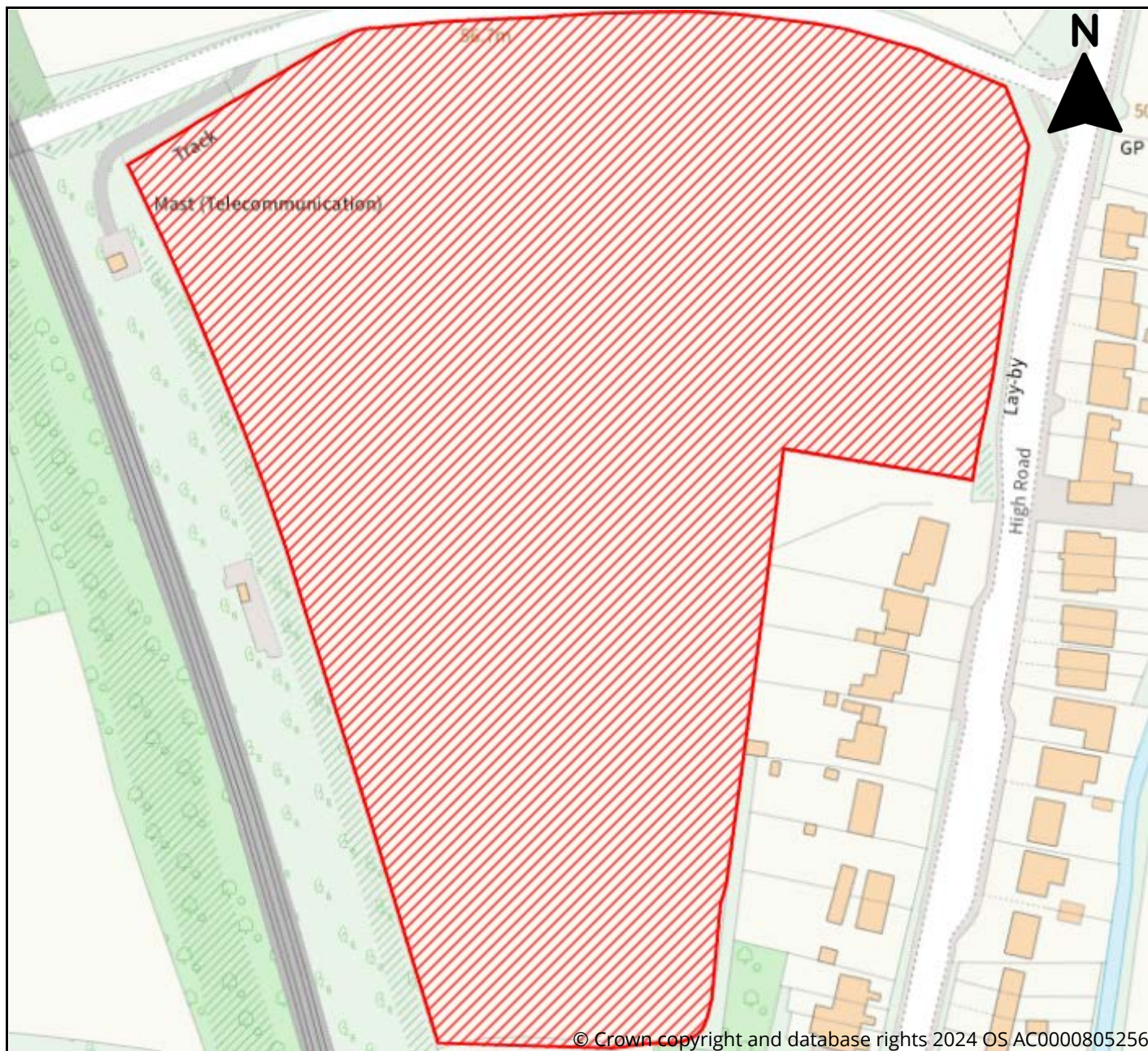
Site Information	
Reference	712139ec-c373-4d08-8ee9-4688c6b78b4c
SLAA Ref	42/24/008
Site Name	Land South of High Street
Address	Land South of High Street, Stanstead St. Margarets
Total Area (ha)	9.91
Development Area (ha)	9.91
Proposed Use	Residential, Affordable Housing





Site Information	
Reference	42fd0cf0-c1cd-41d8-87c4-ae570acaff96
SLAA Ref	42/24/009
Site Name	Briggens House Estate
Address	Briggens House Estate, Stanstead Abbots, SG12 8LD
Total Area (ha)	31.2
Development Area (ha)	6
Proposed Use	Residential





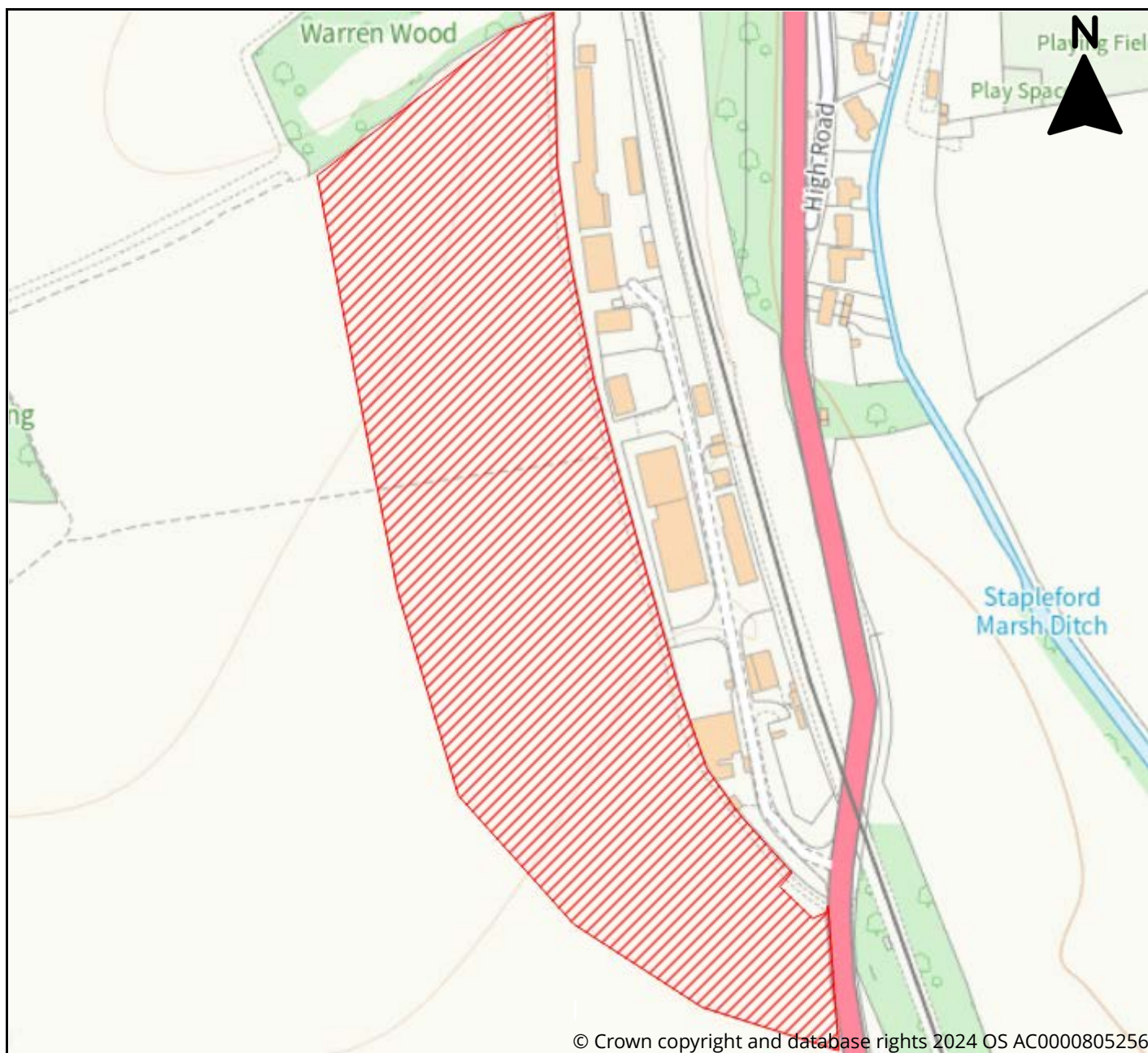
## Site Information

<b>Reference</b>	7f5e5530-d572-4a61-aa68-17f393baaf69
<b>SLAA Ref</b>	43/24/001
<b>Site Name</b>	Land north of Stapleford
<b>Address</b>	Land south of Gobions Lane and west of the A119, High Road, Stapleford, Hertford, SG14 3NW
<b>Total Area (ha)</b>	4
<b>Development Area (ha)</b>	2.4
<b>Proposed Use</b>	Residential, Affordable Housing, Renewable Energy

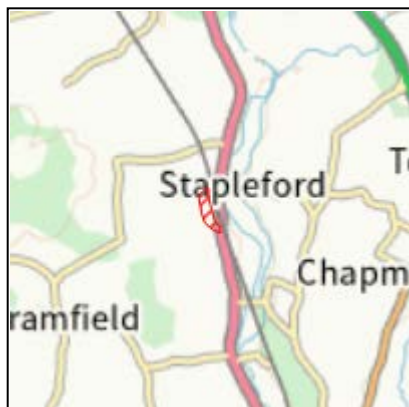




## East Herts District Plan Review Call for Sites 2024



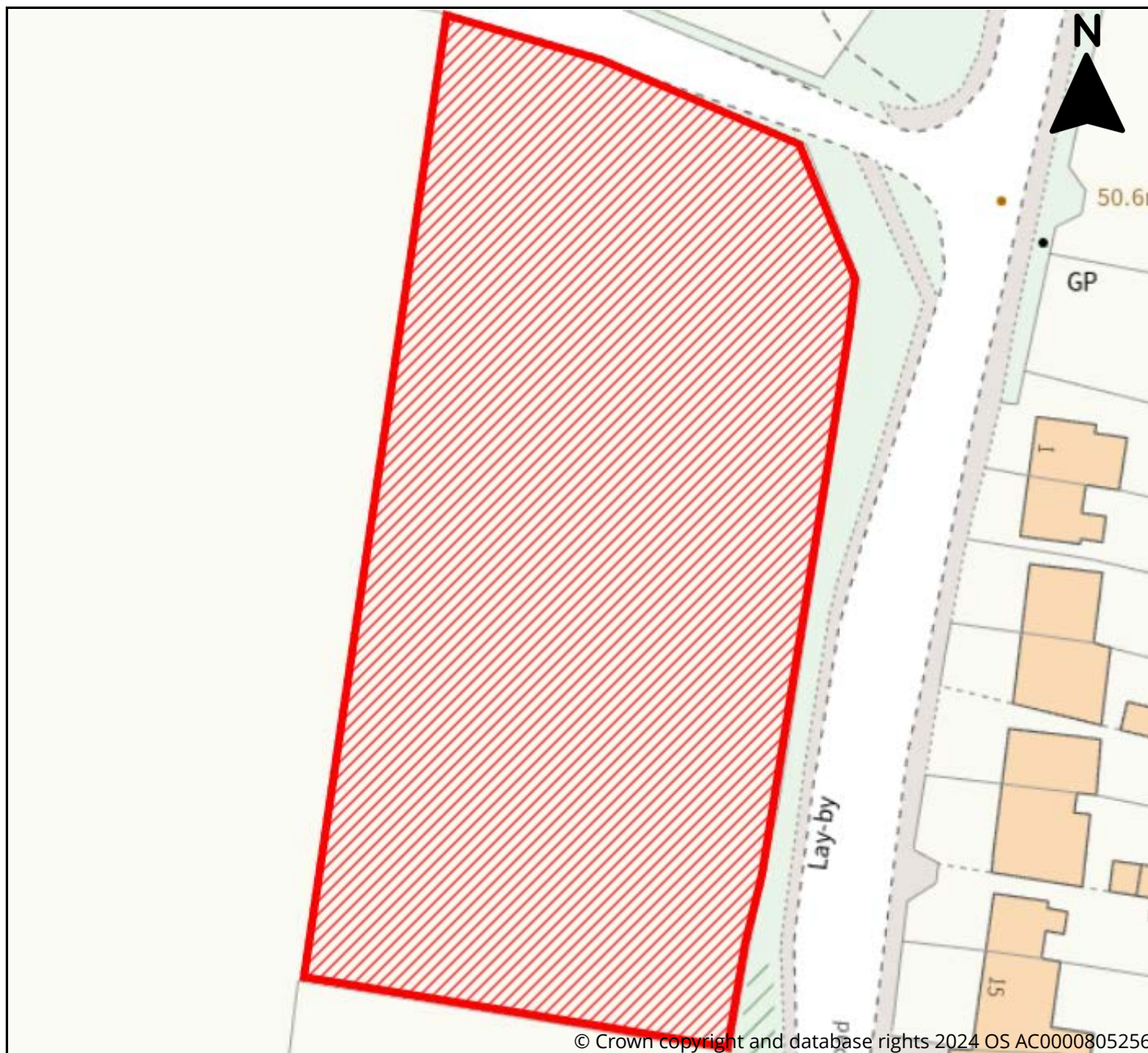
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### Site Information

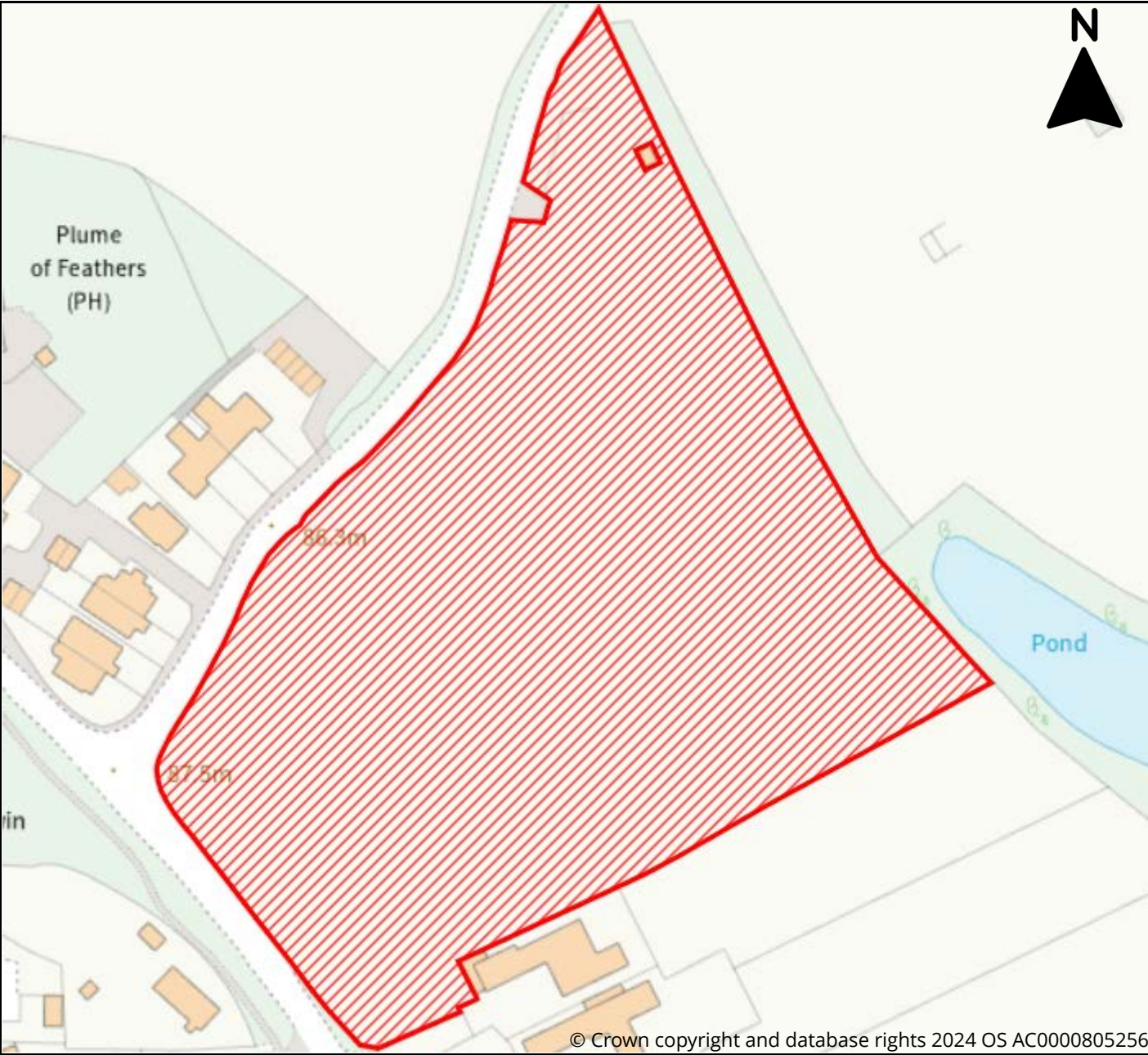
<b>Reference</b>	4d7bf037-32d8-4a3b-9e61-8b80c857dac3
<b>SLAA Ref</b>	43/24/002
<b>Site Name</b>	Land west of Warrenwood Industrial Estate
<b>Address</b>	Land west of Warrenwood Industrial Estate, Stapleford, Hertford, SG14 3NU
<b>Total Area (ha)</b>	4.8
<b>Development Area (ha)</b>	2.9
<b>Proposed Use</b>	Employment, Renewable Energy





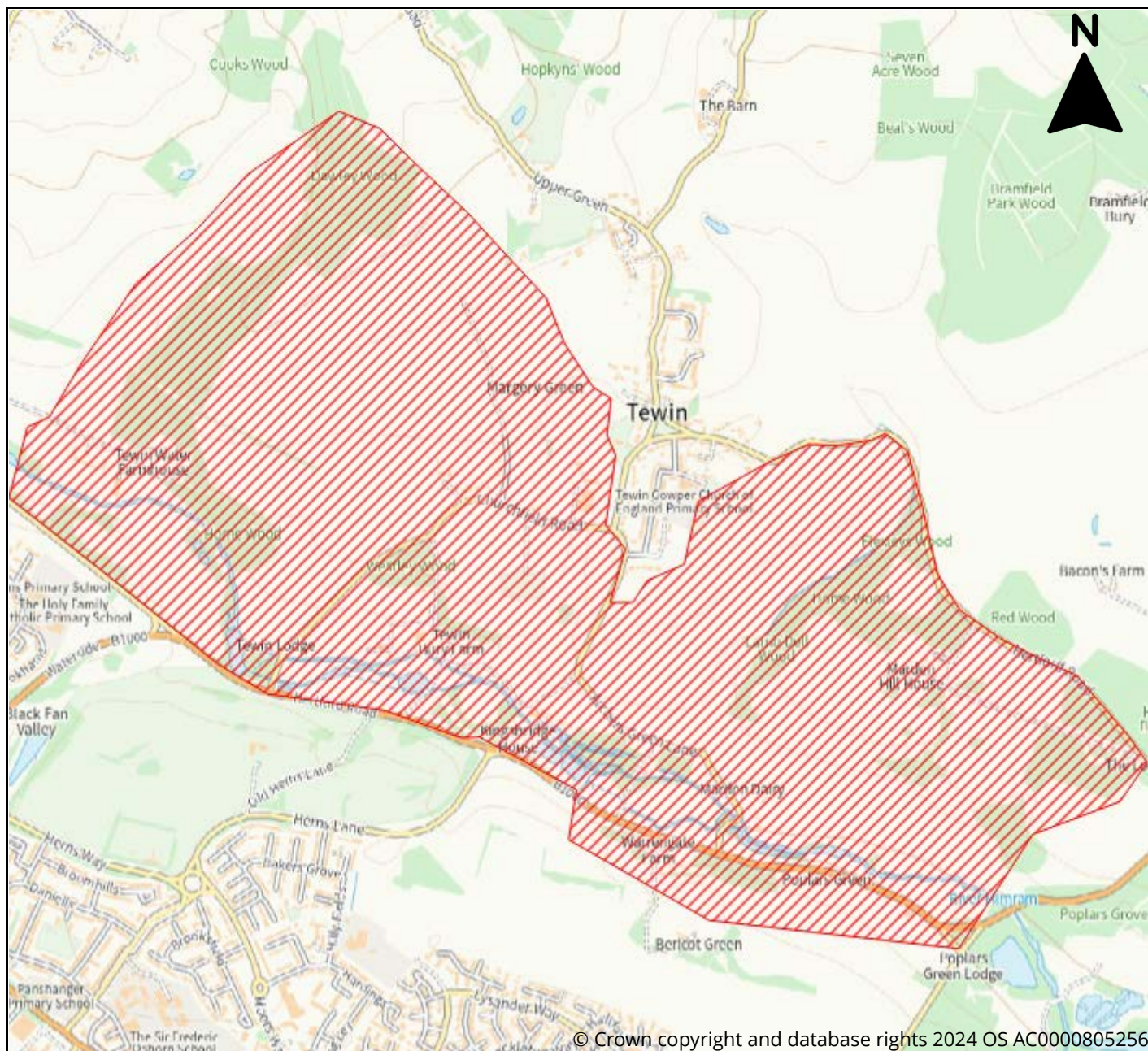
### Site Information

<b>Reference</b>	ebb568cf-a565-4dcf-b081-2aa3e4d8f7a4
<b>SLAA Ref</b>	43/24/003
<b>Site Name</b>	Land North of Stapleford
<b>Address</b>	Land South of Gobions Lane and West of the A119, High Road, Stapleford, Hertford, SG14 3NW
<b>Total Area (ha)</b>	0.5
<b>Development Area (ha)</b>	0.3
<b>Proposed Use</b>	Residential, Renewable Energy



Site Information	
Reference	a48aed7b-8383-4918-a518-067802daa821
SLAA Ref	44/24/001
Site Name	Land at Tewin Hill and Upper Green Road
Address	Tewin Hill, Tewin, AL6 0LJ
Total Area (ha)	1.72
Development Area (ha)	0.64
Proposed Use	Residential, Greenspace, Biodiversity Offset





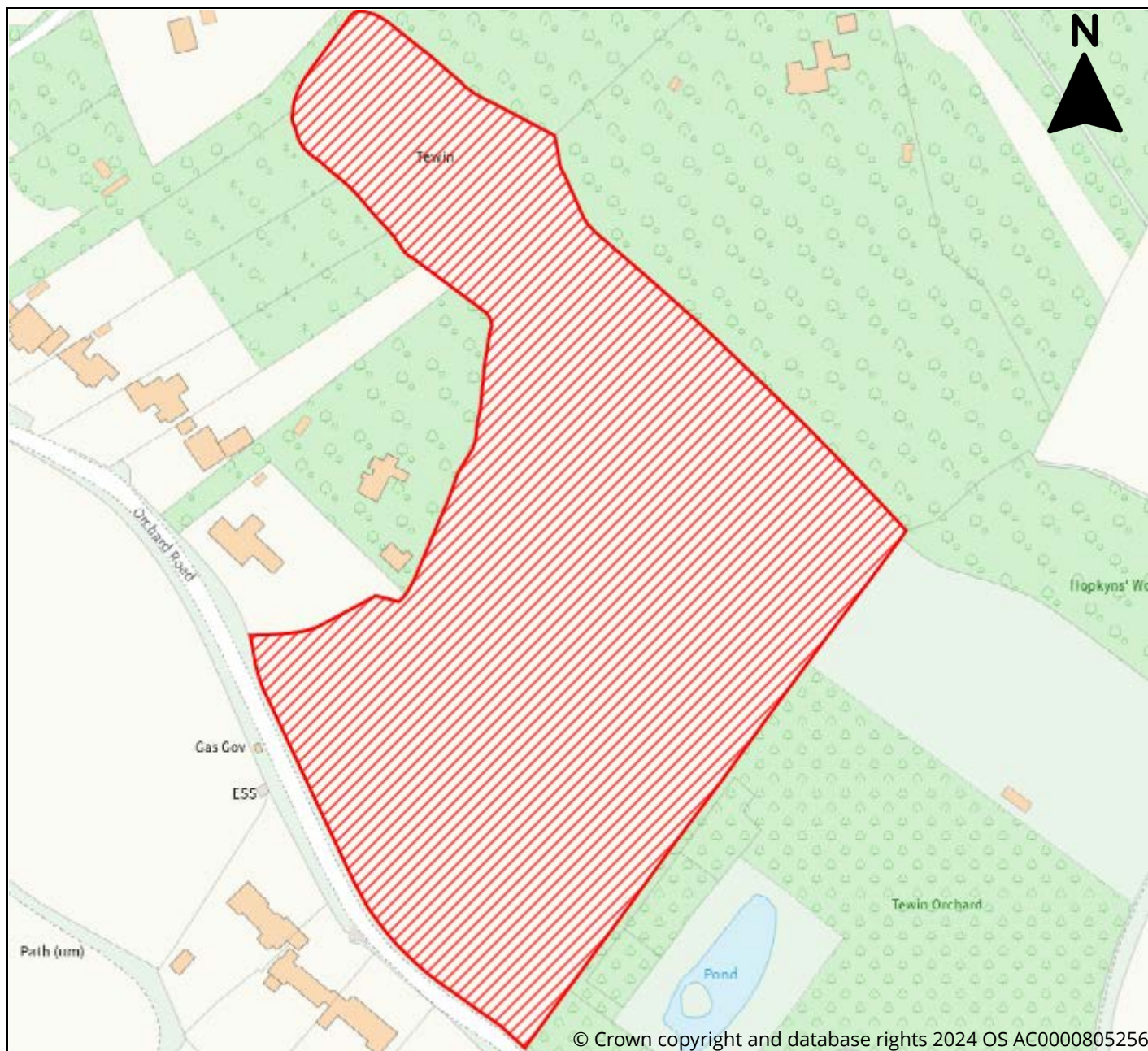
## Site Information

<b>Reference</b>	d74d338b-4226-4c2b-a84a-2d6926d8278e
<b>SLAA Ref</b>	44/24/002
<b>Site Name</b>	Lower Mimram Valley
<b>Address</b>	Lower Mimram Valley, Tewin, Welwyn AL6 0JX
<b>Total Area (ha)</b>	700
<b>Development Area (ha)</b>	0
<b>Proposed Use</b>	Greenspace, Biodiversity Offset





## East Herts District Plan Review Call for Sites 2024



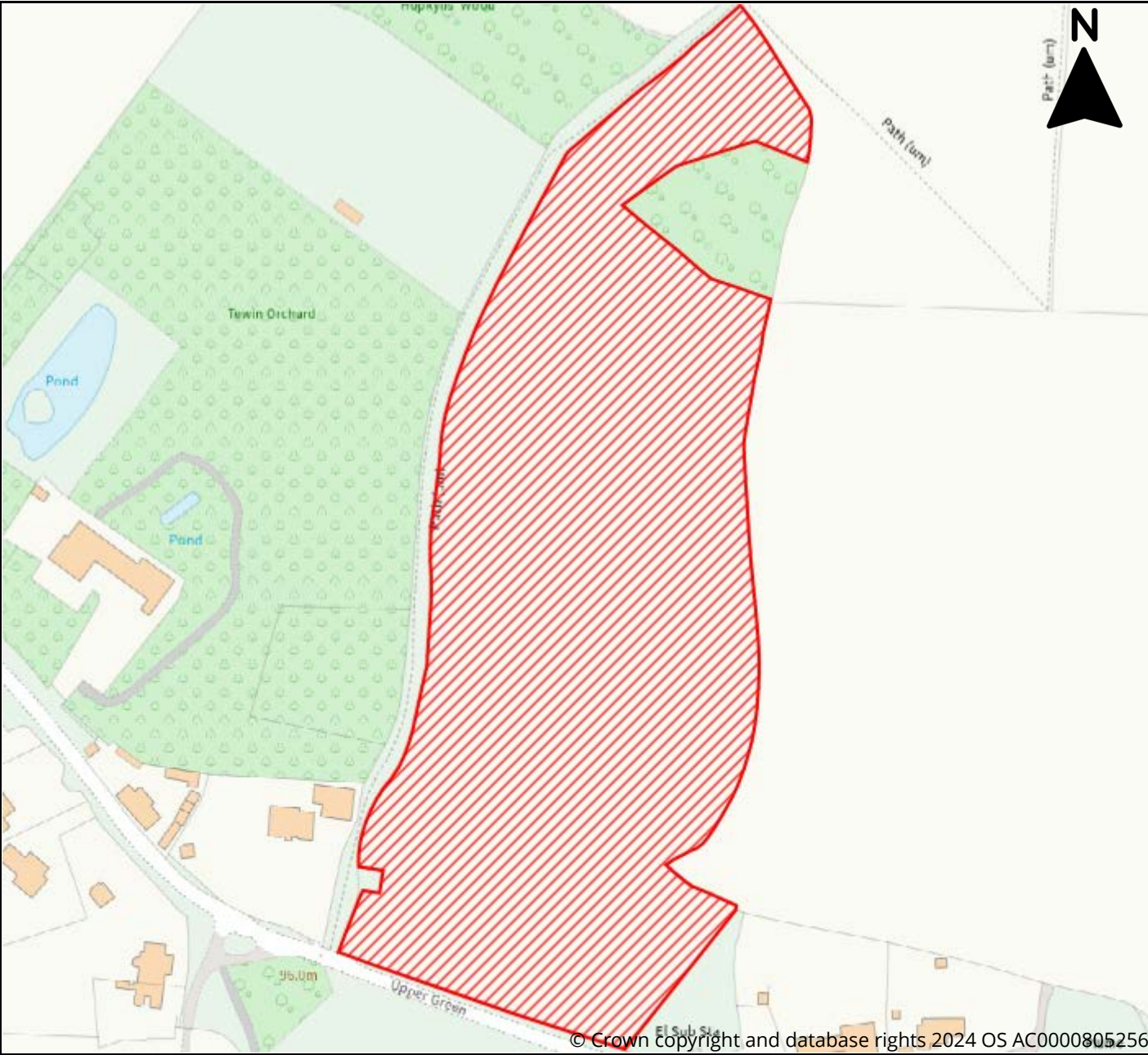
### Site Information

<b>Reference</b>	0a5e4ed2-2616-4012-b56c-e63b579a2305
<b>SLAA Ref</b>	44/24/003
<b>Site Name</b>	N/A
<b>Address</b>	Upper Green, Tewin, Herts, AL6 , Tewin
<b>Total Area (ha)</b>	3.74
<b>Development Area (ha)</b>	3.74
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Gypsies & Travellers, Travelling Show, Park Homes, Community Facility, Leisure & Recreation, Retail, Employment, Renewable Energy, Mixed Use, Other Use





East Herts District Plan Review  
Call for Sites 2024



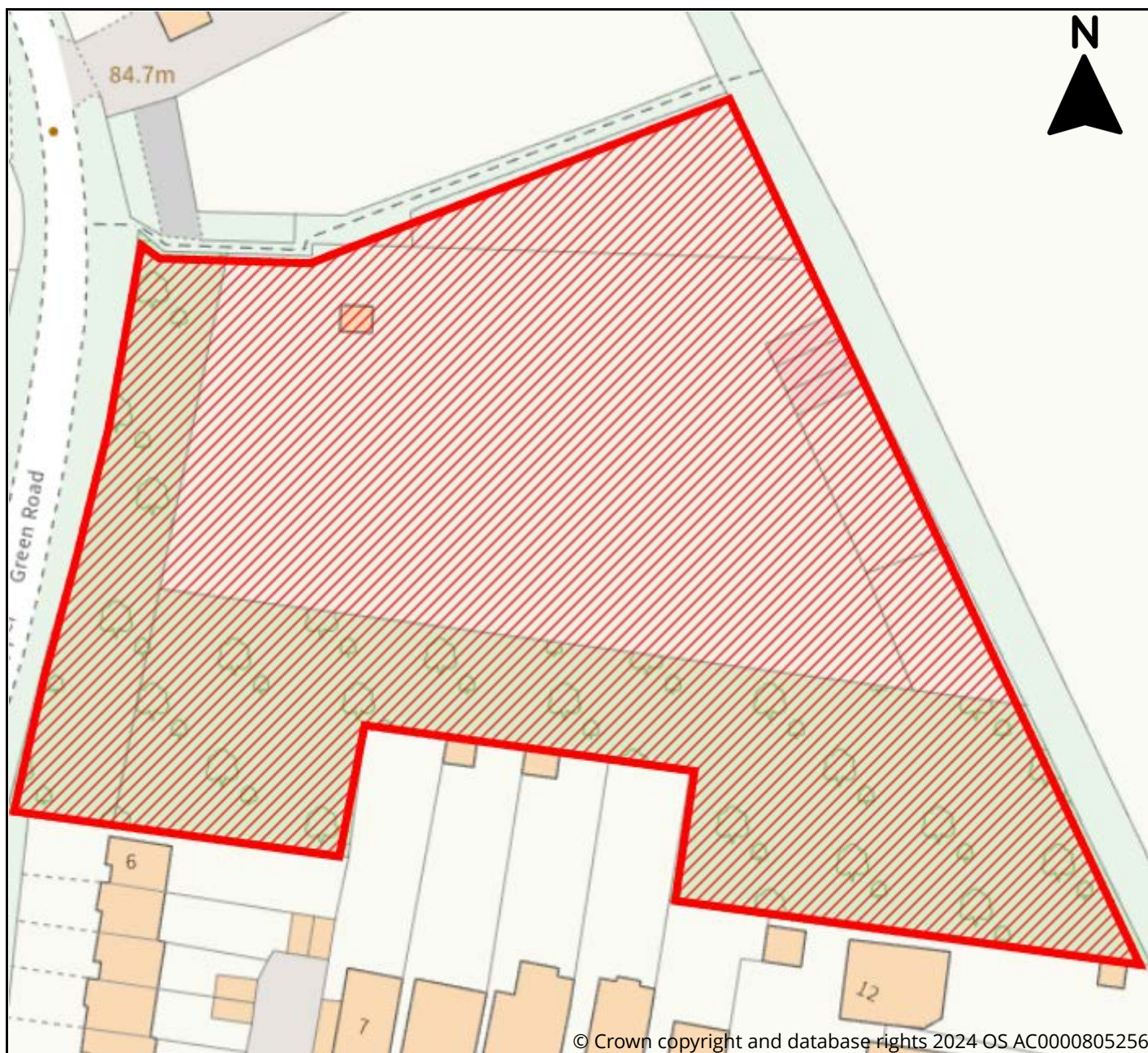
**Site Information**

Reference	9d7c5d5b-76dc-40a9-9011-c21003484d88
SLAA Ref	44/24/004
Site Name	N/A
Address	Upper Green, Tewin, Herts, AL6
Total Area (ha)	4.03
Development Area (ha)	4.03
Proposed Use	Residential, Affordable Housing, Specialist Residential, Gypsies & Travellers, Travelling Show, Park Homes, Community Facility, Leisure & Recreation, Retail, Employment, Renewable Energy, Mixed Use, Other Use





## East Herts District Plan Review Call for Sites 2024



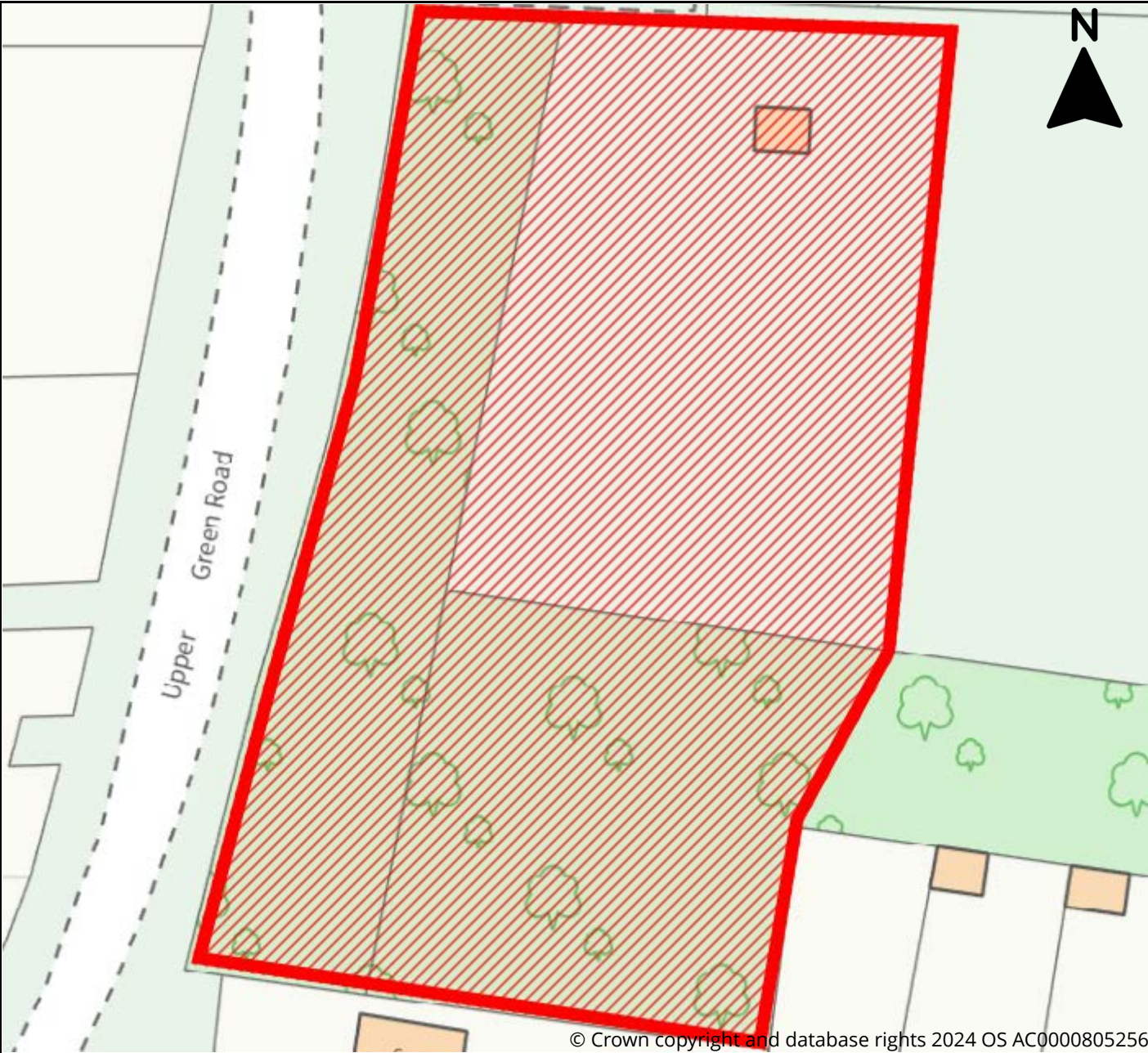
### Site Information

<b>Reference</b>	979c38c3-99e4-4dd5-a311-4bc2b490c566
<b>SLAA Ref</b>	44/24/005
<b>Site Name</b>	Land East of Upper Green Road
<b>Address</b>	Land East of Upper Green Road, Tewin, Welwyn, AL6 0LH
<b>Total Area (ha)</b>	0.82
<b>Development Area (ha)</b>	0.82
<b>Proposed Use</b>	Residential





East Herts District Plan Review  
Call for Sites 2024



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Site Information	
Reference	edf30956-511d-4e42-8146-28ceb37aa77f
SLAA Ref	44/24/006
Site Name	Land East of Upper Green Road
Address	Land East of Upper Green Road, Tewin, Welwyn, AL6 0LH
Total Area (ha)	0.3
Development Area (ha)	0.3
Proposed Use	Residential



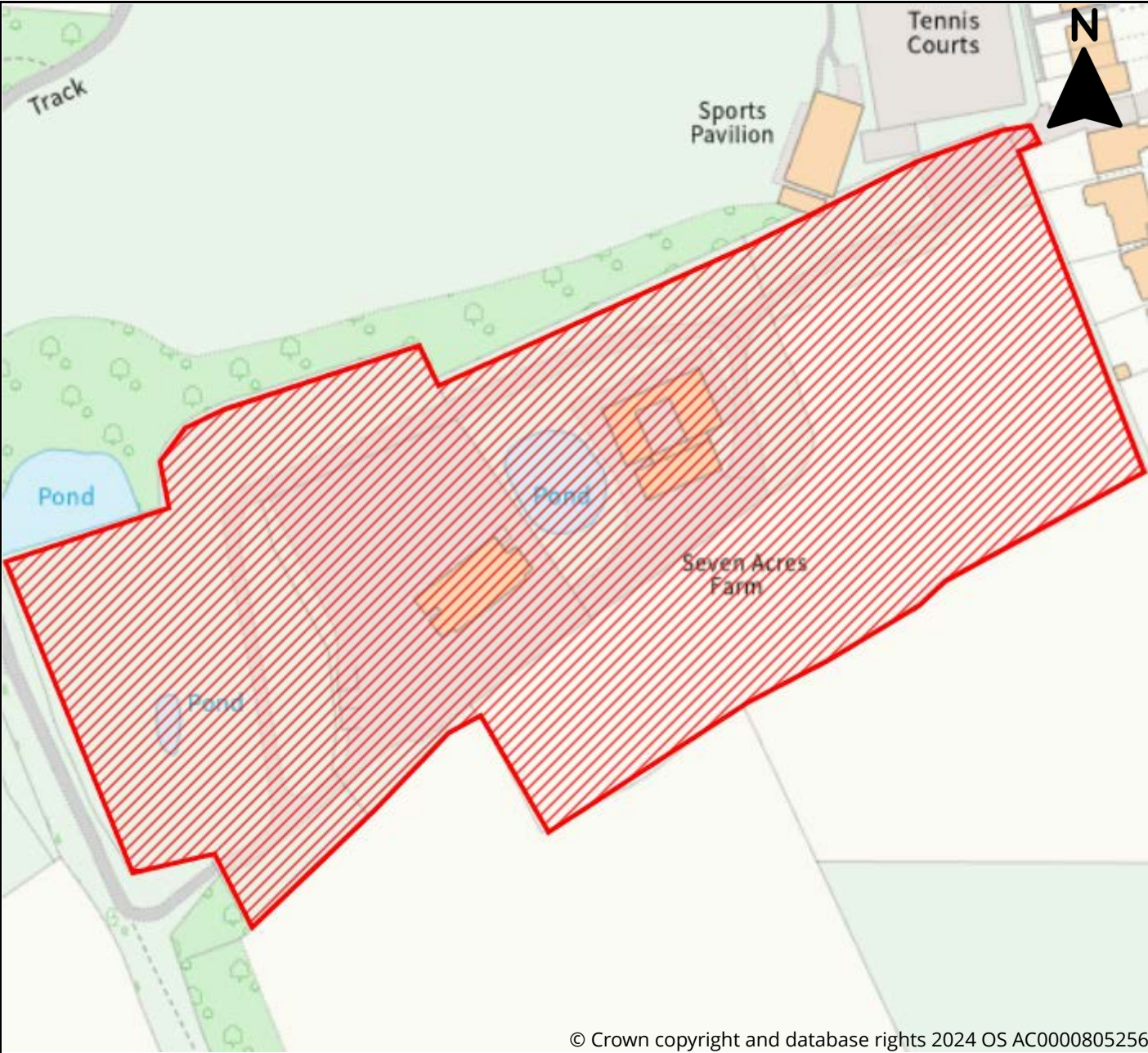
### Site Information

<b>Reference</b>	0a4c0ce3-aa68-4127-97d3-5f99359067e6
<b>SLAA Ref</b>	44/24/007
<b>Site Name</b>	Land Rear of Godfries Close
<b>Address</b>	Land Rear of Godfries Close Tewin Herts, Welwyn, AL6 0LQ
<b>Total Area (ha)</b>	0.32
<b>Development Area (ha)</b>	0.32
<b>Proposed Use</b>	Residential





East Herts District Plan Review  
Call for Sites 2024



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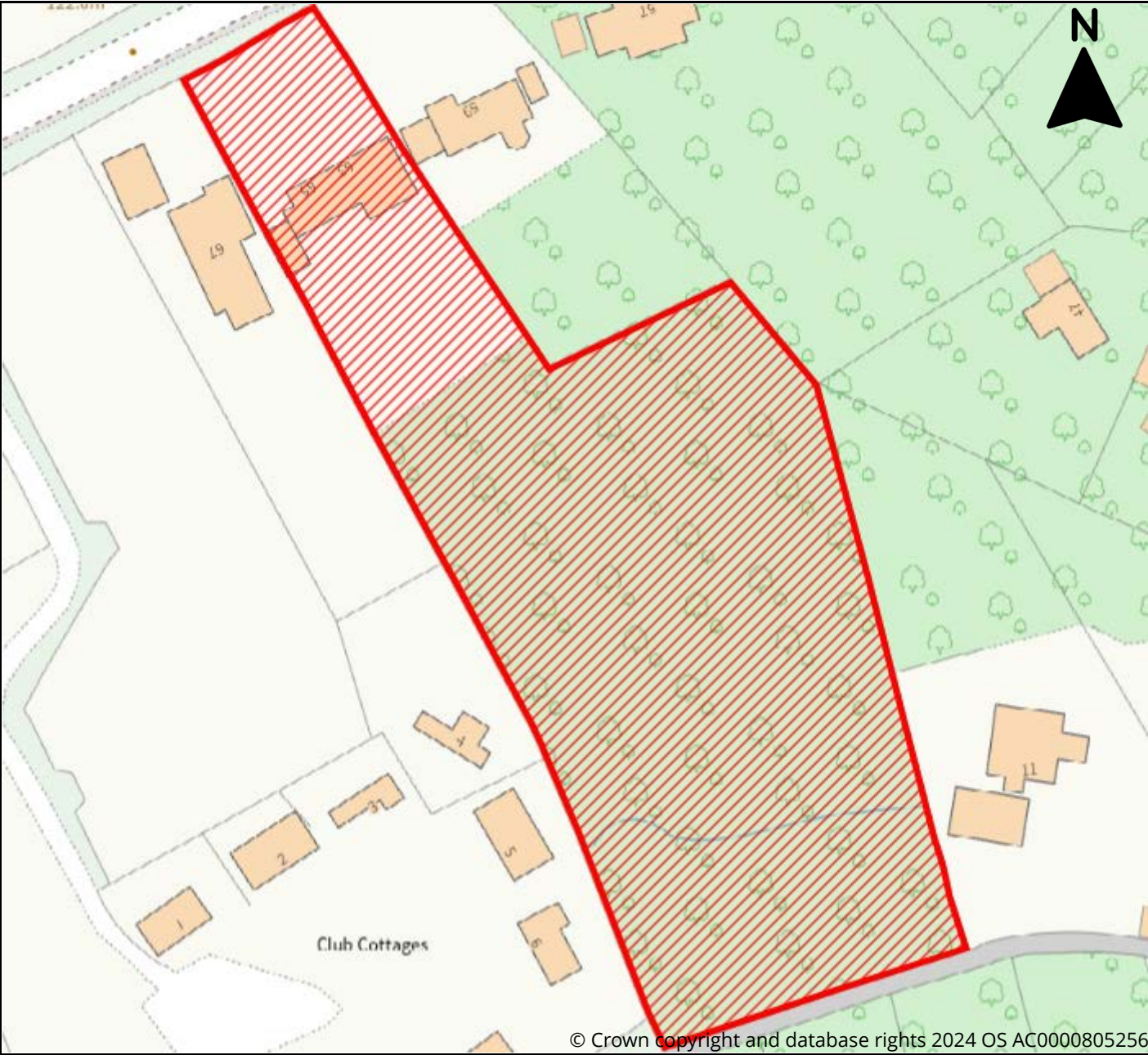


Site Information	
Reference Number	891632e9-4070-4092-b00e-7926d9dc6615
Site Name	44/24/008
Address	Seven Acres Farm
	Seven Acres Farm, Seven Acres, Tewin, Welwyn, AL6 0FD
Total Area (ha)	1.9
Development Area (ha)	1.9
Proposed Use	Residential





East Herts District Plan Review  
Call for Sites 2024

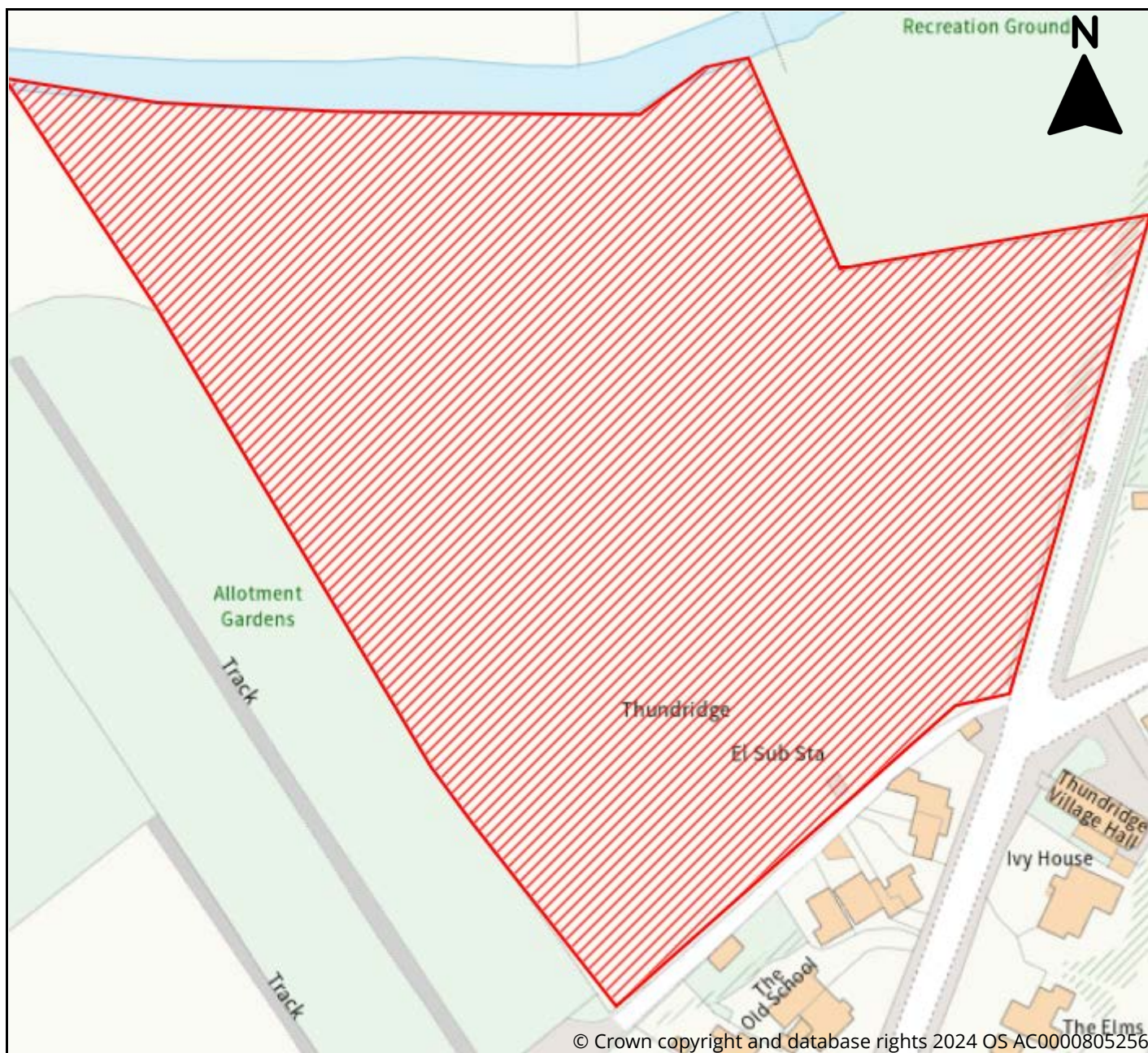


Site Information	
Reference	9ec49692-8527-47e0-9a40-1a2bdc820291
SLAA Ref	44/24/009
Site Name	63-65 Burnham Green Road
Address	House and Land to the Rear, Welwyn, AL6 ONH
Total Area (ha)	0.07
Development Area (ha)	0.07
Proposed Use	Residential





## East Herts District Plan Review Call for Sites 2024



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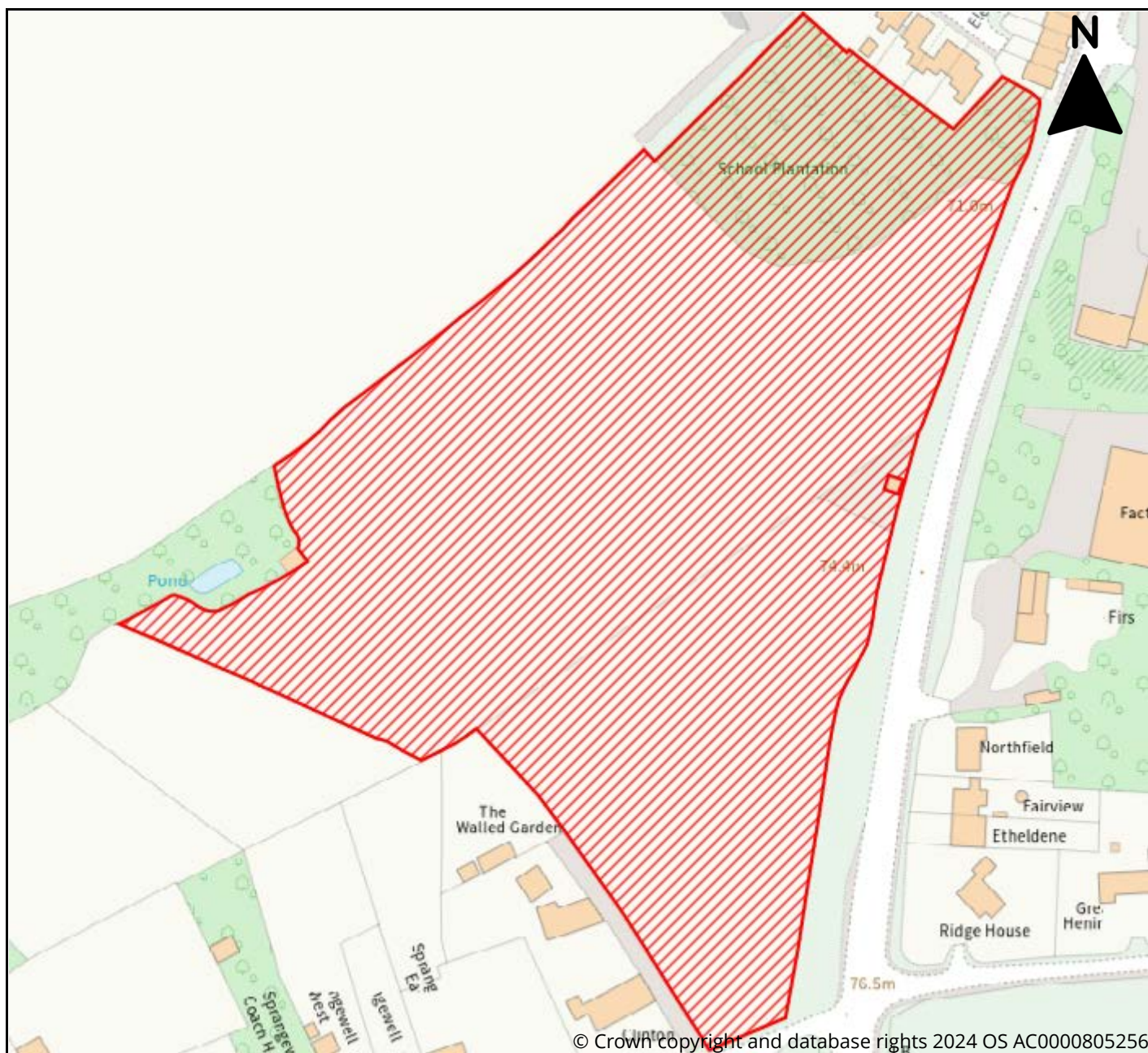
### Site Information

<b>Reference</b>	8c2e4d58-d8ea-472d-bc42-296b22b59460
<b>SLAA Ref</b>	45/24/001
<b>Site Name</b>	Land West of Ermine Street, Thundridge
<b>Address</b>	Land West of Ermine Street, Thundridge, Ware, SG12 0SY
<b>Total Area (ha)</b>	2.6
<b>Development Area (ha)</b>	2.6
<b>Proposed Use</b>	Residential, Affordable Housing





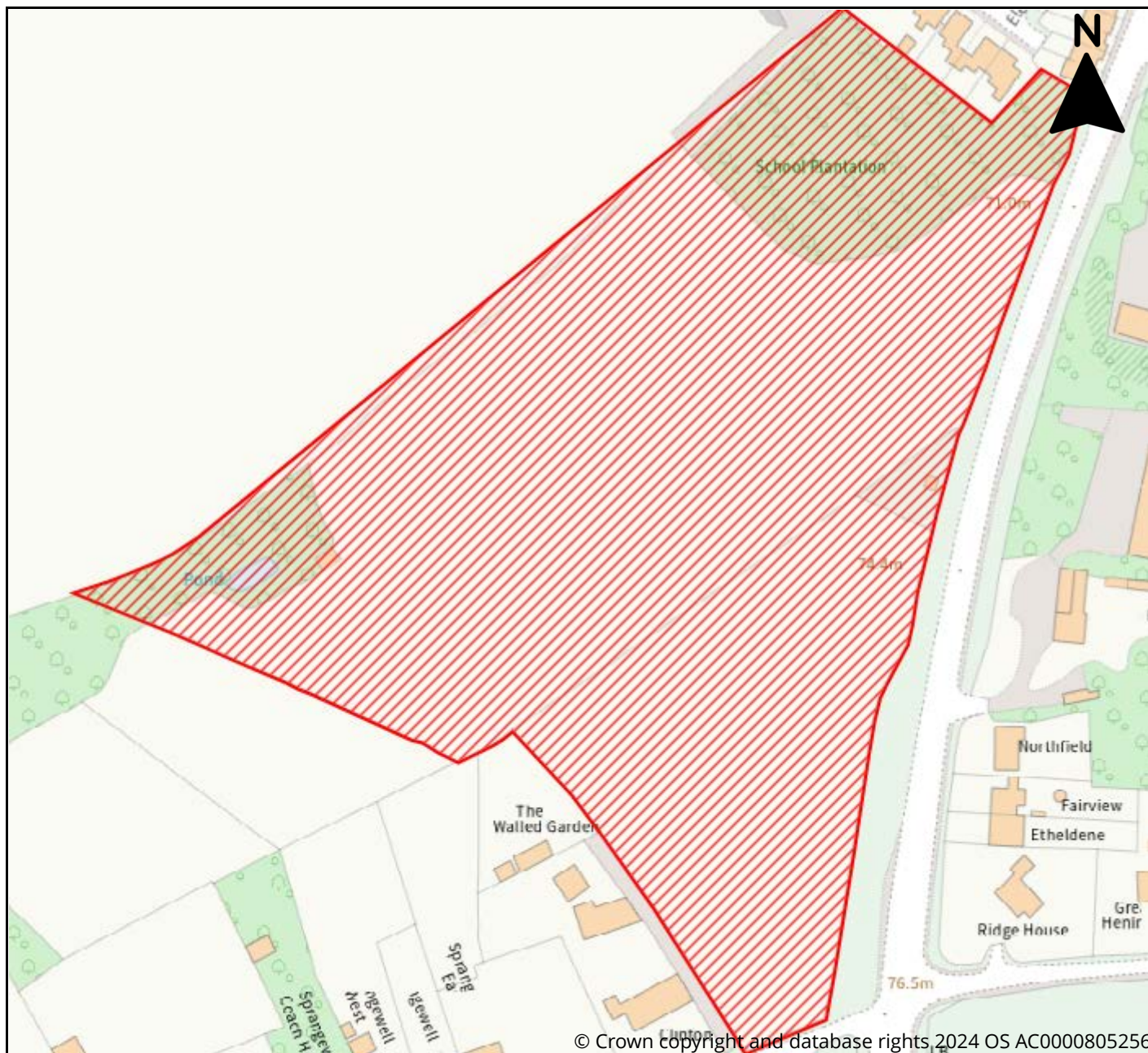
## East Herts District Plan Review Call for Sites 2024



### Site Information

<b>Reference</b>	df87b719-4323-44c6-9570-13c26ee1e378
<b>SLAA Ref</b>	45/24/002
<b>Site Name</b>	Land off Poles Lane
<b>Address</b>	Cambridge Road, Thundridge, SG12 0ST
<b>Total Area (ha)</b>	3.82
<b>Development Area (ha)</b>	1.586
<b>Proposed Use</b>	Residential





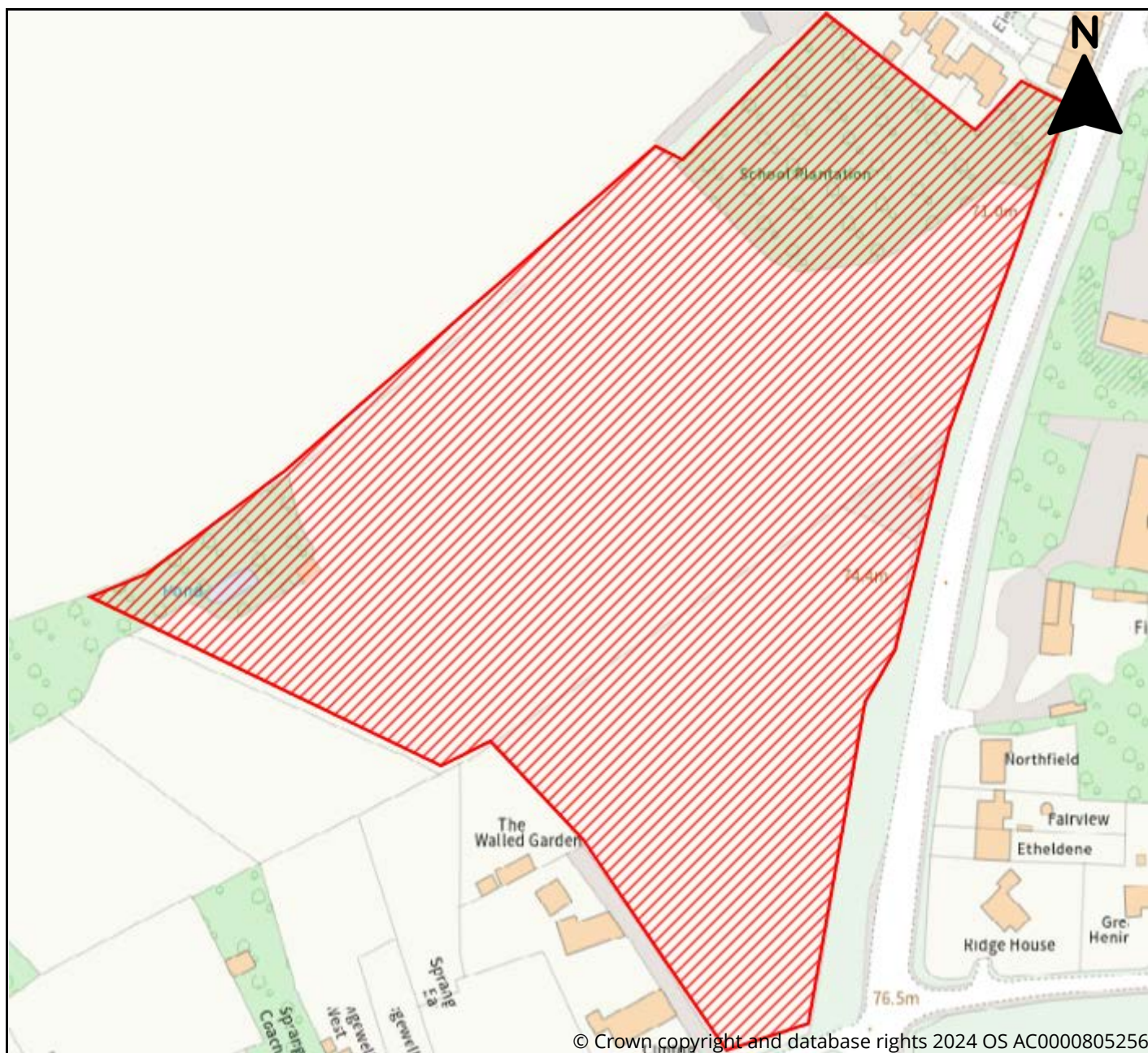
### Site Information

<b>Reference</b>	66e9aaf6-3dc1-4335-ac41-64e3c8f57588
<b>SLAA Ref</b>	45/24/003
<b>Site Name</b>	Land at Poles Lane
<b>Address</b>	Land north of Poles Lane, Cambridge Road, Thundridge, SG12 0ST
<b>Total Area (ha)</b>	3.82
<b>Development Area (ha)</b>	1.58
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Community Facility, Greenspace, Biodiversity Offset





## East Herts District Plan Review Call for Sites 2024



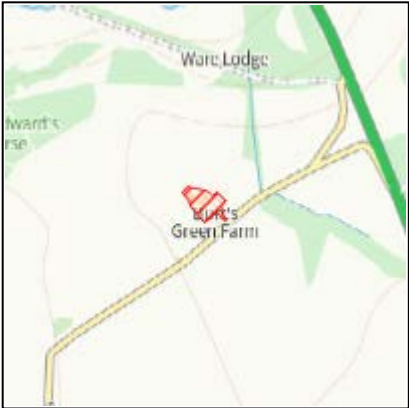
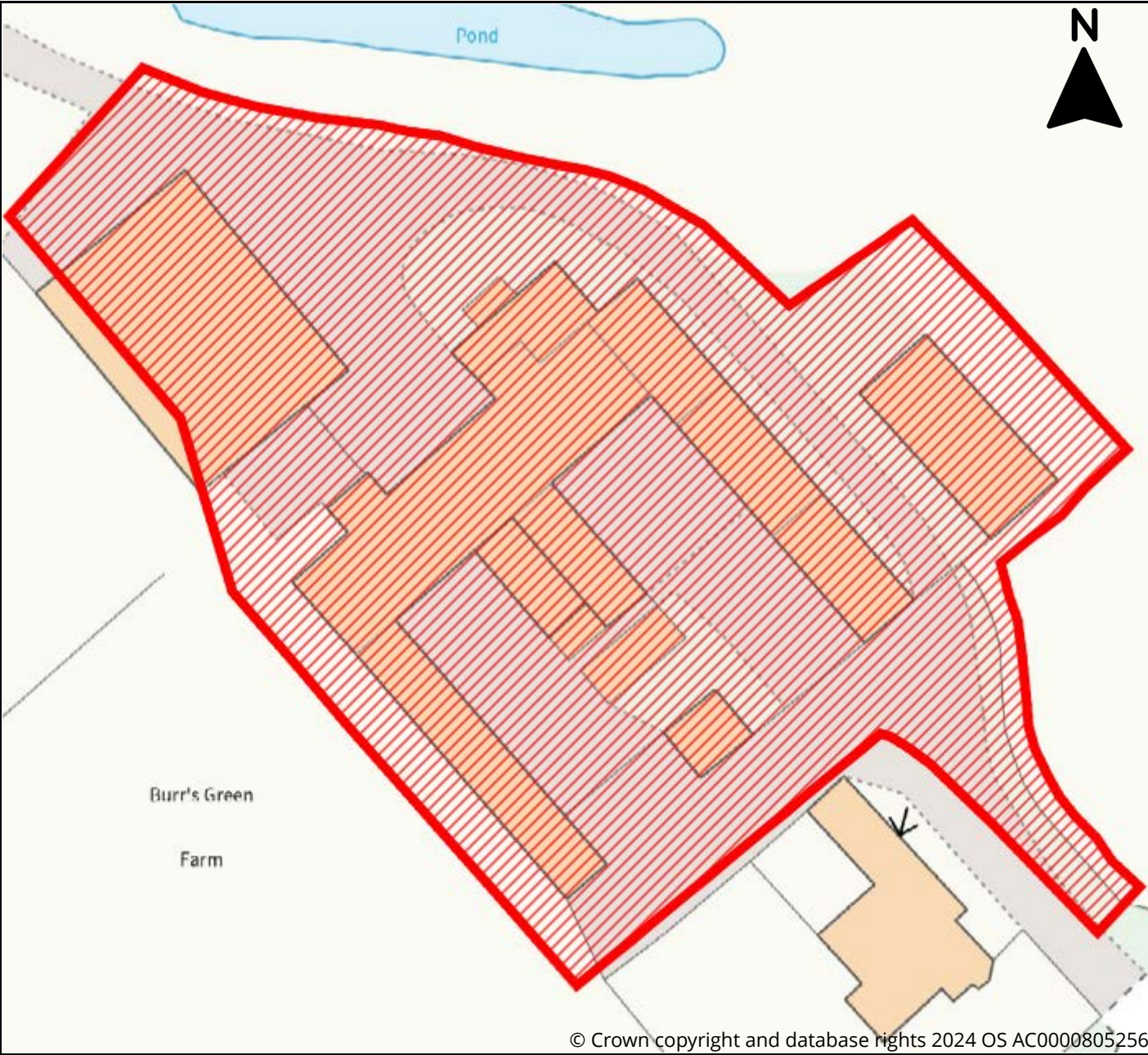
### Site Information

<b>Reference</b>	d4e97fbc-5c95-431c-956f-3b2df62a8a55
<b>SLAA Ref</b>	45/24/004
<b>Site Name</b>	Land North of Poles Lane
<b>Address</b>	Cambridge Road, Thundridge, SG12 0ST
<b>Total Area (ha)</b>	3.82
<b>Development Area (ha)</b>	1.586
<b>Proposed Use</b>	Residential, Affordable Housing, Specialist Residential, Community Facility, Greenspace, Biodiversity Offset





East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	e542e180-090c-4c04-b533-c2c51ffc8de8
SLAA Ref	46/24/001
Site Name	Burrs Green Farm
Address	Burrs Green Farm, Tonwell, Ware, SG12 0HL
Total Area (ha)	0.5
Development Area (ha)	0.5
Proposed Use	Employment, Renewable Energy





East Herts District Plan Review  
Call for Sites 2024



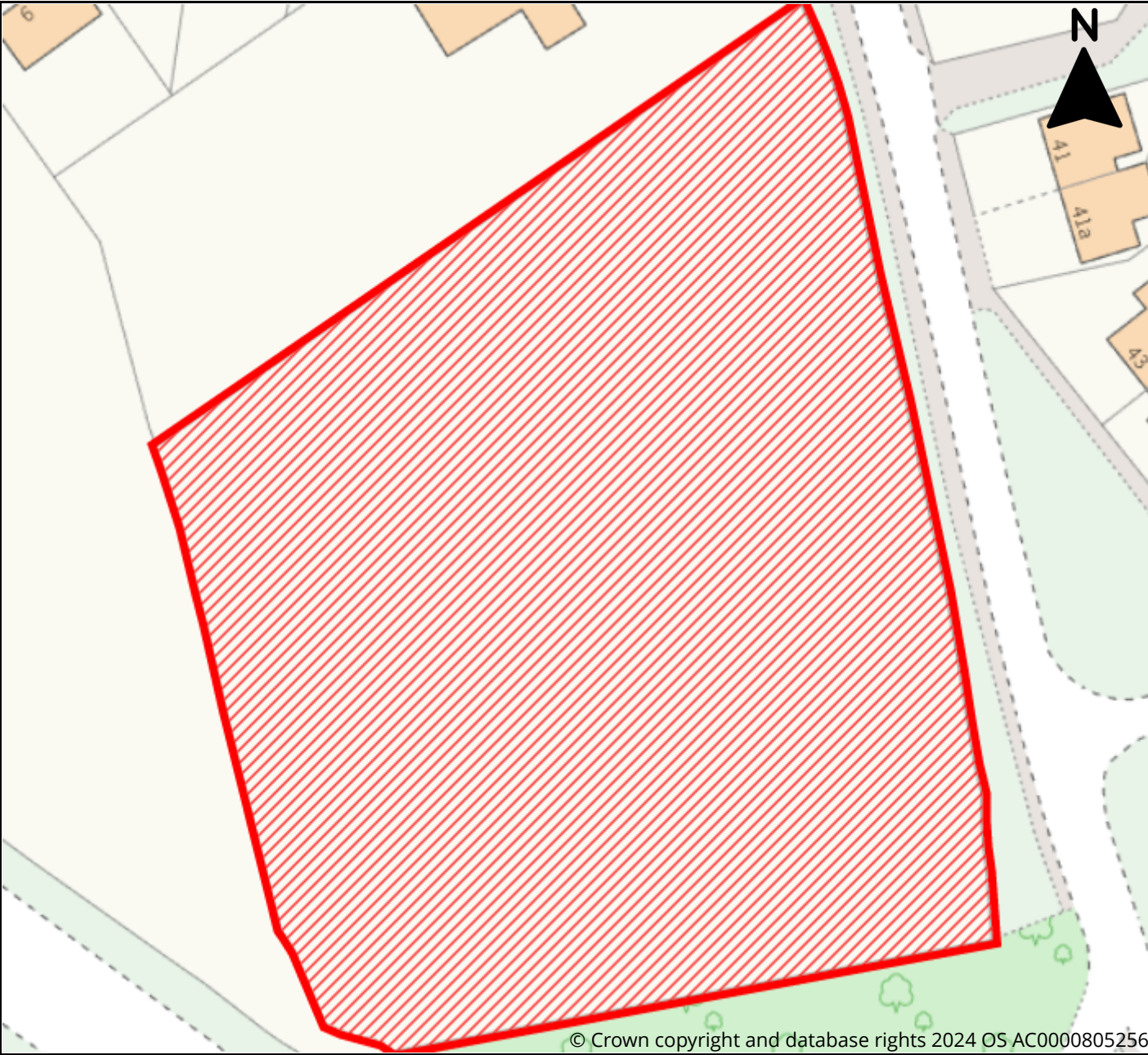
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Site Information	
Reference	9f89821e-496c-402a-8588-bedd00e572d6
SLAA Ref	46/24/002
Site Name	Land West of A602, Tonwell
Address	Land north of the B158 Wadesmill Road and west of the A602, Tonwell, Ware
Total Area (ha)	3.7
Development Area (ha)	3.7
Proposed Use	Employment, Renewable Energy, Other Use



East Herts District Plan Review  
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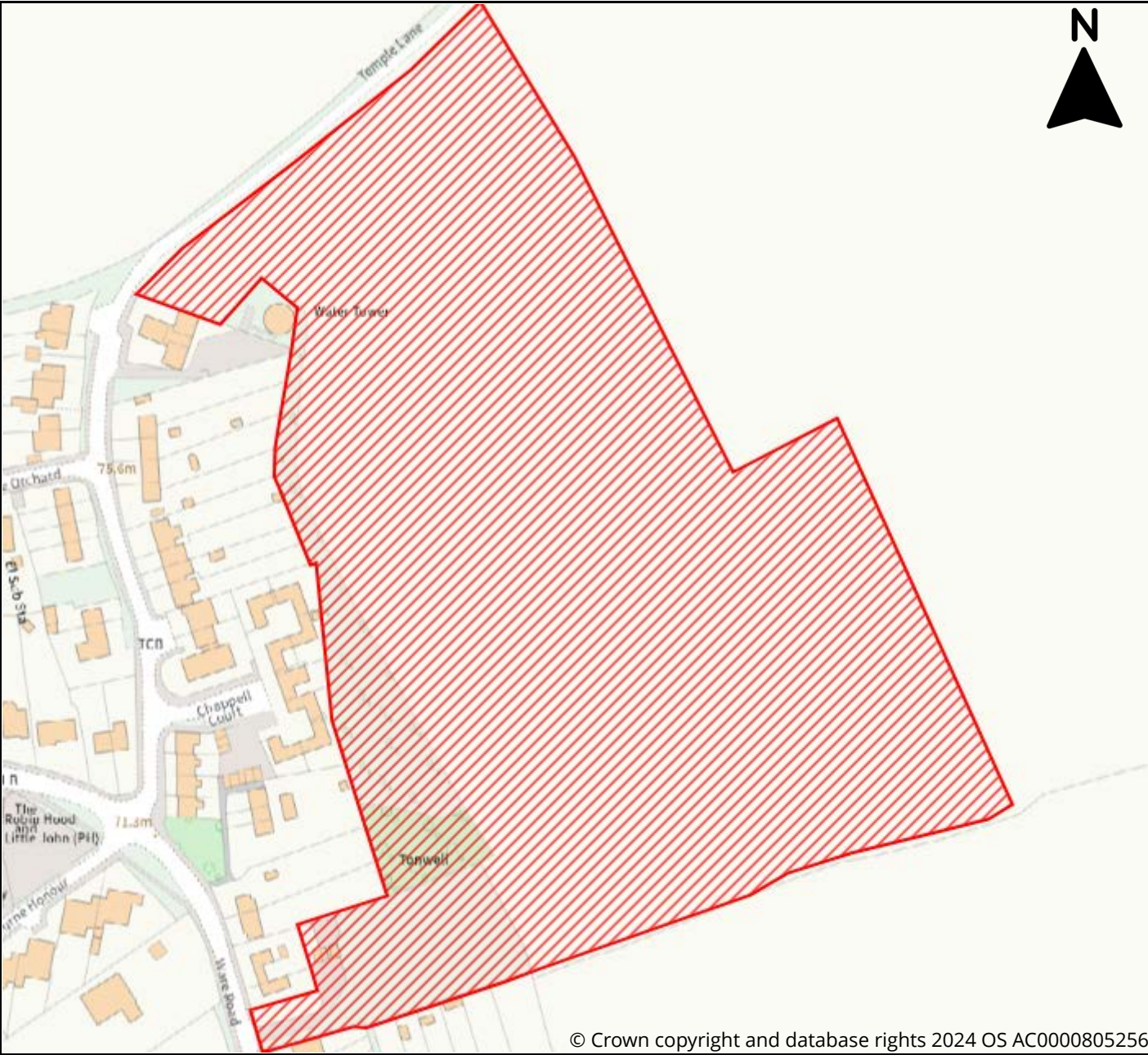


Site Information	
Reference	cef9b819-fd59-467b-95f3-c975362451a9
SLAA Ref	46/24/003
Site Name	Land West of Ware Road
Address	Land West of Ware Road, Tonwell, Ware
Total Area (ha)	0.8
Development Area (ha)	0.48
Proposed Use	Residential, Affordable Housing, Renewable Energy





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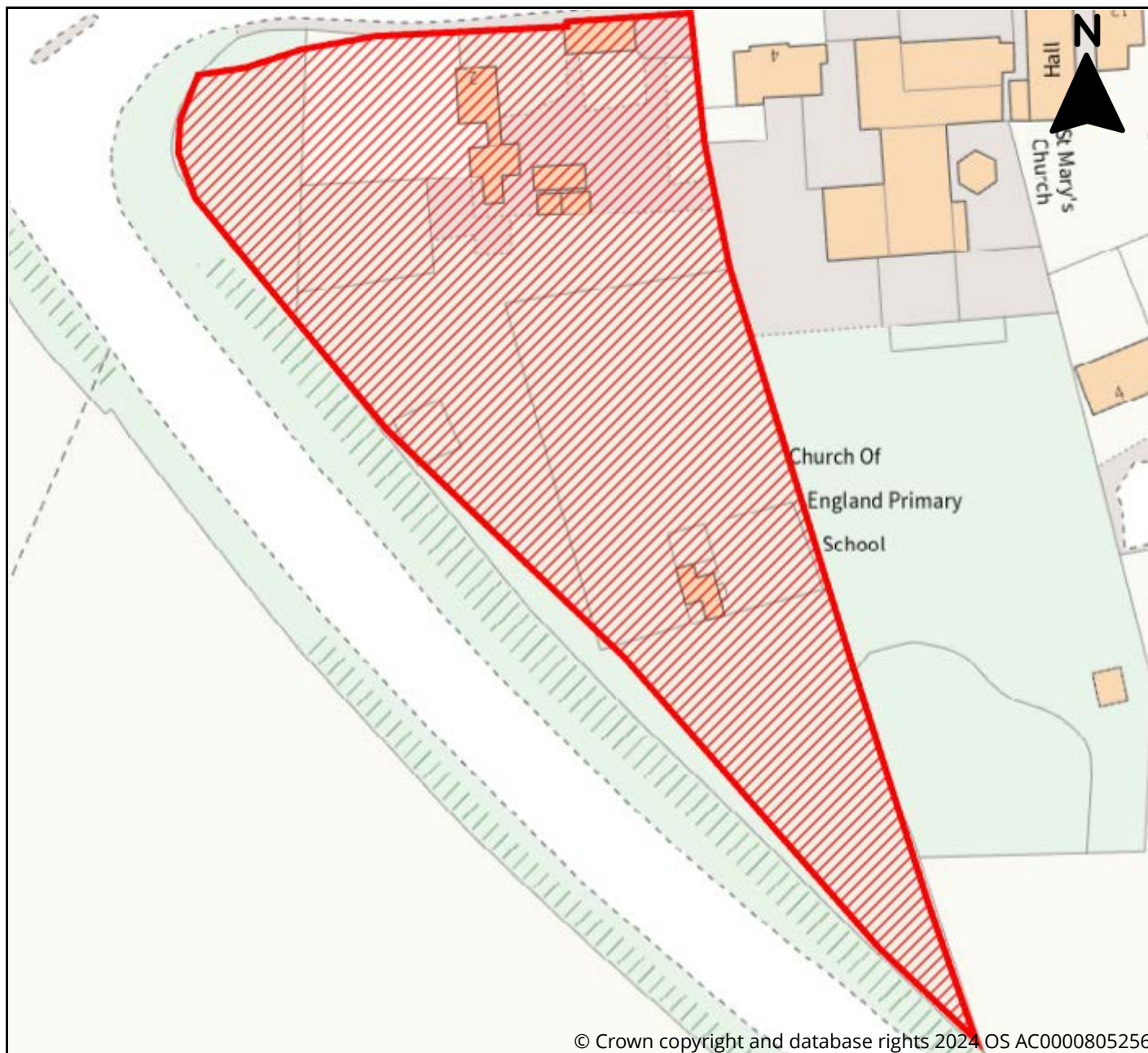


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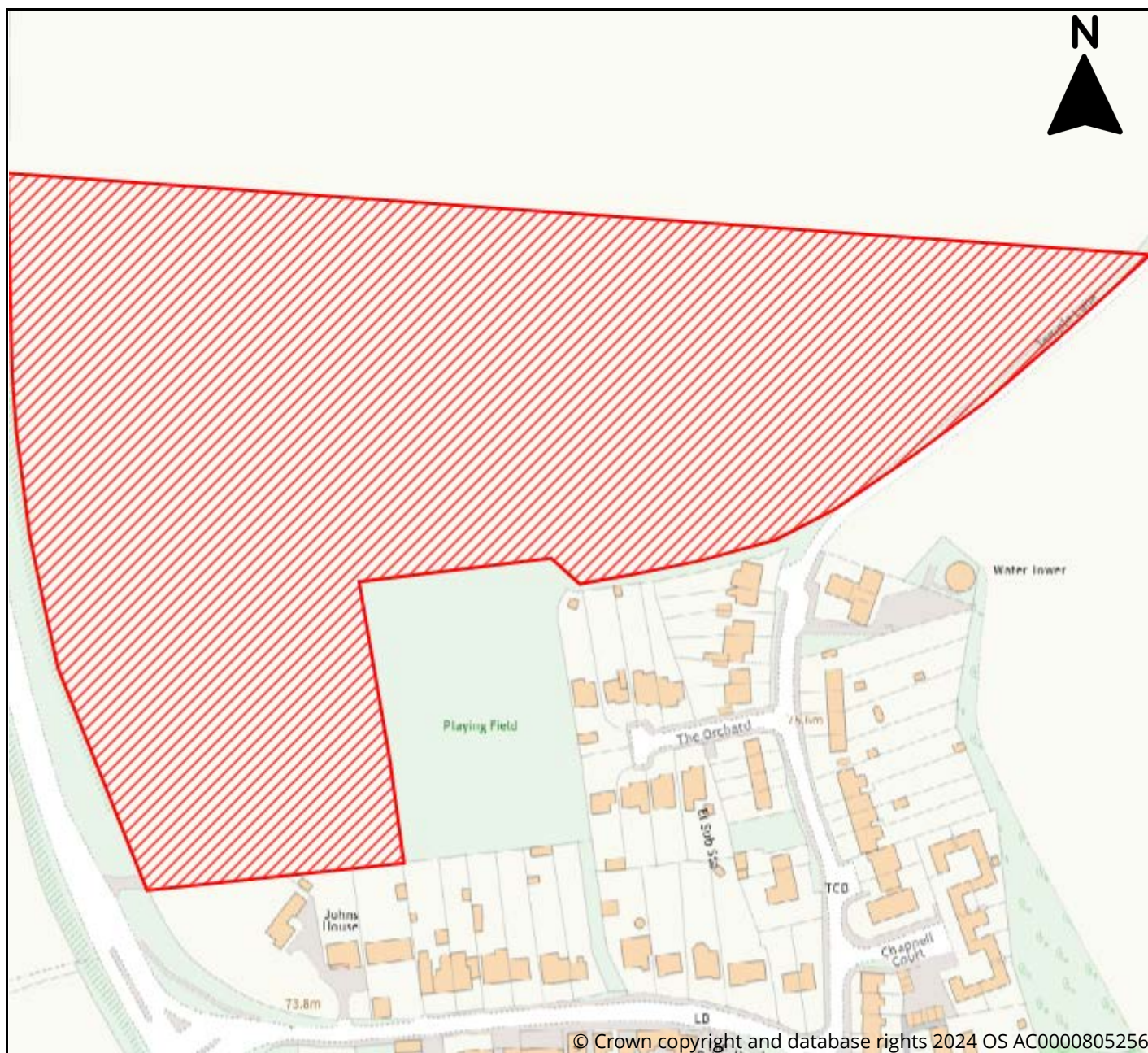


Site Information	
Reference	186cb02c-cd44-4abd-8e29-46b6cb86cd14
SLAA Ref	46/24/004
Site Name	Land east of Tonwell
Address	Land east of Tonwell, Ware
Total Area (ha)	5.5
Development Area (ha)	3.3
Proposed Use	Residential, Affordable Housing, Community Facility, Renewable Energy





Site Information	
Reference	58eee94f-c6a3-479f-bcd4-f9e062ba0956
SLAA Ref	46/24/005
Site Name	Land south of Ware Road, Tonwell
Address	Land south of Ware Road, east of the A602, Tonwell, Hertford
Total Area (ha)	0.6
Development Area (ha)	0.36
Proposed Use	Residential, Affordable Housing, Renewable Energy



## Site Information

<b>Reference</b>	221422c0-1957-4bfe-8562-1f9b135e23cc
<b>SLAA Ref</b>	46/24/006
<b>Site Name</b>	Land north of Tonwell
<b>Address</b>	Land north of Tonwell, East of the A602, Hertford
<b>Total Area (ha)</b>	6
<b>Development Area (ha)</b>	3.6
<b>Proposed Use</b>	Residential, Affordable Housing, Renewable Energy





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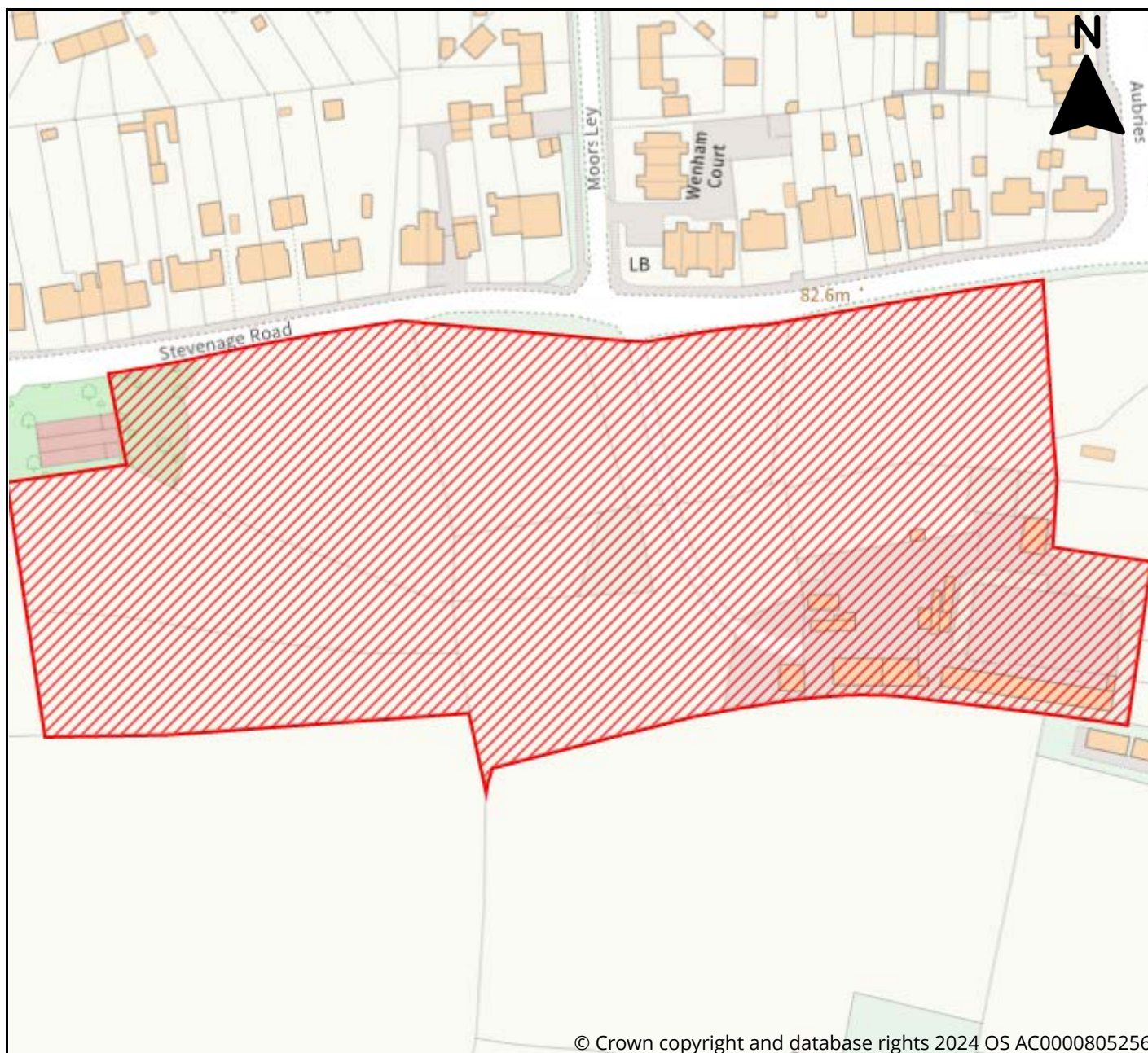


Site Information	
Reference	06a319a2-7b8c-42f8-b42a-0085a9a27932
SLAA Ref	46/24/007
Site Name	Land at Tonwell within title number HD474610
Address	Land lying to the south of Ware Road, Tonwell, SG12
	0HW
Total Area (ha)	0.4
Development Area (ha)	0.25
Proposed Use	Residential, Renewable Energy





## East Herts District Plan Review Call for Sites 2024

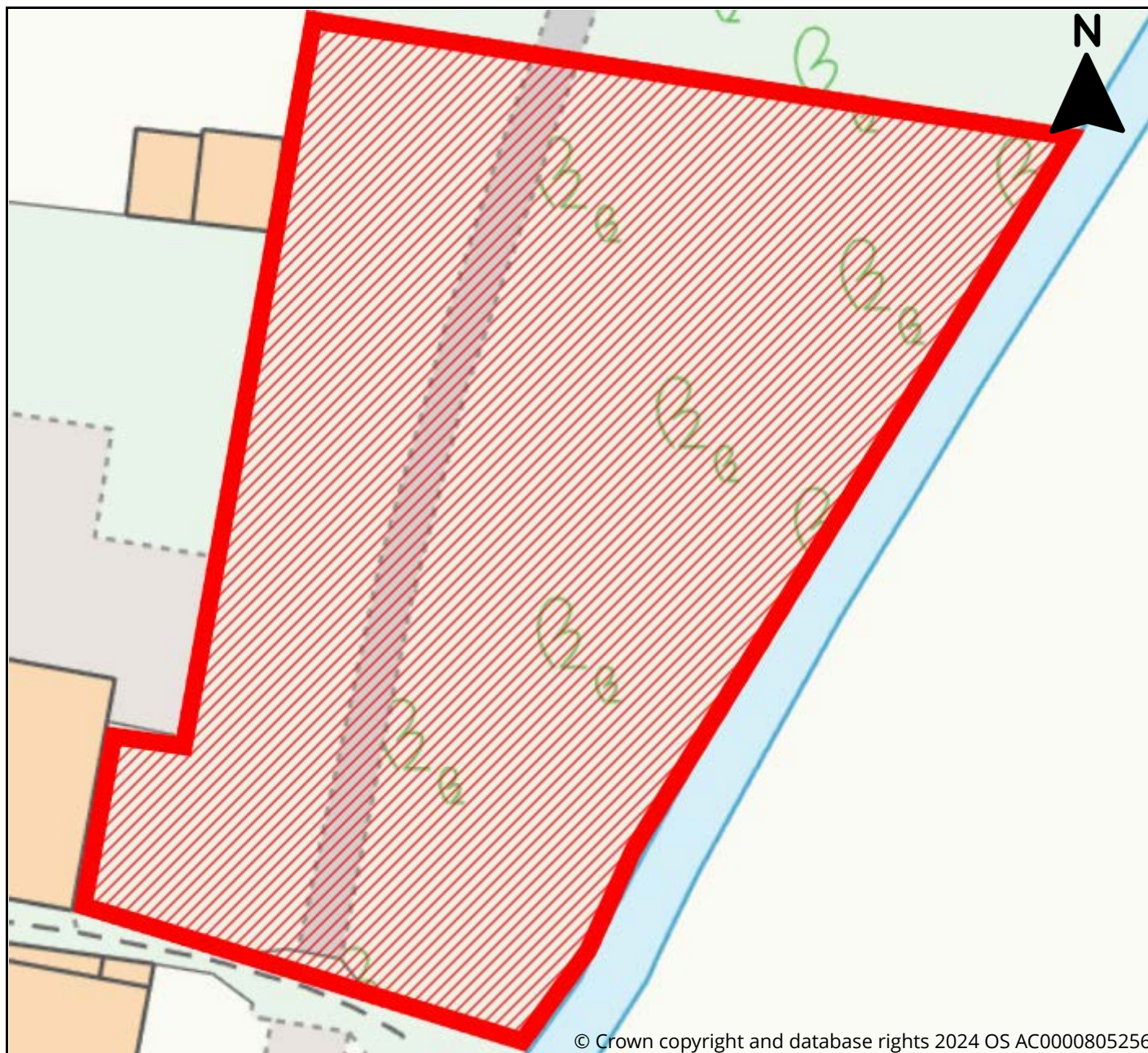


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Site Information	
Reference	d9afb2a7-13f3-48a7-8c5f-879d267093fd
SLAA Ref	47/24/001
Site Name	Land to South of Stevenage Road
Address	Land to South of Stevenage Road, Walkern, SG2 7NN
Total Area (ha)	2.951
Development Area (ha)	1
Proposed Use	Residential, Affordable Housing, Renewable Energy, Mixed Use





## Reference

**SLAA Ref**

**Site Name**

**Address**

**Total Area (ha)**

**Development Area (ha)**

**Proposed Use**

## Site Information

baeae811-09d9-4e19-84aa-1fffc06ee3b0

47/24/002

Land at Finches End

Land at Finches End, Walkern, Stevenage, SG2 7RG

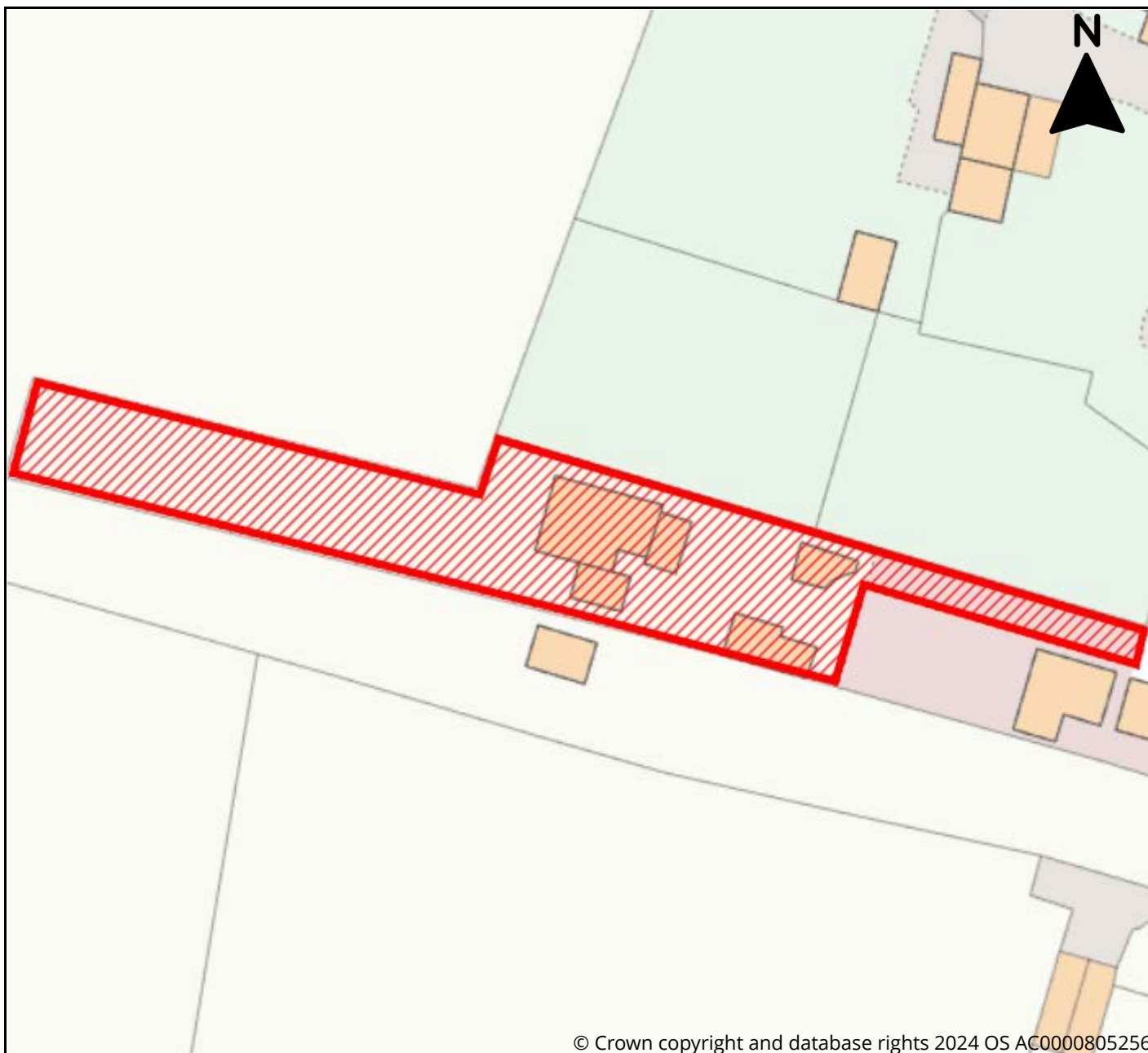
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Residential, Affordable Housing, Specialist Residential, Gypsies & Travellers, Travelling Show, Park Homes, Retail, Employment, Mixed Use



## East Herts District Plan Review Call for Sites 2024



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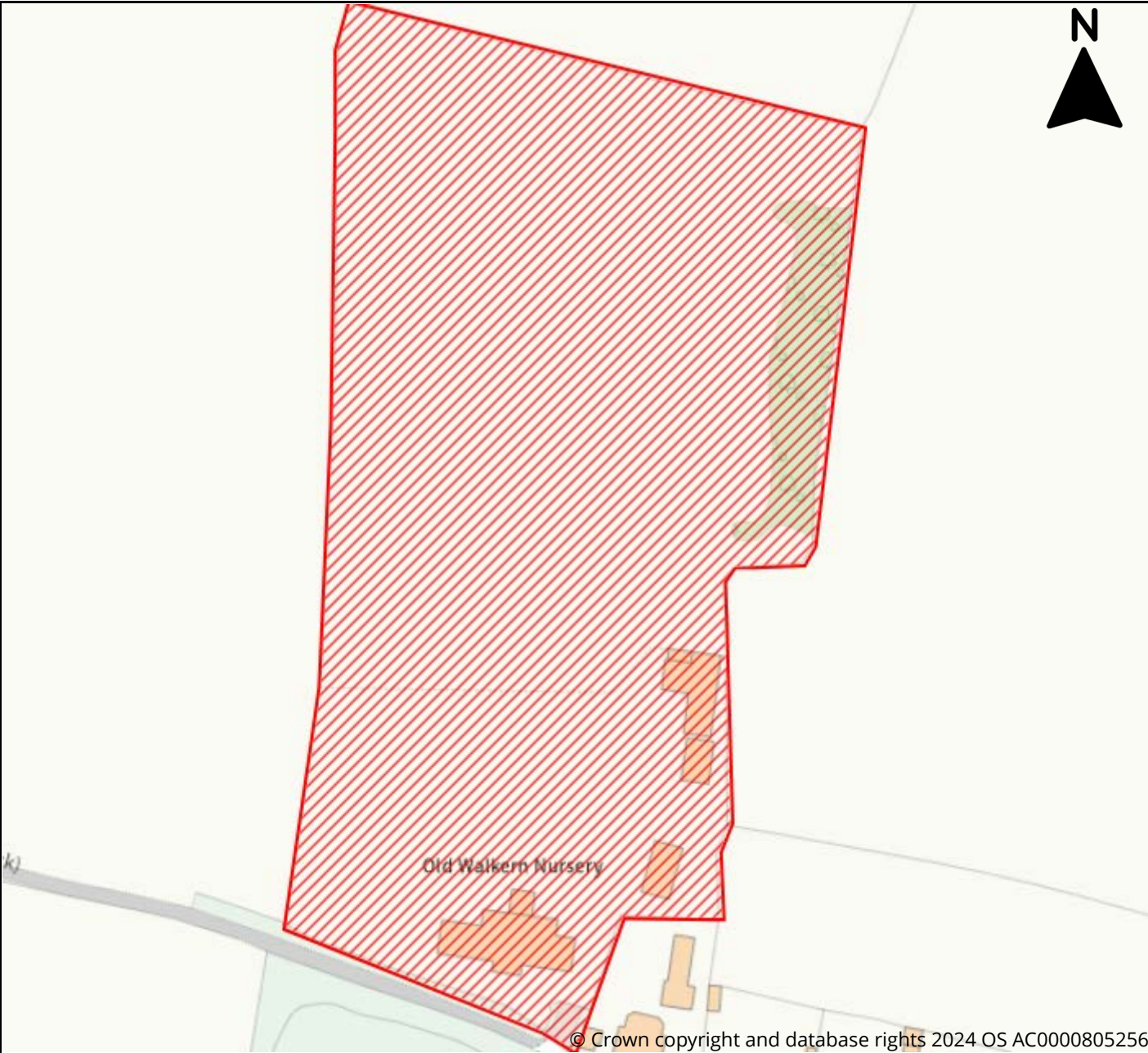
### Site Information

<b>Reference</b>	46e4ec04-ae42-42a1-86fd-0d29dcc33340
<b>SLAA Ref</b>	47/24/003
<b>Site Name</b>	Land to West of 2 Kitcheners Lane
<b>Address</b>	Land to West of 2 Kitcheners Lane, Walkern, Stevenage, Herts, SG2 7PF
<b>Total Area (ha)</b>	0.4
<b>Development Area (ha)</b>	0.3
<b>Proposed Use</b>	Residential

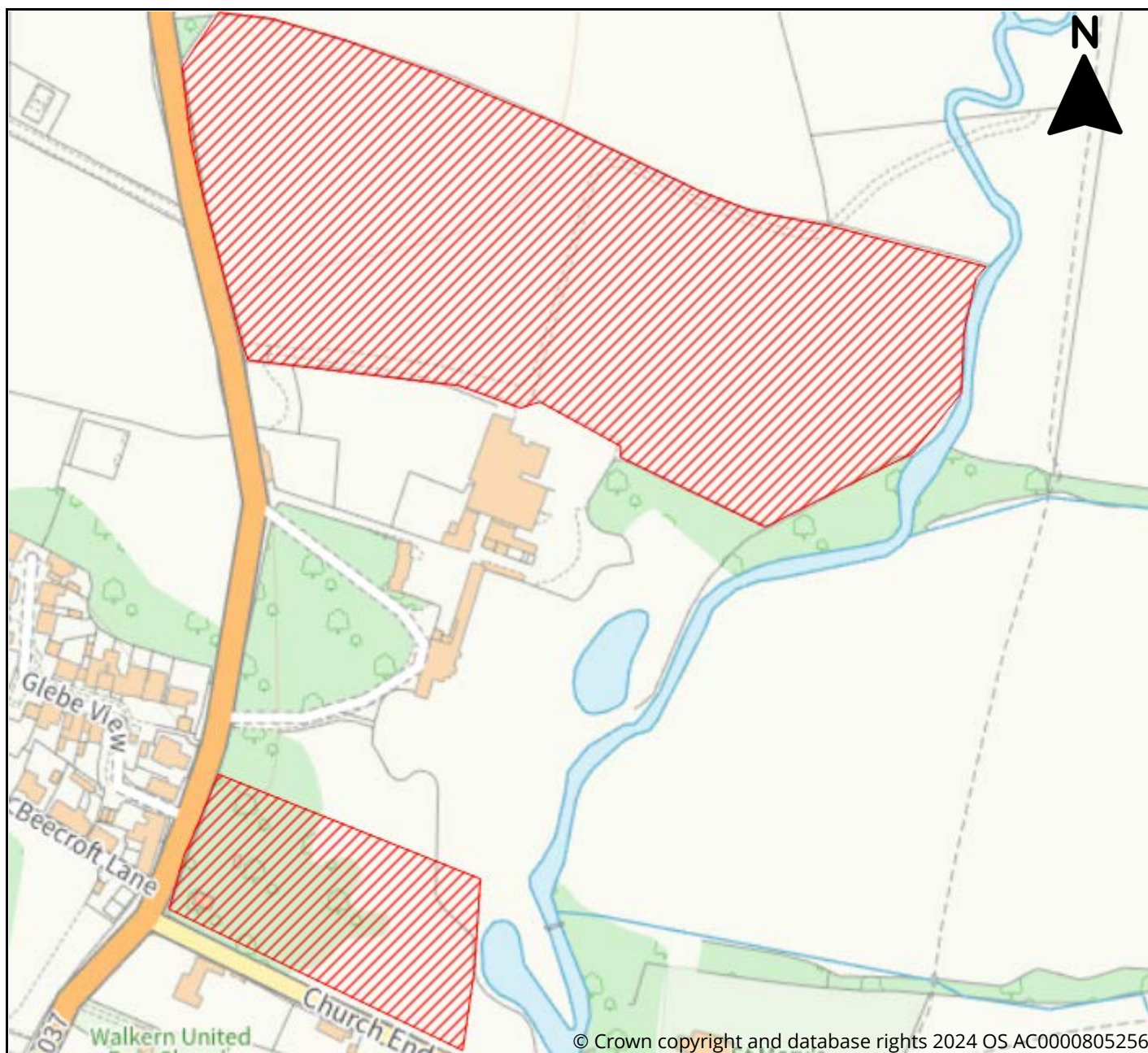




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Call for Sites 2024



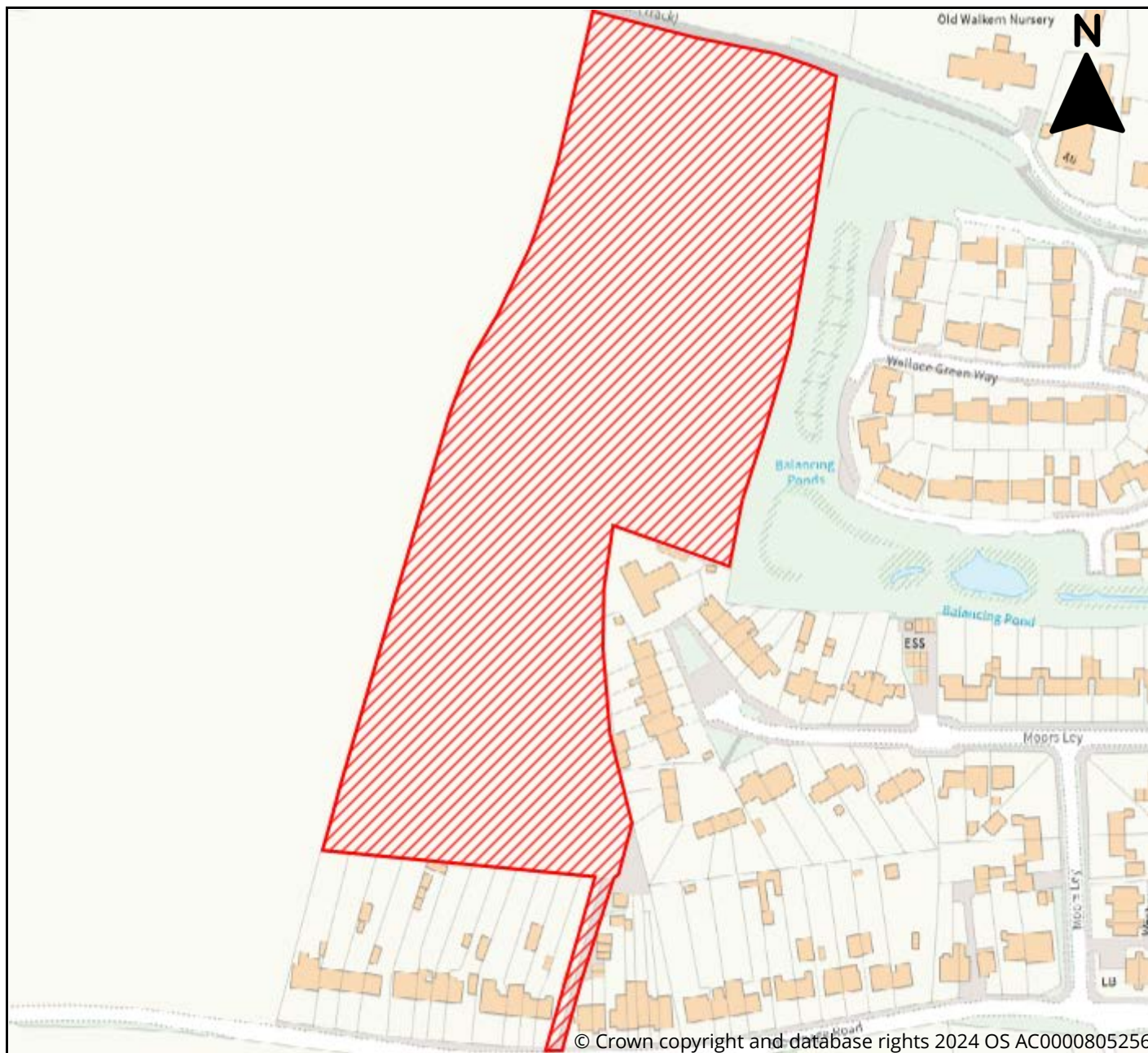
Site Information	
Reference	ee831c3c-6f7c-4fee-b7db-0be6cc92ff62
SLAA Ref	47/24/004
Site Name	Old Walkern Nursery
Address	50 Froghall Lane, Walkern SG2 7PH
Total Area (ha)	2.6
Development Area (ha)	2.1
Proposed Use	Residential, Affordable Housing



## Site Information

<b>Reference</b>	377bfdfd-a675-4ff5-b727-24cfc3b4f080
<b>SLAA Ref</b>	47/24/005
<b>Site Name</b>	Land to North of The Old Rectory Farm
<b>Address</b>	Land to the North of The Old Rectory Farm, Walkern, Stevenage, Herts. SG2 7PD
<b>Total Area (ha)</b>	4.1
<b>Development Area (ha)</b>	2
<b>Proposed Use</b>	Residential, Specialist Residential





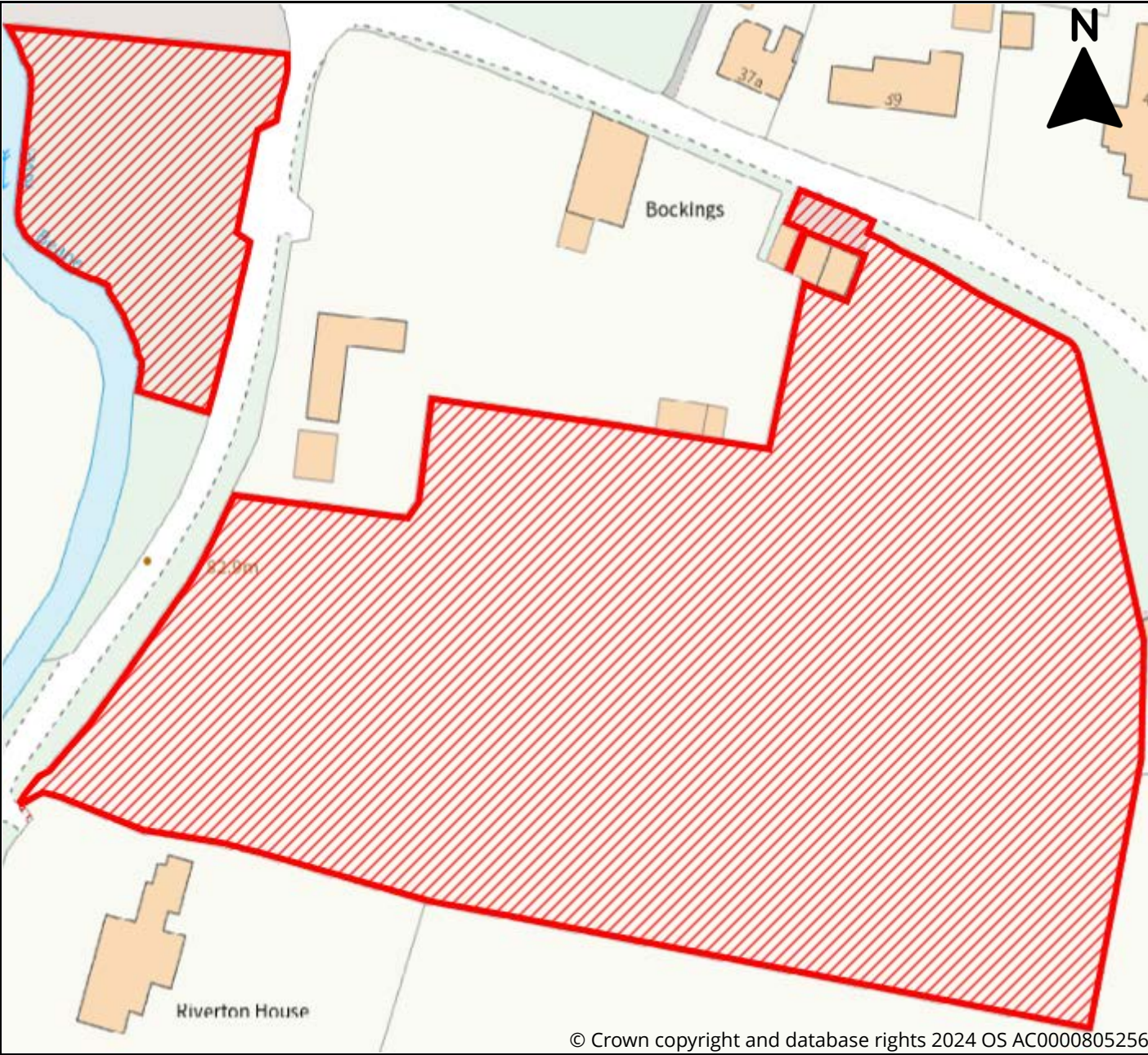
## Site Information

<b>Reference</b>	86cc4ab4-8951-4fb9-897f-fe6a46a5634f
<b>SLAA Ref</b>	47/24/006
<b>Site Name</b>	Land North of Stevenage Road, Walkern
<b>Address</b>	Land North of Stevenage Road, Walkern, Hertfordshire SG2 7NE
<b>Total Area (ha)</b>	3.4
<b>Development Area (ha)</b>	2.6
<b>Proposed Use</b>	Residential, Affordable Housing, Greenspace, Biodiversity Offset





East Herts District Plan Review  
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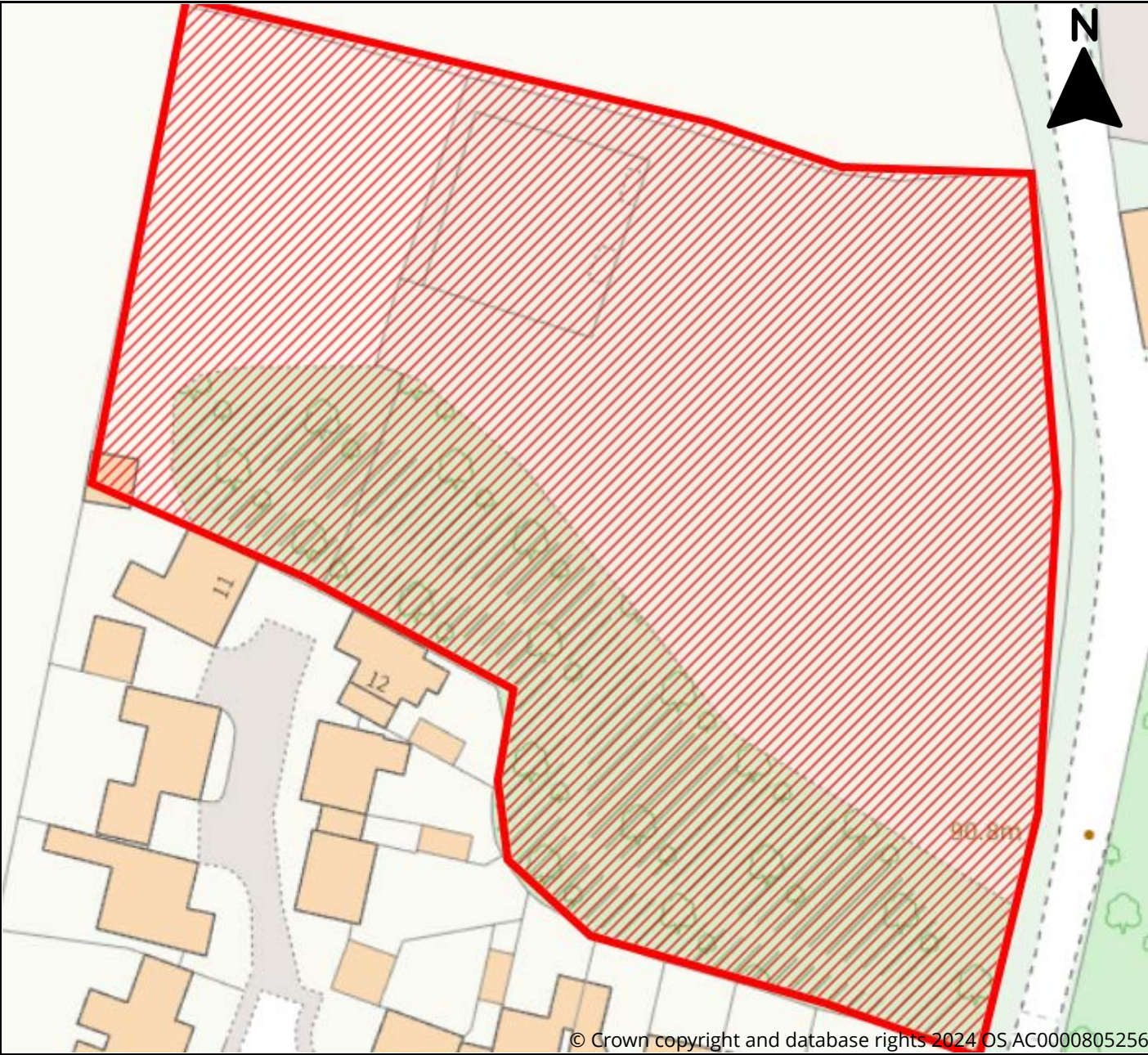


Site Information	
Reference	29646da9-fb43-4e65-9159-3aa71ead6d24
SLAA Ref	47/24/007
Site Name	Land at Bockings
Address	Land at Bockings, Church End, Walkern, SG2 7PB
Total Area (ha)	1.35
Development Area (ha)	0
Proposed Use	Residential, Affordable Housing, Specialist Residential





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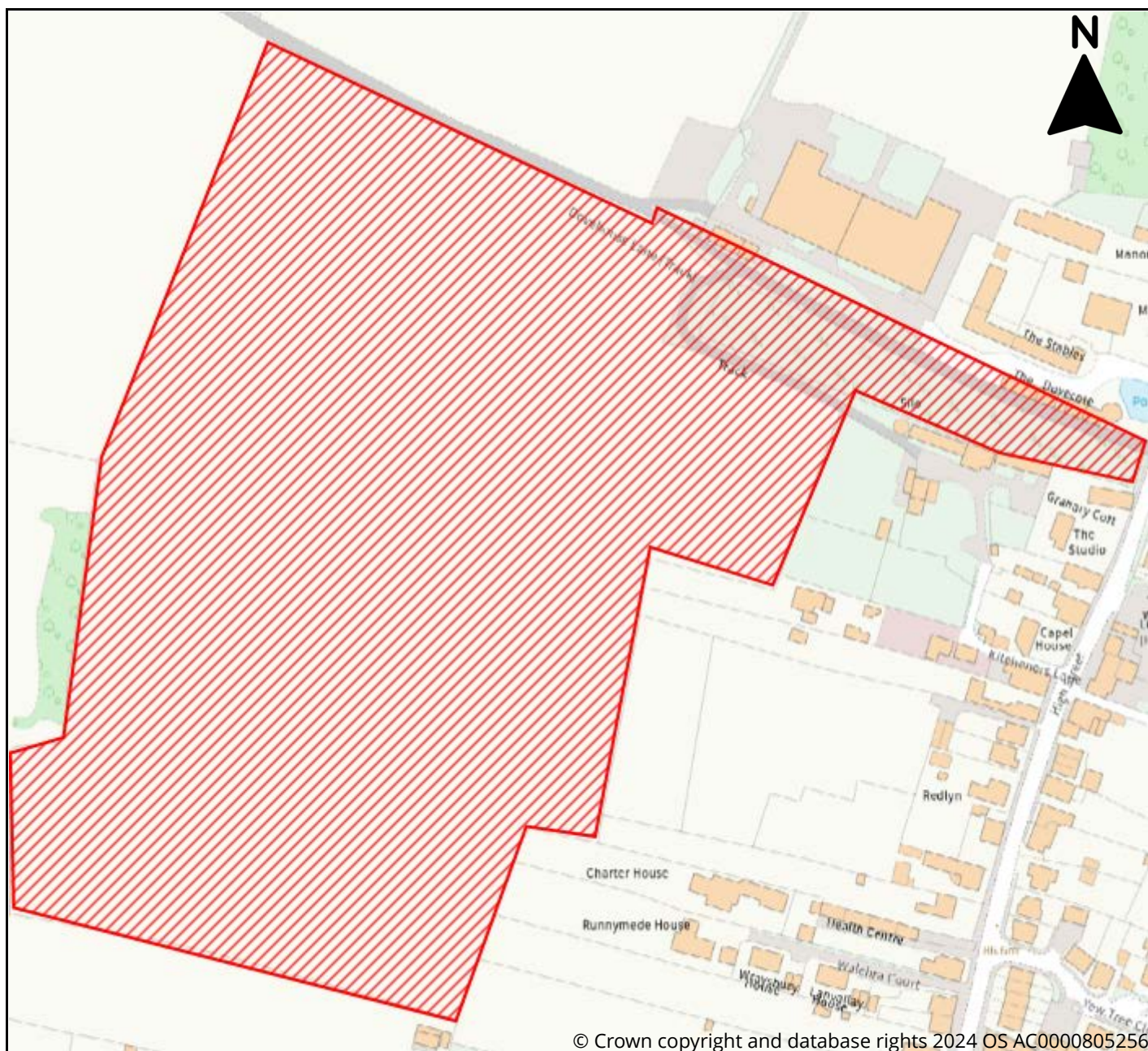


Site Information	
Reference	84e0ff30-3077-4894-a0a0-76fb2f4ffc18
SLAA Ref	47/24/008
Site Name	Land adjacent to 11 Glebe View, Walkern
Address	Land adjacent to 11 Glebe View, Walkern
Total Area (ha)	0.84
Development Area (ha)	0.7
Proposed Use	Residential, Affordable Housing





## East Herts District Plan Review Call for Sites 2024



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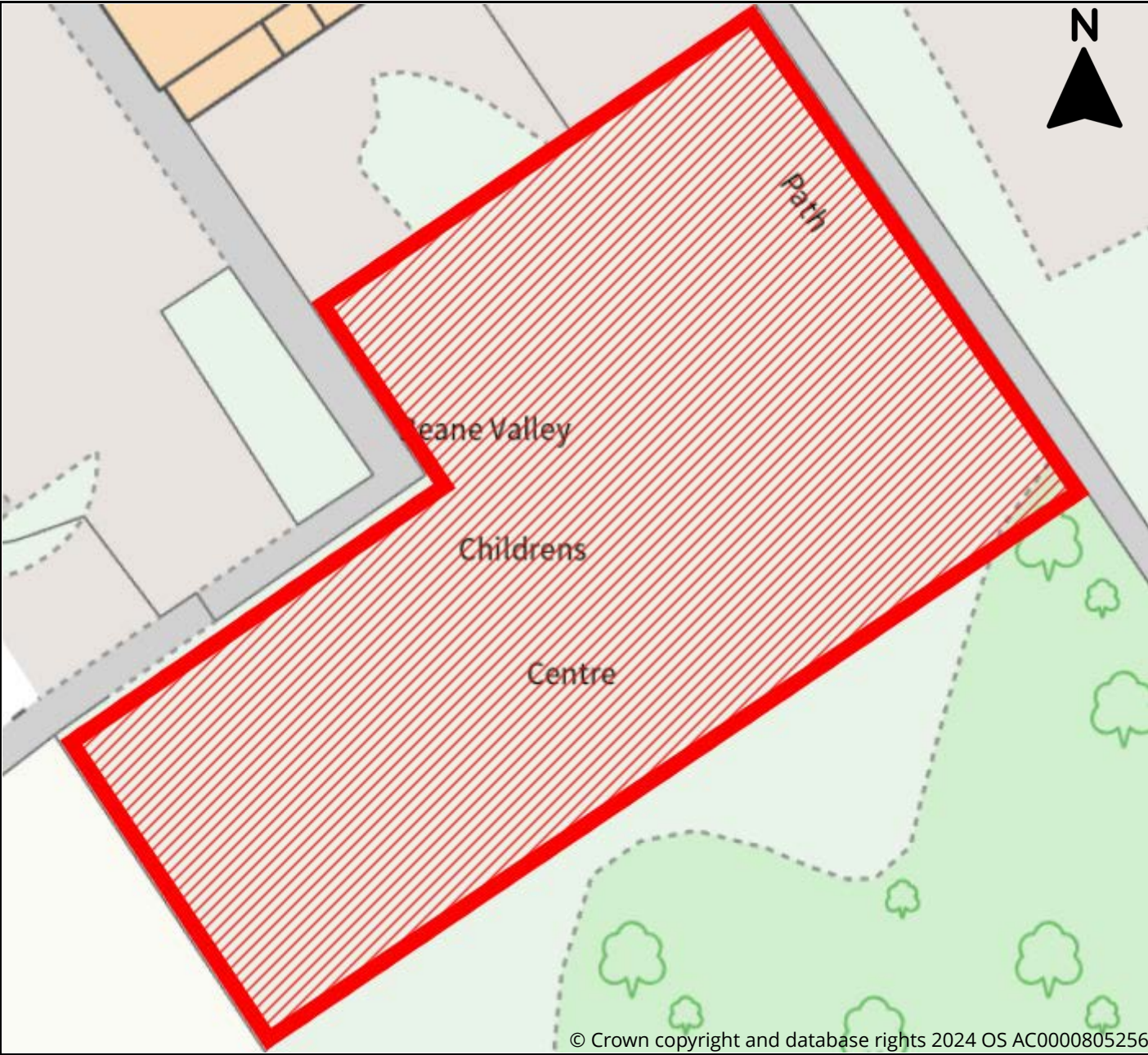
### Site Information

<b>Reference</b>	6967855d-6e4a-4822-a738-1c06b83ac512
<b>SLAA Ref</b>	47/24/009
<b>Site Name</b>	Land West of High Street
<b>Address</b>	Land West of High Street, Walkern
<b>Total Area (ha)</b>	5.7
<b>Development Area (ha)</b>	4.8
<b>Proposed Use</b>	Residential, Specialist Residential





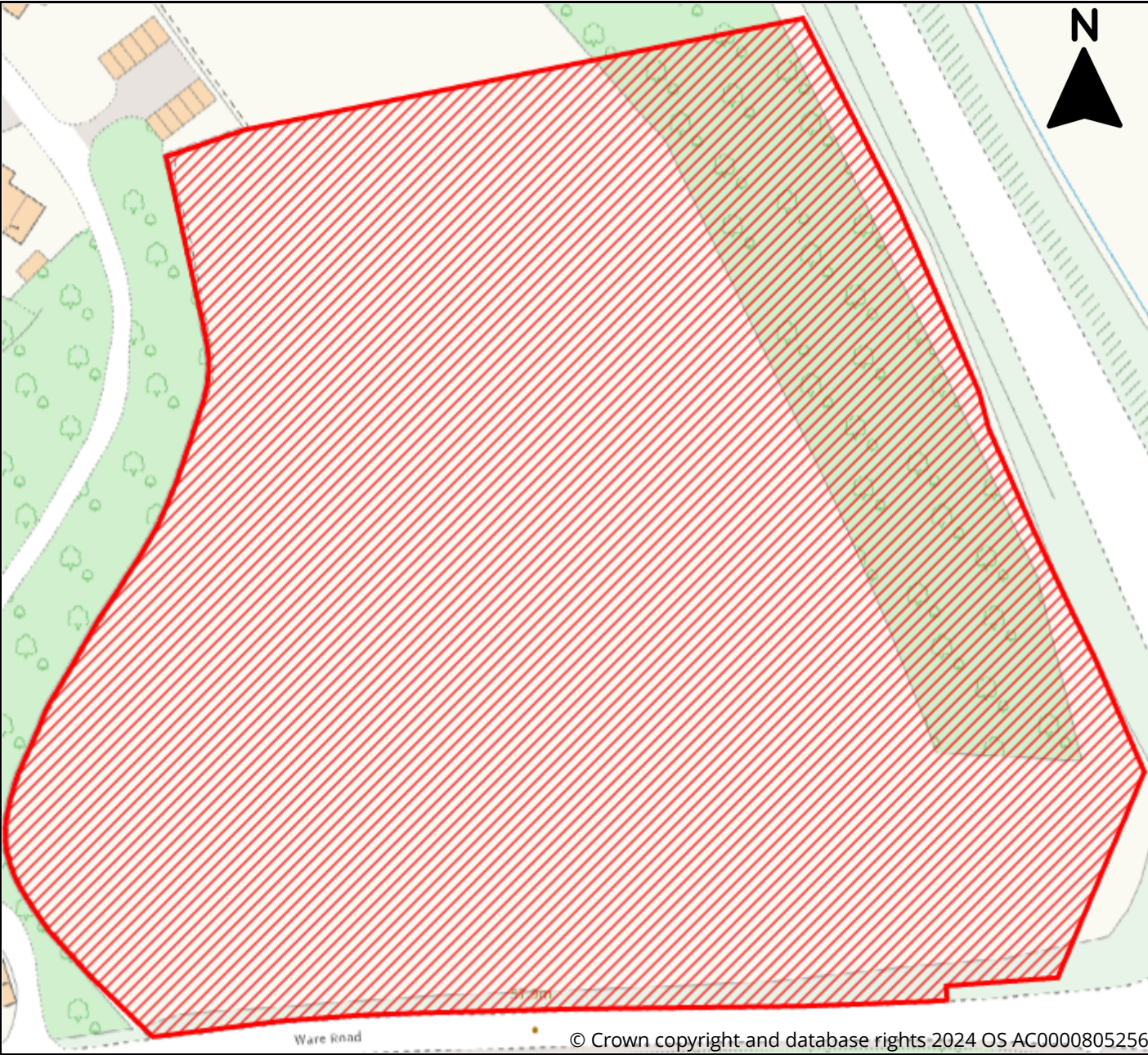
East Herts District Plan Review  
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Site Information	
Reference	0600d86e-2b3c-4b15-91c2-9749147a1920
SLAA Ref	48/24/001
Site Name	Land at Clappers Lane
Address	Land at Clappers Lane, Watton-at-Stone
Total Area (ha)	0.17
Development Area (ha)	0.17
Proposed Use	Residential



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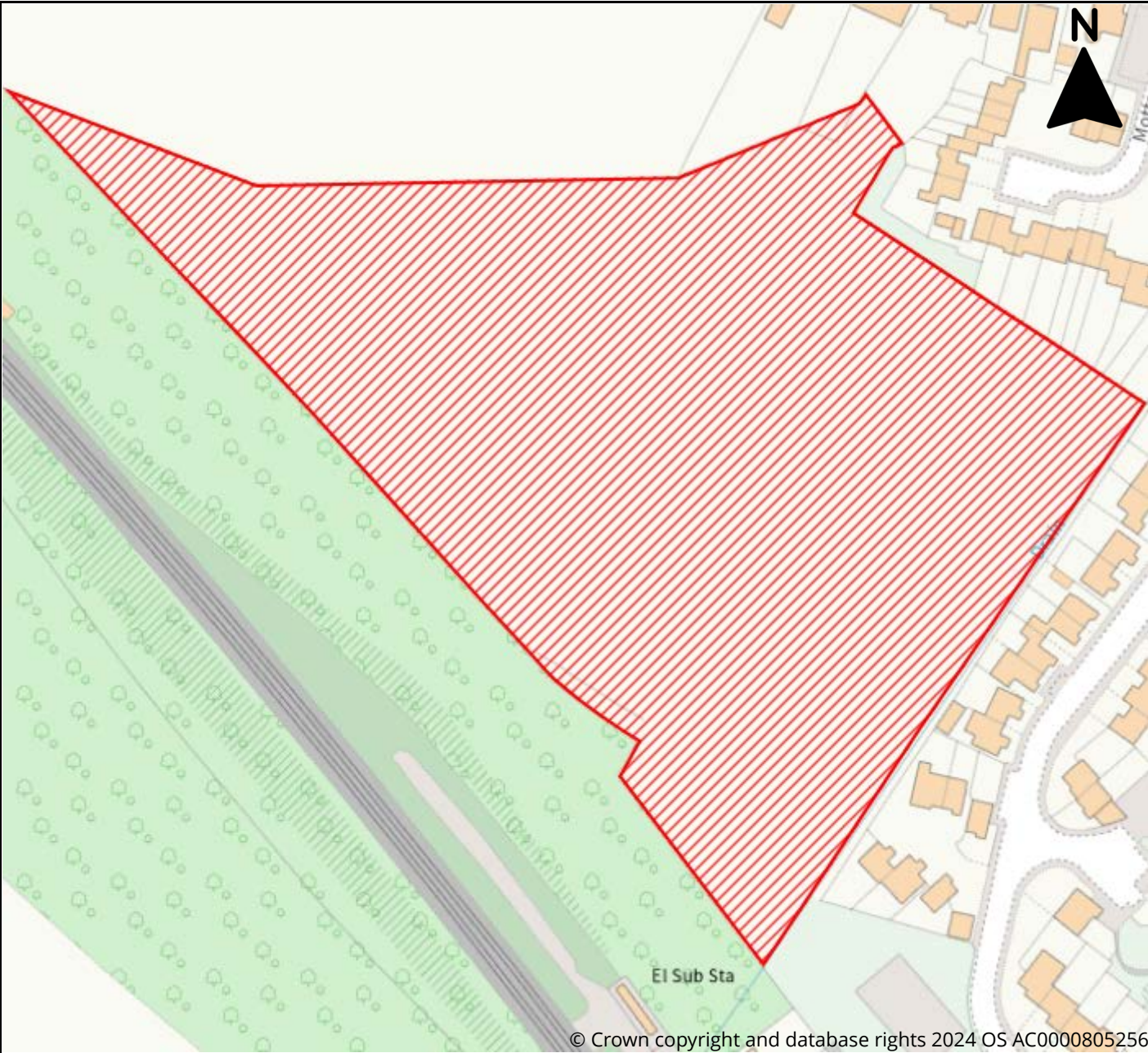


	<b>Site Information</b>
<b>Reference</b>	bbb76d9b-3f28-49c6-8c40-a87c99a2e6ee
<b>SLAA Ref</b>	48/24/002
<b>Site Name</b>	Land North of Ware Road, West of the A602
<b>Address</b>	Land North of Ware Road and West of the A602, Watton-at-Stone, Hertford
<b>Total Area (ha)</b>	3
<b>Development Area (ha)</b>	3
<b>Proposed Use</b>	Community Facility, Leisure & Recreation





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Call for Sites 2024



Site Information	
Reference	1fced8ff-e5e5-4b8e-a955-14c9c017efdc
SLAA Ref	48/24/003
Site Name	Land south of Stevenage Road, Watton-at-Stone
Address	Land south of Stevenage Road, Watton-at-Stone, Hertford
Total Area (ha)	2.7
Development Area (ha)	1.6
Proposed Use	Residential, Affordable Housing, Renewable Energy





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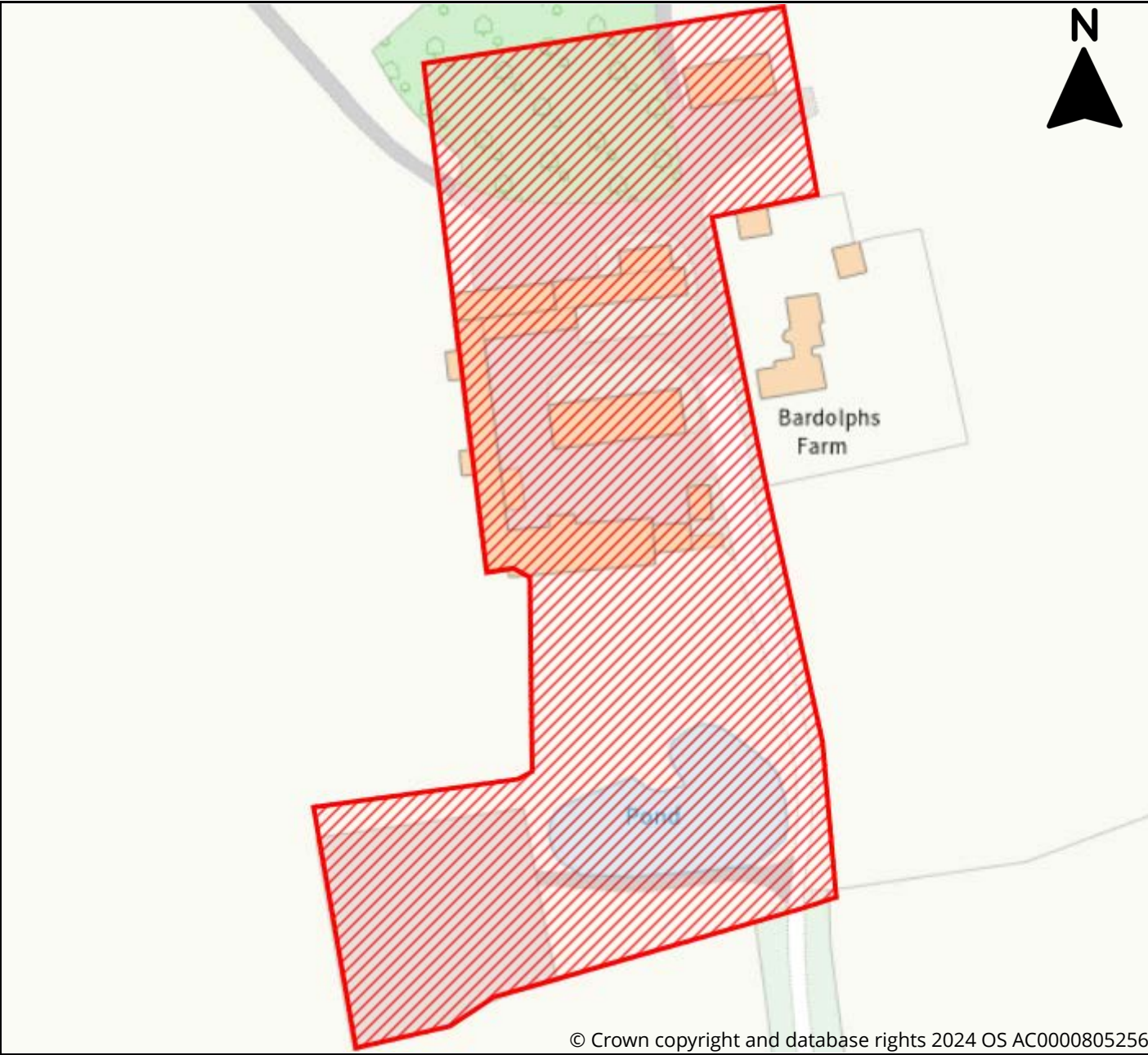


Site Information	
Reference	ceb90d31-cb43-4319-9b2f-0b67d62940e0
SLAA Ref	48/24/004
Site Name	Land south of Stevenage Road
Address	Land south of Stevenage Road, Watton-at-Stone, Hertford
Total Area (ha)	3
Development Area (ha)	1.8
Proposed Use	Residential, Affordable Housing, Renewable Energy

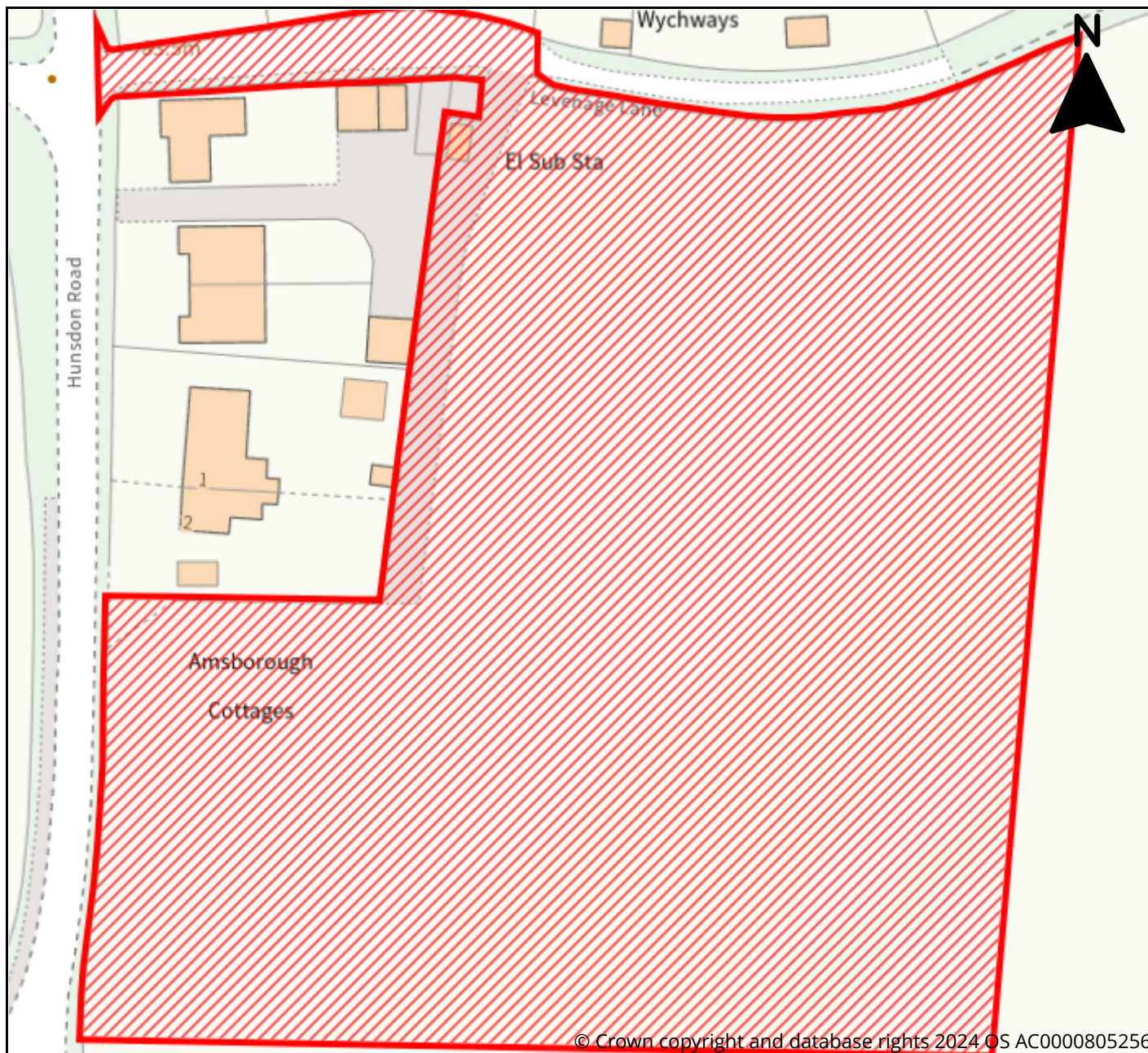




East Herts District Plan Review  
Call for Sites 2024



Site Information	
Reference	d1d34a77-5d98-4d05-a1bc-2afe3a09a47c
SLAA Ref	48/24/005
Site Name	Bardolphins Farm Yard
Address	Bardolphins Farm, Ware Road, Watton-at-Stone, Hertford, SG14 3NP
Total Area (ha)	1.5
Development Area (ha)	1.5
Proposed Use	Leisure & Recreation, Retail, Employment, Renewable Energy, Mixed Use

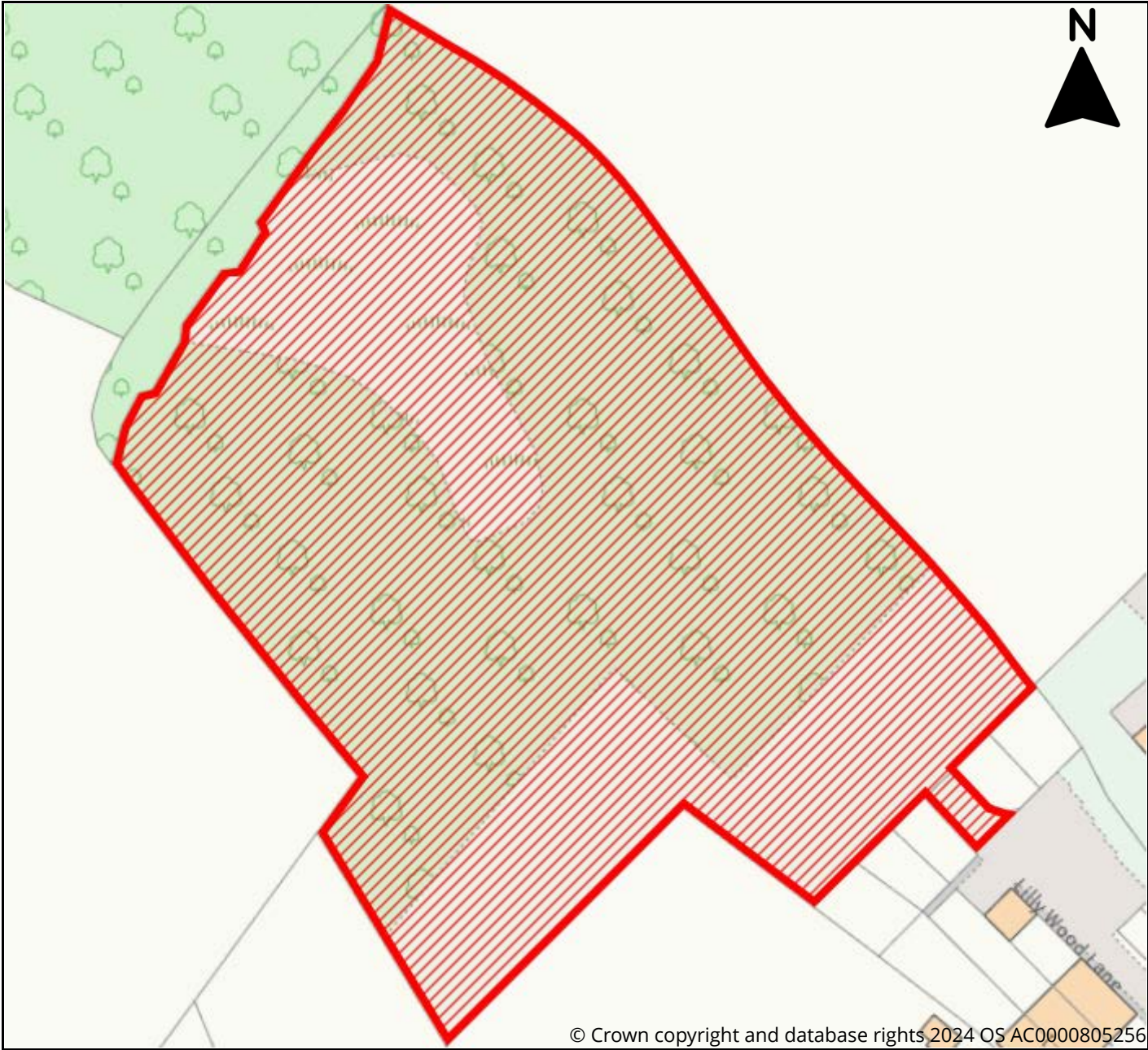


Site Information	
Reference	b852e302-d8c6-41c0-8dc6-c7cca6e72f01
SLAA Ref	49/24/001
Site Name	Land East of Hunsdon Road/B180
Address	Priory Farm, High Street, Widford, SG12 8RA
Total Area (ha)	1.31
Development Area (ha)	1
Proposed Use	Residential, Affordable Housing, Biodiversity Offset





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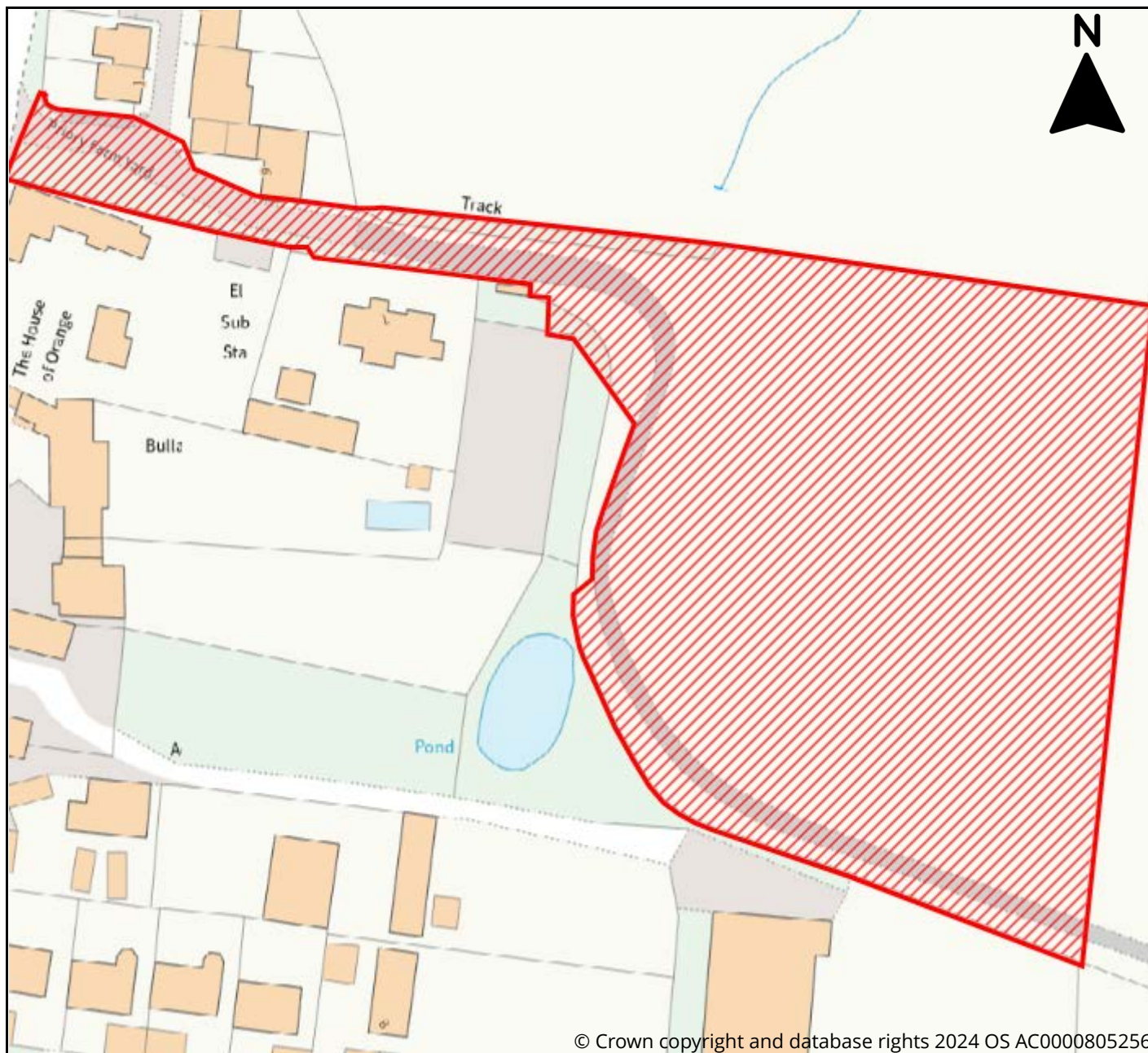


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Site Information	
Reference	9fdb958d-acb7-4e48-b98d-a2215c8ed0cb
SLAA Ref	49/24/002
Site Name	Land to North and East of Wilmoor
Address	Wilmoor Ware Road, Widford, SG12 8RE
Total Area (ha)	1
Development Area (ha)	1
Proposed Use	Residential

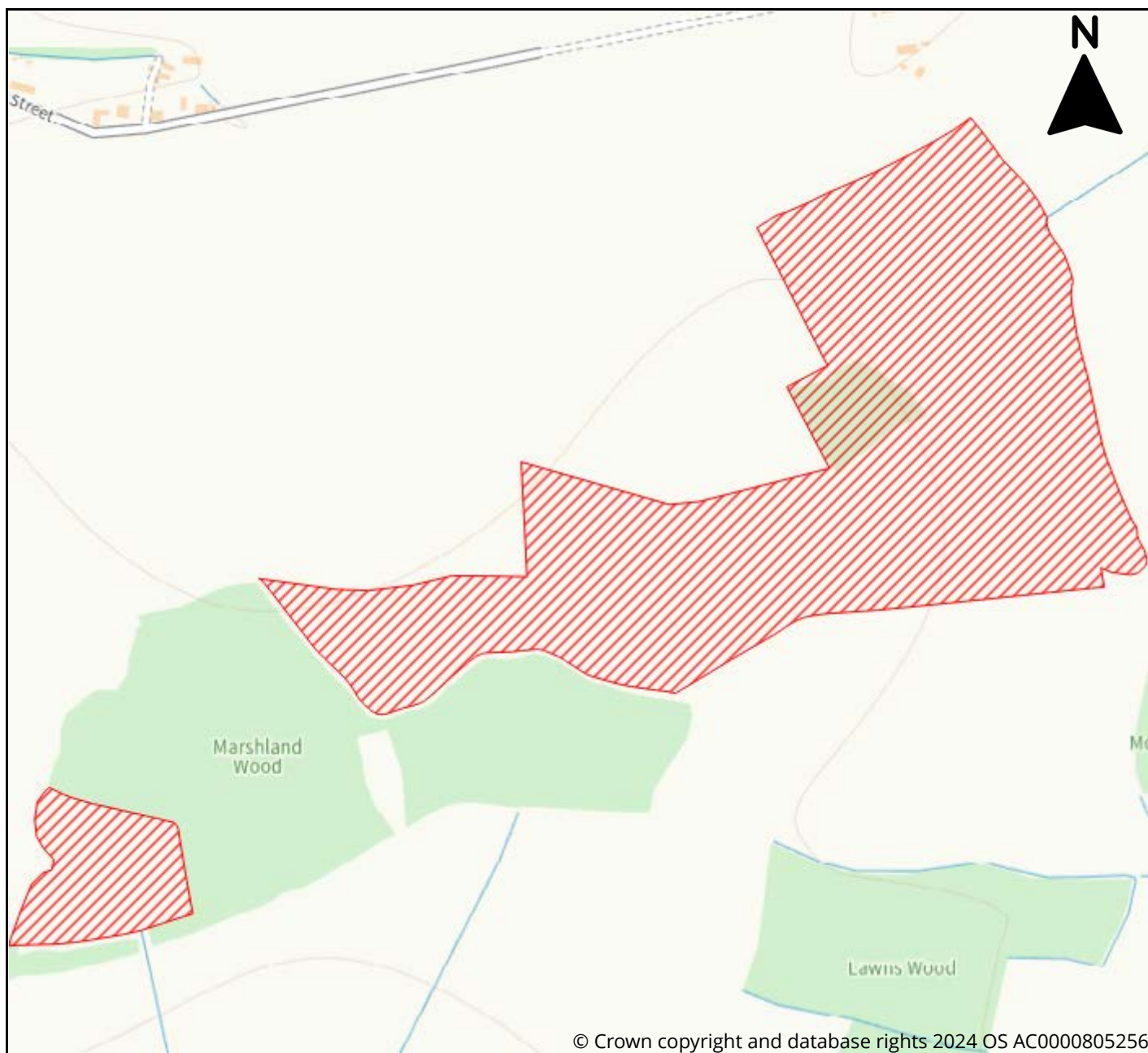




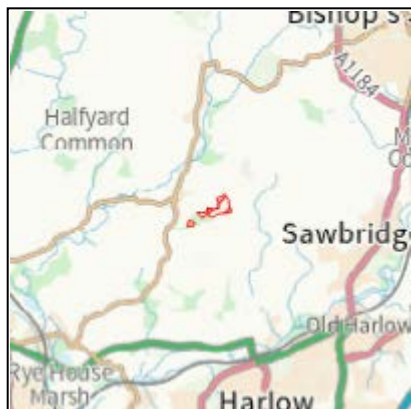
Site Information	
Reference	318c68f7-ac16-4a3d-8b99-34e8112ea706
SLAA Ref	49/24/003
Site Name	Land East of Priory Farm Yard, Widford
Address	Priory Farm, High Street, Widford, Hertfordshire, SG12 8RA
Total Area (ha)	1
Development Area (ha)	0.6
Proposed Use	Residential, Affordable Housing, Biodiversity Offset



## East Herts District Plan Review Call for Sites 2024



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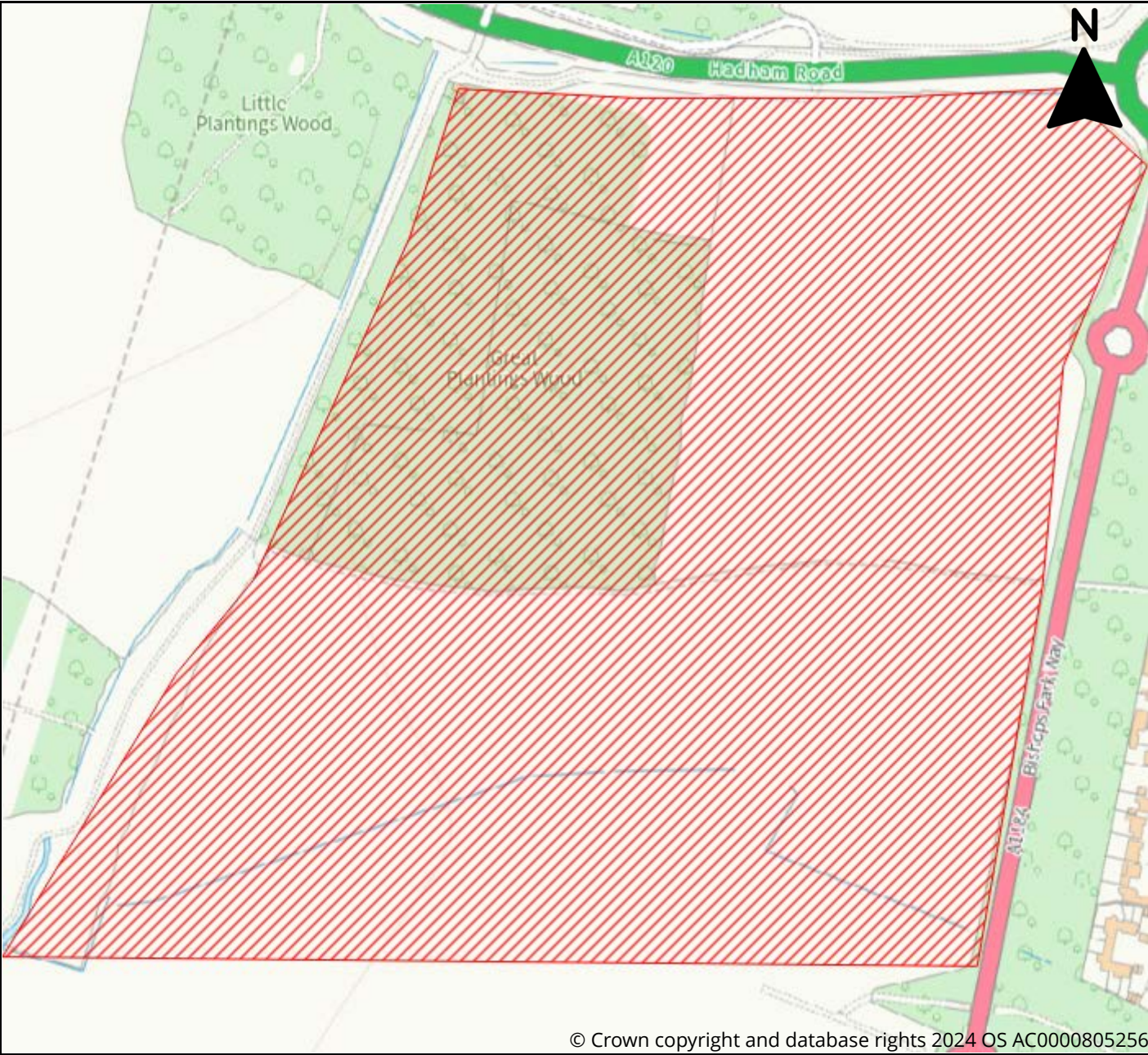
### Site Information

<b>Reference</b>	b677857f-e49e-4740-b904-27e7434c1033
<b>SLAA Ref</b>	49/24/004
<b>Site Name</b>	Land at Priory Farm Yard
<b>Address</b>	Land at Priory Farm Yard, High Street, Widford, SG12 8RA
<b>Total Area (ha)</b>	27.28
<b>Development Area (ha)</b>	0
<b>Proposed Use</b>	Biodiversity Offset





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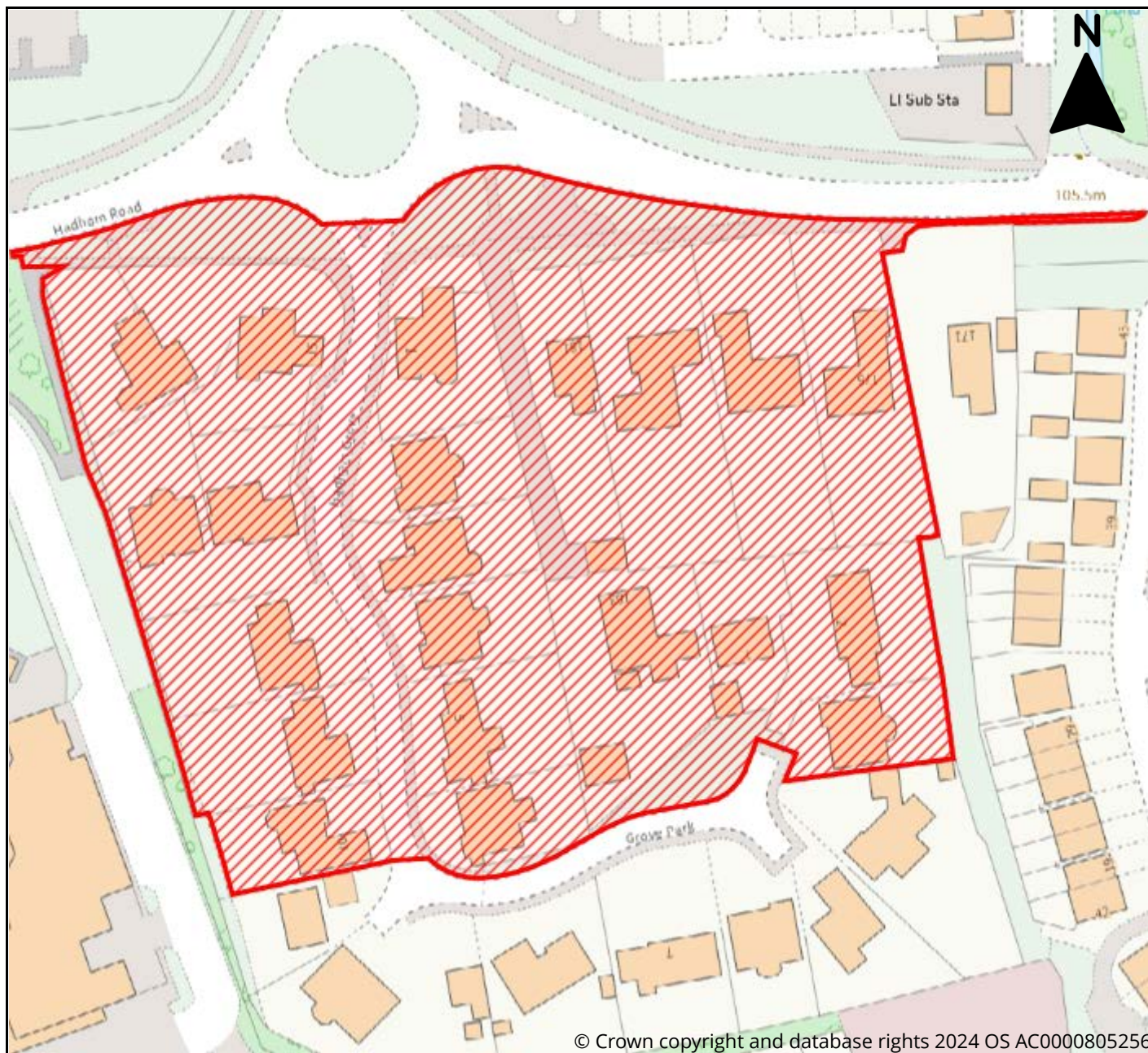


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Site Information	
Reference	4324f0c5-6310-4bba-a7be-d04886499a78
SLAA Ref	50/24/001
Site Name	The Big Field
Address	The Big Field, X Road, Y Town, Z Postal Town, Bury
Total Area (ha)	22
Development Area (ha)	22
Proposed Use	Other Use

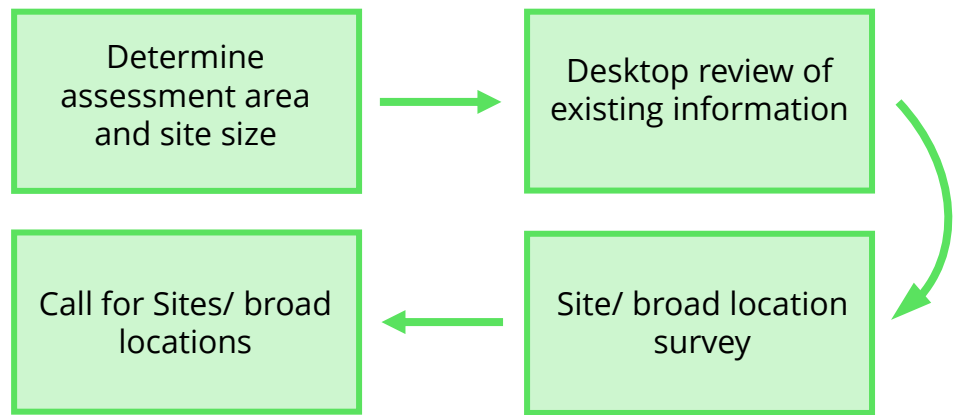




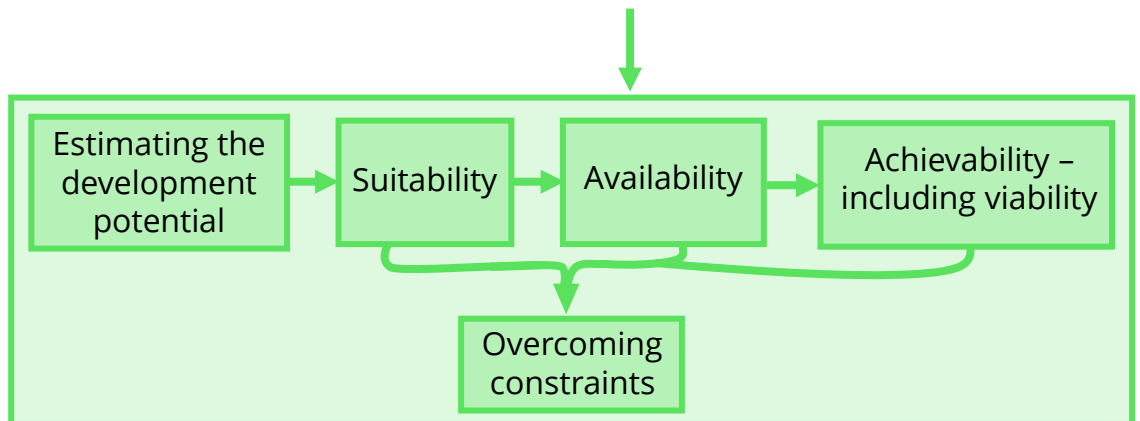
## Site Information

<b>Reference</b>	dff54350-3836-4408-acd7-216136879ea0
<b>SLAA Ref</b>	50/24/002
<b>Site Name</b>	The Big Field
<b>Address</b>	The Big Field, X Road, Y Town, Z Postal Town, Bury
<b>Total Area (ha)</b>	22
<b>Development Area (ha)</b>	22
<b>Proposed Use</b>	Other Use

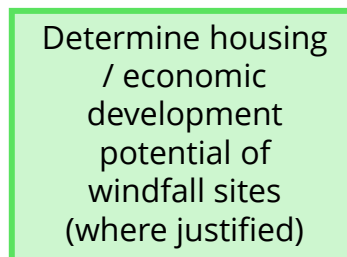
**Stage 1 – Site / broad location identification**



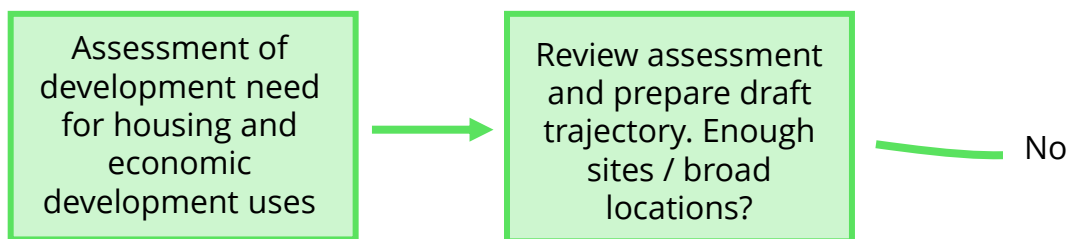
**Stage 2 – Site / broad location assessment**



**Stage 3 – Windfall assessment**



**Stage 4 – Assessment review**



**Stage 5 – Final evidence base**

