

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

ESSENTIAL REFERENCE PAPER 'B'

Site 01/005: Works, Southmill Road, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Record of previous industrial use and use as allotment gardens.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	We question the conclusions drawn for this plot. There is a dire need for employment in the town and this site employs significant numbers of people. Whilst the building of 35 family houses may indeed be possible, it is not desirable nor is it needed. The actual and potential employment generation of the site should over-ride further housing development, within the overall development of the town.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the site is suitable for housing, it may also be suitable for employment uses.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/009: Land to the rear of 37-57 Haymeads Lane, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. Record of previously being hospital grounds. Amber rating.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
Bishop's Stortford Civic Federation	Availability – Ownership; Availability – Ownership Intentions; Conclusion;	<p>We can update the Council regarding “amber” scores with regard to land assembly. The site behind nos. 37-57 Haymeads Lane has been put forward by a developer who owns a very small portion of the proposed site. The majority of other owners do not wish to sell their land for development. The Report's Conclusion/Assessment states this land should be considered 'unavailable' and 'it is not considered there is a reasonable prospect of development coming forward on the site within the plan period'.</p> <p>There is a great potential for dispute between the numerous landowners concerned with this site and the likelihood that EHDC could get drawn into this through the planning process with consequent costs risks to the Council. This site should therefore not be included due to the large number of landowners, their lack of consensus on development and hence the site's inability ever to become available for development and thus we agree with the Conclusion – it is not deliverable. It should be removed from consideration.</p>	Partly agreed. Difficulties of availability and achievability are stated in the conclusion. However, site will remain in the SLAA with a zero capacity, and will be re-assessed as part of the annual update of the SLAA.	Update text in assessment comments for Availability – Ownership to reflect partial ownership known due to multiple ownership of the land. Change assessment rating from GREEN to AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/012: Apton Road Car Park, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently in use as a car park. Record of previously being a school. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	We fully support your conclusions that this be retained "as is" and that development is inappropriate. It should be removed from further consideration.	Noted. However, site will remain in the SLAA with a zero capacity, and will be re-assessed as part of the annual update of the SLAA.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/013: Reserve Secondary School Site, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Property & Technology	Conclusion – Assessment of site suitability	After 'additional school capacity to' wording should say 'another/other location(s) within the school planning area'. The words 'in the town' should be deleted.	Agreed.	Insert text in assessment comments. No change to overall assessment of site suitability.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Agreed.	Insert text in assessment comments. No change to GREEN assessment rating.
Bishop's Stortford Civic Federation	Conclusion	You will know that the Civic Federation has strong feelings with regard to this site and its designation as a site for additional secondary school places should such be deemed necessary. As such, we support your conclusion that it is not achievable and question the deliverable of 250 dwellings, given the other considerations such as access, transport congestion and pollution.	Noted. Conclusion states that development currently considered unachievable due to the unresolved secondary school capacity issues in the school planning area. However, the recent Planning Inspector's report concluded that the site was suitable for residential development if this issue were to be resolved. Other considerations were not considered to be an overall constraint on residential development.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/028: Council Offices & land at The Causeway, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently in use as a car park. Record of previous commercial use in the western section. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	We note your observations that this is unlikely to come forward for redevelopment until years 6 to 10. You will know of our opposition that it be developed. We believe the proposals (and the process) to be wrong and maintain our stance of opposition.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/031: Oxford House, London Road, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	We believe there is great potential within the site for appropriate development of medical and related facilities to benefit the town. As such, we support the inclusion of this site but question the deliverability of 6 family dwellings as this site should remain in employment and, we suggest, medical use.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the site is suitable for housing, it may also be suitable for employment uses.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/032: Bishop's Stortford Delivery Office & Post Office, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	We support the conclusion that this vital site for the town be retained in current use and, again, question the deliverability of 25 dwellings, given the need for employment and the specific services offered within this site. We appreciate however that decisions regarding Post Office activity is out with any control exerted by EHDC.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the site is suitable for housing, it may also be suitable for employment uses.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/037: 9 Dolphin Way, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	We support the conclusion that development of this site, especially in view of the flood plain, is inappropriate and recommend that this be removed from consideration.	Noted. However, site will remain in the SLAA with a zero capacity, and will be re-assessed as part of the annual update of the SLAA.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/065: Former Lancaster Garage Site, London Road, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Site – Access Standards	It is stated that access is acceptable and minor highway work is required. We are concerned that this assertion is flawed as several local studies have shown that there would need to be major work undertaken to try to make the site properly accessible from London Road especially if a major retail use were planned. You will know of our ongoing concerns regarding traffic congestion and pollution in the town.	Disagree. The extant planning permission for the site indicates that vehicular access to the site will be from a reconfigured access to London Road. This is not considered to be major work in highways terms. The Local Highway Authority raised no objection to the extant planning permission and considered that there would not be a significant increase in traffic generation when compared against the previous commercial use of the site.	No change to GREEN assessment rating. However, SLAA site assessment criteria amended to introduce greater clarity to traffic light assessment.
Bishop's Stortford Civic Federation	Conclusion	We believe that the conclusions are ill considered, per se, but especially when such traffic generating use be proposed. However, we fully recognise the dilemma that this is an eye sore and of no use to the town. Our proposal is that this site be considered in conjunction with the Goods Yard site (01/120) and a common plan be developed for both site, as was agreed by the Vision 2020 task group.	Noted, but comment not relevant to the SLAA. Such a proposal is a policy matter for the District Plan which will outline the overall development strategy for Bishop's Stortford until 2031.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/119: The Mill Site, Dane Street, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of various previous commercial uses. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Conclusion	It is clear that there has been poor communication between EHDC and the site owners, Associated British Foods. This pivotal site for the town needs a more coherent approach to if and how it be developed. As such, we recommend that in depth, exploratory discussions take place with ABF at the earliest opportunity.	Noted. Whilst not an issue for the SLAA, the Council published a Development Brief for the site in December 2010, through the 2020 Vision Group,	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/120: The Goods Yard, Station Road, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
EHDC Environmental Health	Contaminated Land	Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	General Comment	You will know of our redrafted suggestions for this vital site. We remain concerned that EHDC is not proactive enough for this site and the surrounding linked sites. We urge that a Master Plan be undertaken.	Noted. Whilst not an issue for the SLAA, the Council published a revised Development Brief for the site in July 2011, through the 2020 Vision Group.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/141: 3a South Street & The Dells, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Cllr Gary Jones	Conclusion	Site has existing planning permission and I would have expected to see it come forward in the next 5 years, rather than 6-10 years.	Agreed.	Deliverability conclusion amended from 6-10 years to 0-5 years.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as mixed residential and commercial. Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	General Comment	Beyond the needs to ensure that any development be within the umbrella of a Master Plan, we have no further observations regarding this site.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/143: South Road Nurseries, South Road, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as a nursery. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	Local - Employment	There has been controversy around the development of this site. We regret that the observation under Local Policy – Employment, that there should be a presumption against loss of employment has been lost within the housing development proposals now being presented. We would urge that this presumption be reinforced and followed.	Noted. However, site has received planning permission for residential redevelopment. The issue of loss of employment has been considered within the context of the planning application.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/144: Land at Jeans Lane, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as mixed residential and commercial. Record of previous industrial use and use as allotment gardens. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	General Comment	There is not unanimity within the Civic Federation regarding this site. We would wish however to retain an element of employment within the site, if the mixed use development were able to proceed.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/146: 71-77 South Street, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	General Comment	Again this is a site that would benefit from the existence of a Master Plan. It is clear that current proposals are unlikely to succeed. We urge EHDC to bring this site within the considerations of the Goods Yard so that coherent use can be made of the two sites (three if 01/065 be attached) and the opportunity to redevelop an agreed eyesore is taken but in the context of greater coherence for the Goods Yard and the Lancaster Garage site. In this way, it is likely that a Preferred Developer could make the economics of the whole enlarged site work.	Noted, but comment not relevant to the SLAA. Such a proposal is a policy matter for the District Plan which will outline the overall development strategy for Bishop's Stortford until 2031.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/151: Former Fyfe Wilson Site, Station Road, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Bishop's Stortford Civic Federation	General Comment	We question the assertion regarding deliverables but again stress the inappropriateness of this vital site not being taken as part of the Goods Yard and related development. Again, it is an example of the piecemeal approach to redeveloping our town that has given rise to the failures we can see and the congestion to which we are subjected. We urge that this site be bracketed with the sites alongside, to ensure greater coherence.	Noted, but comment not relevant to the SLAA. Such a proposal is a policy matter for the District Plan which will outline the overall development strategy for Bishop's Stortford until 2031.	No change.
Jane Orsborn	Availability – Ownership	Jersey based company called Gradan Ltd purchased the site in 2009. I have not had any recent contact with them but as far as I am aware, they still own it.	Noted. However, as the site has recently been marketed it is unclear whether ownership has changed.	No change.
Jane Orsborn	Site – Neighbouring Uses	I note that there are new owners of the former Lancaster garage site (01/065) which adjoins Fyfe Wilson, who are promoting an entirely retail scheme. In the event that were to prove successful, it may be that my clients' site would no longer be considered suitable for residential development. In my opinion it might be better to apply your conclusions with regard to the former Lancaster Garage site to the former Fyfe Wilson site as well.	Disagree. The adjacent site was considered suitable for a mixed use redevelopment scheme, as evidenced in the extant approved application. There is not considered to be a conflict between retail and residential uses in this town centre location. The site is considered suitable for residential development.	No change.
Jane Orsborn	Conclusion	I am the agent for the extant application (3/10/0941/FN) for renewal of the planning permission (3/04/1360/FP) originally granted on appeal in July 2005 for erection of 42 apartments (22 x 1 bedroom; 18 x 2 bedrooms and 2 x 3 bedrooms) on this site and	Note comments on viability but disagree that site will not be developable within the plan period.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p>for the application (3/10/0942/LC) to renew Conservation Area Consent for demolition of all of the existing structures.</p> <p>These applications for renewal stalled when requests were made for very high financial contributions (in excess of £100,000) and for 40% affordable housing. The permission granted on appeal was based on 30% of the units (13 units) being provided as affordable housing and a financial contribution being made of £22,000 towards essential infrastructure (primarily public transport).</p> <p>Given the surfeit of flatted development in the town centre, the applicants already had concerns about the viability of the previously proposed scheme when the applications to renew it were lodged in July 2010. These requests for considerably increased contributions have ensured that nothing further has happened on the site and I have no doubt that Gradan will not be bringing forward a residential redevelopment. The site will be particularly expensive to develop because of the costs involved in demolishing the existing buildings and also of constructing so close to the railway line. A national developer looked at it a couple of years ago but did not pursue an interest.</p> <p>I therefore do not think that it is wise to even include this site in Years 6-10 for 42 residential units. I recommend that it be re-assessed to RED.</p>		

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/155: Pearse House, Parsonage Lane, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Bishop's Stortford Civic Federation	General Comment	<p>We recognise the dilemma of Pearse House and regret its apparent commercial failure. We urge that continuing employment use be stressed but also recognise the funding imperative.</p> <p>The risk is of over development: we shall be watching planning permission requests closely with regard to this site.</p>	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/156: Archers PH, 81 Havers Lane, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Bishop's Stortford Civic Federation	General Comment	Other than to bemoan the loss of yet another public house in the town, we have no direct observations with regard to this site.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 01/157: Sports Field associated with Birchwood High School, Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Property & Technology	Conclusion – Assessment of site availability	There is a legal obligation for Birchwood High School to obtain approval from the Secretary of State for Education for any disposal, along with a requirement for the school to consult with the Local Education Authority to see if the LEA has a use for the land and would wish to acquire it for alternative purposes relating to education.	Noted.	Insert text in assessment of site availability. Conclusion changed from site considered to be available to site being considered unavailable.
Bishop's Stortford Civic Federation	Conclusion – Assessment of site suitability	We do not consider that this site is suitable for development and urge that it be removed. Development of this site would go against the test for sustainable development within the NPPF but it would also be against Natural England's guidelines for access to open space for all, specifically within 300 metres of housing. Loss of this site would – as you have identified – entail a loss of biodiversity, a loss of amenity and also add to the appalling congestion already evident along Dunmow Road.	Disagree. It is considered that the northern part of the site is suitable for residential development. However, the site is not currently considered available for development, due to the existing policy designation on the site.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Other sites in Bishop's Stortford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Jane Orsborn	General comment	Suggestions of additional sites to be assessed at Round 2 of the SLAA.	Noted. These sites will be assessed as part of an update of Round 2 of the SLAA, to be carried out alongside Round 3. Sites would also be assessed as part of the annual update of the SLAA.	n/a

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/003: Land off Longmead, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	General Comment	The Council is in agreement with the assessment, but notes that despite several amber ratings, planning permission was granted on this land, effectively taking it out of the consultation process.	Noted. Amber ratings highlight where a particular issue may affect a site from coming forward for development. However, they do not preclude development as constraints can be mitigated against.	No change.
EHDC Environmental Health	Local - Contaminated Land	Current use unidentified. Amber rating.	Noted. Site is a greenfield site and there is no evidence of previous development. Therefore site is unlikely to be contaminated and the GREEN assessment rating should remain.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/010: Land to the south of Baldock Road, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	General Comment	The Council is in agreement with the assessment, but notes that despite several amber ratings, planning permission was granted on this land, effectively taking it out of the consultation process.	Noted. Amber ratings highlight where a particular issue may affect a site from coming forward for development. However, they do not preclude development as constraints can be mitigated against.	No change.
EHDC Environmental Health	Local - Contaminated Land	Current use unidentified. Amber rating.	Noted. Site is a greenfield site and there is no evidence of previous development. Therefore site is unlikely to be contaminated and the GREEN assessment rating should remain.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/037: Nevetts, Bowling Green Lane, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	Availability - Ownership	We believe the land is owned by Quantum Care.	Noted. Site is operated by Quantum Care on behalf of Hertfordshire County Council.	No change.
Buntingford Town Council	Local - Leisure, Recreation & Community	It is considered that this assessment should be amber as we believe that this site is designated for community use under Policy LRC11.	Disagree. Site is in use as a residential care home which is not considered to be a community use per se.	No change.
Hertfordshire County Council Property & Technology	Availability – Ownership	This site is owned by Hertfordshire County Council. It is a residential care home operated on behalf of Hertfordshire County Council.	Noted.	Update text in assessment comments and change assessment rating from RED to GREEN.
Hertfordshire County Council Property & Technology	Local – Employment	The site is a Residential Institution (Class C2 of the Use Classes Order) not an employment site.	Noted. However, due to the use of the site, it provides local employment opportunities which the Council would not wish to see lost as they support sustainable development.	No change.
Hertfordshire County Council Property & Technology	Conclusion – Assessment of site availability	The site is not privately owned it is in Hertfordshire County Council ownership.	Noted.	Update text in assessment of site availability. No change to overall assessment of site availability.
Hertfordshire County Council Property & Technology	Conclusion – Assessment of site suitability	The site is a residential care home not an employment site. It would therefore not have to be marketed as such.	Agreed.	Update text in assessment of site suitability. No change to overall assessment of site suitability.
Hertfordshire County Council Property & Technology	Conclusion – Assessment of site achievability	This site could come forward for development if the care home were to be re-provided elsewhere in the town. A suitable site would need to be identified. If this were the case all employees would be transferred to the new site and there would be no loss of	Agreed.	Update text in assessment of site achievability. No change to overall assessment of site achievability.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		employment.		
Hertfordshire County Council Passenger Transport	Access - Buses	Distance of 600 metres and does not meet accessibility criteria. Accordingly traffic lights will need to be amended.	Noted.	Update text in assessment comments and change assessment rating from GREEN to RED.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Jane Orsborn	Conclusion	Given the ageing population and the fact that this is a relatively recent building, I think it should be kept as a care home. It also occupies a very good location, a short flat walk into the High Street, to fulfil such a role. I do not think its redevelopment for housing should be countenanced, even in the longer term. I therefore consider it should be rated RED.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the site is suitable for housing, it is also considered suitable for specialist residential uses.	Update text in assessment of site suitability. No change to overall assessment of site suitability.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/045: Buntingford Fire Station, Station Road, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	Local - Leisure, Recreation & Community	It is considered that this assessment should be amber as we believe that this site is designated for community use under Policy LRC11.	Disagree. Site is in use as a Fire Station. Whilst it is acknowledged that a service is provided to the community, the site is not considered to be a community use per se.	No change.
Hertfordshire County Council Property & Technology	Availability – Ownership	This site is owned by Hertfordshire County Council.	Noted.	Update text in assessment comments and change assessment rating from RED to GREEN.
Hertfordshire County Council Property & Technology	Local – Employment	The site is not an employment site it is a fire station and therefore a <i>Sui Generis</i> use. It could only be developed if the existing uses were relocated to another site in the town. There would therefore be no loss of employment as existing employees would be transferred to the new site.	Noted. However, due to the use of the site, it provides local employment opportunities which the Council would not wish to see lost as they support sustainable development.	No change.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently in use as a Fire & Ambulance Station. Possible filled ground. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/046: The Railway PH, Station Road, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	General Comment	The Town Council agrees with the assessment but notes that despite amber constraints for contaminated land, employment land, access and community facility, planning permission was granted for this site at Officer level, despite objections from the Town Council and our District Councillor.	Noted. Amber ratings highlight where a particular issue may affect a site from coming forward for development. However, they do not preclude development as constraints can be mitigated against.	No change.
Buntingford Town Council	Conclusion – assessment of site suitability	It is stated that adequate marketing has been carried out to show that the continued use of the building for employment purposes has been considered not viable. The Town Council considers that this statement is inaccurate.	Noted. However, site has received planning permission for redevelopment. The issue of loss of employment has been considered within the context of the planning application.	No change.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as a Public House and Car Park. Adjacent to pre-industrial site. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/049: Watermill Industrial Estate, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	General Comment	The Council is in agreement with the assessment	Noted.	No change.
Hertfordshire County Council Passenger Transport	Access - Buses	Distance of between 300 to 700 metres to nearest stops. Accordingly part of the site will not meet accessibility criteria.	Noted.	Update text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental Health	Contaminated Land	Currently in industrial use. Record of industrial use including tanks. Amber rating.	Agreed.	Insert text in assessment comments and change assessment rating from RED to AMBER.
Duncan Murdoch – Moulton Walker	Conclusion General Comment	<p>Our Clients object to any change from employment use of the Estate which is contiguous to our Client's land where we promote a proposal at Buntingford West to provide a 'Garden Suburb' for Buntingford. Our grounds for objection are solely that the Estate should remain wholly employment.</p> <p>1. The J Sainsbury depot is being proposed by that landowner for a major distribution depot, and thus will remain B8 use. Whilst that would be beneficial in providing local job opportunities, we believe it then especially requires other employment areas to focus on B1, and possibly B2 uses, so that in aggregate a range of employment activities can provide balance and sustainability.</p> <p>2. The Halcrow Group Ltd report of Oct 2008 referred to the Estate and they rated it 'amber'. The introduction (6.1 of p.59) confirms: <i>"those where employment uses remain viable but intervention in the future may be required to retain employment uses (amber)"</i>. Page 67 of Halcrow stated: <i>"Watermill Industrial Estate</i></p>	Noted. However, site will remain in the SLAA with a zero capacity, and will be re-assessed as part of the annual update of the SLAA.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p><i>Watermill Industrial Estate benefits from its relative proximity to the A10 but the fact that it is located in the north of the District and consists of generally small, poor quality units meant that in terms of marketability it scores poorly. A few vacant units indicate demand could be stronger. Refurbishment of units would lead to improved image and perception. An application for a total of seven new B1 units has been recently approved by the council. Assessment: Amber.</i></p> <p>3. We observe from the SLAA list (p.588) that the site is proposed for mixed use development. We have examined the Land Registry certificate for the properties in this Estate, and find a conglomerate of disparate owners. The allocation of any part of the Estate for residential would not therefore achieve the necessary 'intervention' to make the balance of the Estate viable.</p> <p>4. Our Clients proposal at Buntingford West can enable a westward expansion of the Estate and provide a substantial improvement in its access. That would be meaningful 'intervention'. It should encourage those landowners to improve their assets.</p> <p>5. We recommend the site of the Estate continues to be exclusively Employment and ask therefore that it be deleted from the SLAA.</p>		

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 02/051: Park Farm Industrial Estate Extension, Buntingford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Buntingford Town Council	General Comment	The Council is in agreement with the assessment.	Noted.	No change.
Hertfordshire County Council Passenger Transport	Access - Buses	Distance of 850 metres and does not meet accessibility criteria. Accordingly traffic lights will need to be amended.	Noted.	Update text in assessment comments and change assessment rating from GREEN to RED.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/002: National Grid Site/Norbury Woodyard, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Distance is over 800 metres and does not meet criteria. Accordingly traffic lights will need to be amended.	Noted.	Update text in assessment comments and change assessment rating from GREEN to RED.
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently in a number of industrial uses. Record of landfill and gas works. Amber rating.	Disagree. Site is currently undergoing remediation works for the previous industrial uses on the site. Therefore the RED assessment rating should remain.	Update text in assessment comments. No change to RED assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/007: The Old Orchard, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently an orchard. Amber rating.	Disagree. Site is a greenfield site and there is no evidence of previous development. Therefore site is unlikely to be contaminated and should be given a GREEN assessment rating.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/008: Hertfordshire Fire Station & Fire Service HQ, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Property & Technology	Local Policy - Employment	The site is not an employment site it is a fire station and therefore a <i>Sui Generis</i> use. It could only be developed if the fire station was relocated to another site in the town and the fire HQ to another site within the county. There would therefore be no loss of employment as existing employees would be transferred to the new sites.	Noted. However, due to the use of the site, it provides local employment opportunities which the Council would not wish to see lost as they support sustainable development.	No change.
Hertfordshire County Council Passenger Transport	Access - Buses	Stops are located on Tesco, Mill Road/Ware Road and not Park Road.	Noted.	Update text in assessment comments. No change to GREEN assessment rating.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently in use as a Fire & Ambulance Station. Green rating.	Disagree. Site comprises previously developed land. Whilst there is no evidence of the site being contaminated, the AMBER assessment rating should remain.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/009: West Street Allotments, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently in use as allotments. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/012: 13-19 Castle Mead Gardens, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertford Town Council	Availability – Use & Local - Employment	The criteria types Availability – Use and Local Policy – Employment appeared contradictory. Land currently in residential occupation, but site designated as an Employment Area.	Agreed. Although the site is washed over by an Employment Area designation and should therefore be reserved for employment uses, it is acknowledged that the actual site is in residential use. Given this existing use, it is not considered that this site needs to be retained for employment purposes.	Update text in assessment comments for Local – Employment and change assessment rating from RED to GREEN.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Steven Barker, Barker Parry Town Planning	Availability – Use & Local Policy - Employment	The site attracts a 'Red' owing to it being in residential use and a 'Red' owing to its employment allocation. That is a somewhat contradictory position. As a matter of fact, the site is in residential use comprising a terrace of housing and its residential curtilage and notwithstanding the fact that, for some reason, it is washed over by an employment designation its continuing residential use by way of re-development would not result in any loss or displacement of employment floorspace. This notwithstanding, the existing designation must surely be a candidate for review and it is a policy matter as distinct from whether the site is available and deliverable, The site should only be discounted from a SLAA when a decision has been taken on employment allocations.	Agreed. Although the site is washed over by an Employment Area designation and should therefore be reserved for employment uses, it is acknowledged that the actual site is in residential use. Given this existing use, it is not considered that this site needs to be retained for employment purposes. The existing designation will be reviewed as part of the formulation of the District	Update text in assessment comments for Local – Employment and change assessment rating from RED to GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Steven Barker, Barker Parry Town Planning	Availability - Use	The fact that the existing houses are occupied appears to count against the selection of the site. Again this contradicts the employment point, but it is not at all unusual for older areas of housing to be identified as potential housing regeneration sites. In this case as you have indicated in your assessment the site is suited to higher density residential development so there would be a net increase in units. The fact that the existing houses are occupied cannot reasonably be justification for rejecting a sustainably located brownfield site from a SLAA exercise.	Plan. Disagree. The fact that the existing houses are occupied does not mean that the site is rejected from the SLAA. However, it is taken into consideration as part of the assessment of site availability and therefore site achievability, and provides a basis on which to draw conclusions as to whether the site is deliverable or developable within the plan period.	No change.
Steven Barker, Barker Parry Town Planning	Conclusion – Assessment of site suitability	With regard to Flood Zone 3, I would refer you to our assessment of the 7th October last. Certainly the site should not be rejected in the absence of evidence relating to sequentially preferable sites. These comments are obviously site specific but their applicability is general to the assessment process.	Noted and agreed that site should not be rejected in the absence of evidence relating to sequentially preferable sites. However, current evidence shows that the site lies within Flood Zone 3 and it is therefore considered unsuitable for intensification of residential development.	Update text in assessment of site suitability. No change to overall assessment of site suitability.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/016: 1-14 Dicker Mill, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently in industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Tim Waller, JB Planning Associates Ltd	Availability – Use	The site is partly occupied, and its current vacancy rate is 47% of the floor area of the units. Its long-term prospects for accommodating employment development are limited, as noted in the accompanying report by Wisbey Goodsell, and Marchfield Properties expect, following their recent discussions with the tenants, that the vacancy rate will increase in the near future. There are no existing leases extending beyond April 2013.	Noted.	Update text in assessment comments. No change to RED assessment rating.
Tim Waller, JB Planning Associates Ltd	Local – Environmental Noise	As we have discussed with your colleagues, there are ways of avoiding any adverse impacts from noise, both through the incorporation of mitigation measures in the building design and materials, and also by placing B1 employment uses between the adjacent site and any residential element to the development. This would not be a constraint to the mixed use development we propose.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Local – Heritage Conservation Area	The site is not within the Conservation Area but adjacent, and its redevelopment can have a positive effect on the setting of the Conservation Area. Architects Kirkland Fraser Moor have produced some initial drawings for the proposed mixed use development, and these have received a positive reception from your colleagues in pre-application	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		discussions. We intend to continue to work with the Council to produce a suitable design.		
Tim Waller, JB Planning Associates Ltd	Local – Policy Employment	<p>The current premises are in a poor condition, and in need of refurbishment. They are also around 50% vacant, and an extensive marketing exercise has failed to identify new tenants. There is also a limited market for these premises, and they have limited usefulness in terms of long-term employment generation. It is a long term desire of East Herts Council, as expressed through the draft Mead Lane Urban Design Framework, for the site to be redeveloped for modern employment premises. However, it would be uneconomic to redevelop this site for employment purposes, and so it would effectively never happen. The only way in which the site could conceivably be redeveloped would be for a residential-led mixed use development. The market housing element of the development would be the aspect which would generate the value to fund the redevelopment, including the provision of new, modern employment units, s106 financial contributions and affordable housing.</p> <p>We have received a letter from your colleagues in Development Control, dated 3rd April 2012, which noted:</p> <p><i>'A mixed use scheme is contrary to the aims of Local Plan policy for designated employment areas but on the basis that an enhanced employment provision can be secured in this way as well as other improvements then it is a principle I am prepared to support. However the balance of provision should as far as possible be towards employment provision...'</i></p> <p>With this in mind, we are confident that an appropriate</p>	Noted.	Update text in assessment of site achievability to reflect comments on viability of a residential led mixed-use development scheme. No change to overall assessment of site achievability.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p>balance between residential and employment uses can be achieved guided by an economic viability assessment.</p> <p>We also note that the Employment Land Review is now somewhat dated, and it did not consider these buildings in the level of detail this more recent report (Wisbey Goodsell report) has done.</p>		
Tim Waller, JB Planning Associates Ltd	Major - Flood Risk	<p>A detailed topographical survey of the site has confirmed that it is almost entirely within flood zone 1, with a low probability of flooding. A small section of the site is located within flood zone 2. Design can ensure that any development within this zone is appropriate development under the requirements of table 1 and table 2 of the Technical Guidance to the NPPF.</p> <p>However any site lying within flood zones 2 and 3 will trigger the EA to ask for demonstration of the Sequential test under NPPF. We are advised by WSP, who are based locally in Hertford, that any flood risk issues can be overcome. We are also confident that the site's sustainable location makes it entirely suitable for development and that the sequential test can be met.</p>	<p>Noted. However, current evidence shows that the site lies within Flood Zone 2 and fulfils the criteria for an AMBER rating. However, it is acknowledged that flood risk may not necessarily preclude development of a site since it is possible that mitigation measures could be implemented. Any further evidence will need to be submitted and considered by the Council and Environment Agency as part of any planning application for the site.</p>	No change.
Tim Waller, JB Planning Associates Ltd	Site – Access Other Sites	<p>With regard to the employment area to the east of this site, the occupants have a right of access across the site which would not be affected by the proposed development.</p>	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Site – Access Standards	<p>We have been advised by WSP, who carried out the Hertford and Ware Urban Transport Plan (UTP) for the Local Highway Authority (LHA) and EHC, and a detailed study of access options for the Mead Lane</p>	Noted.	Update text in assessment comments and change assessment rating from RED to AMBER to reflect

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p>area, that any current access problems can be overcome. They identified through their work for the LHA and EHC that there were highway and transportation options which would overcome any capacity constraints from the Mill Road access, allowing development to begin in this area, and potentially also to provide forward funding through pooled s106 contributions across the Mead Lane area for further works to allow additional development to take place in the area. This approach was endorsed by both the LHA and EHC. They have noted that without some start to further development, it is unclear how a broader access solution for this area will be provided. They have also informed us that the Dicker Mill road bridge is perfectly adequate to support the proposed development.</p> <p>We agree with the approach to deliver a comprehensive and coordinated solution for access to the Mead Lane area. Our proposed approach to the development fully accords with this by providing a mixed use development that reduces reliance on the private car by making best use of the accessible location and by contributing towards a Mill Road access solution agreed with the LHA and EHC through the Hertford and Ware UTP. Latest highways policy and guidance, such as Manual for Streets, is less focused on a "heavy constraint" of a single point of access, rather it seeks to deliver solutions that balance site risks for all users and stakeholders. In the case of Mill Road the solutions within the UTP, to address the single point of access, included agreeing measures in consultation with the emergency services and transport operators as well as the local authorities.</p>		<p>outstanding highways issues.</p>

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Tim Waller, JB Planning Associates Ltd	Site – Character Existing Development	Architects Kirkland Fraser Moor have produced some initial drawings for the proposed mixed use development, and these have received a positive reception from your colleagues in pre-application discussions. We intend to continue to work with the Council to produce a suitable design.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Site – Strategic Site	It is not currently proposed that this site should form part of a larger development, and there is no need for this to happen. We have already shown that the site can be suitably developed as it is, without any conflict with adjacent uses, and without preventing adjacent sites from coming forward for development separately in the future.	Noted. However, the Council has expressed its desire to see a comprehensive and co-ordinated approach to development in the area in the draft Mead Lane Urban Design Framework. Therefore the AMBER assessment should remain.	No change.
Tim Waller, JB Planning Associates Ltd	Conclusion – Assessment of site achievability	You have also commented that the residential aspect of a mixed use development may not be achievable in the current market. Marchfield Properties are a local developer, and they are pursuing this development because they believe quite the opposite, that it would be achievable in this market. There remains strong demand for housing, and the proposed design offers the possibility of providing more family-orientated housing, with suitable levels of accommodation and amenity areas and living space incorporated into the building(s) on site. Similarly, there may also be scope for some retirement apartments and/or start-up homes. The problems associated with the sale of other flatted schemes in Hertford are not expected to constrain the sale of these proposed apartments. We note the SHLAA assessment of the site clearly sets out the accessible location of the site close to the	Noted. However, it is still considered that given the current economic climate there may still be viability issues bringing the site forward for a mixed use scheme that has an appropriate balance between residential and employment uses in the early part of the plan period. In addition there are still considered to be outstanding technical constraints on the site which would need to be considered as part of any	Update text in assessment of site achievability. Deliverability conclusion amended from 11-15 years to 6-10 years.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p>town centre and a range of passenger transport options and facilities. A mixed use development makes sustainable use of the site. The constraints can clearly be addressed and therefore the site should be included in the early years of the SHLAA land supply. We therefore disagree strongly with your proposed assessment that this site is likely to come forward for development in years 10-15. This site is available now, it is being promoted by a developer now, the principle of the proposed use has been accepted, and any technical issues have been investigated and it has been found they would not constrain a development. This site should therefore be included in the first 5 years of your SLAA.</p>	<p>planning application on the site.</p>	

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/017: 30-34 & 33-41 Chambers Street, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently in industrial use. Record of tanks. Amber rating.	Agreed.	Insert text in assessment comments and change assessment rating from RED to AMBER.
Tim Waller, JB Planning Associates Ltd	Availability – Use	This site is currently occupied by employment uses, but Marchfield Properties agree with your assessment that the site has potential in the medium-term for redevelopment for residential use. The current uses are only short-term leases, which are due to expire shortly, and there is some uncertainty over whether the tenants will take up the offered extensions. Irrespective of this, Marchfield Properties believe that this site may be too constrained for modern employment uses in the long-term, and it would be more suited to a residential development.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Local – Environmental AQMA	The site already generates activity and traffic use, which is arguably at a higher level, particularly given the current motor vehicle trade use, than would be the case for a residential development. A residential development here therefore has the potential to contribute to an overall improvement in local air quality.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Local – Environmental Contaminated Land	There is no evidence that the site is contaminated, but if it were, this could be identified and then remediated prior to any development taking place. This would not be a constraint on the site's redevelopment, and this potential constraint should certainly not be rated as	Agreed.	Change assessment rating from RED to AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		'red'.		
Tim Waller, JB Planning Associates Ltd	Local – Environmental Noise	It is not believed that current noise levels would be a constraint to a residential development, as suitable mitigation measures can be employed. We also note that the site is surrounded by other residential properties, including recent development, which has not been constrained by noise.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Local – Heritage Area of Archaeological Significance	An archaeological assessment can best determine any archaeological significance on the site, but this would not prevent the site's redevelopment. A watching brief condition could be imposed on any planning permission to ensure that any heritage assets on the site are dealt with appropriately.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Local – Heritage Conservation Area	We believe that the form of development currently on the site detracts from the character and appearance of the Conservation Area. We would expect a well-designed new residential development to make a far more positive contribution to the character of the area.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Local – Policy Employment	The site is currently in employment use, but it is not expected to remain so in the medium-term. The site is also not designated for employment use. There is strong evidence that demand for employment land in Hertford is falling, and the local market is already oversupplied; at the same time, there is a very high level of need and demand for housing. This difference in levels of demand is borne out in the difference in local land prices for employment or residential developments, and we note that the NPPF recognises the significance of such market signals for plan making (see NPPF, paragraph 17). In the context of future development, which is the context in which the SLAA should assess the site, this is a suitable residential development opportunity.	Noted. However, the Council seeks to prevent the loss of sites in or previously in employment use in order to maintain a sufficient supply of employment land across the district. However, if it can be demonstrated that the site is no longer viable for non-residential uses, through adequate marketing over a reasonable period of time, the Council may consider	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
			relaxing the requirement for replacement employment provision to be provided on the site.	
Tim Waller, JB Planning Associates Ltd	Major – Environmental Flood Risk	The site is less constrained by flood risk than the SLAA has suggested, and it benefits from flood defence measures. Irrespective of this, the NPPF technical guidance considers residential development to be suitable on land within Flood Zone 2, and we are confident that a site in a town centre location such as this could pass the sequential test, if necessary.	Noted.	No change.
Tim Waller, JB Planning Associates Ltd	Conclusion	With regard to your further comments, we note that the site is expected to be available for redevelopment in the medium-term. It is entirely suitable for redevelopment, and a residential use would be compatible with the residential properties which surround the site. There are no known technical factors which would constrain the site's redevelopment. We support your conclusions that the site could accommodate up to 18 dwellings in years 6-10.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/020: Land at Braziers Field, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as allotment gardens. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/024: Hertford Delivery Office, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/100: Land opposite 343-381 Ware Road, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Possible unknown filled ground. Amber rating.	Agreed.	Insert text in assessment comments and change assessment rating from RED to AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/101: Land west of Marshgate Drive, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as mixed residential and commercial. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/121: Hertford Industrial Estate, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major -Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental Health	Local - Contaminated Land	Currently in industrial use. Possible unknown filled land. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
Jane Orsborn	Conclusion	I have no interest in this area other than as a resident of the town but the potential loss of such a large area of employment land is a considerable concern, especially in the absence of any proposals for additional new employment floor space locally. I note the comment about access issues but it was agreed at the SLAA Partnership meeting held in September 2011 in respect of Hertford that the Council would use its best endeavours to resolve the long standing issue of allowing these businesses to gain direct access to the A414 via John Tate Road on Foxholes, thus significantly reducing traffic on Ware Road and making this area much more attractive for employment use. I believe every effort should be made to achieve this. A potential allocation for housing, even in the latter part of the Plan period, will not focus attention on providing an improved access to serve employment generating premises. In terms of the availability of residential land, I therefore consider it should be assessed as RED.	Noted. The site is currently considered to be unavailable for development due to the existing uses present on the site and unachievable due to the Council's intention to retain the Employment Area designation on the site.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/125: Land to south of Mead Lane, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently part of railway station and sidings. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/132: Former Hertford & Ware Police Station, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as a school/workhouse. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/136: Adams Yard, Bull Plain, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/138: 15 Currie Street, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/139: 7 & 8 Bluecoats Avenue, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of previous use as a school. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/140: Former Dolphin PH Car Park, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as a car park. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/141: 85 Railway Street, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as a garage. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/142: 87-89 Railway Street, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Previous use unidentified. Amber rating.	Agreed.	No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/143: 8, 10 & 12 Railway Street, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/144: 10-12 The Wash, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as mixed residential and commercial. Amber rating	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/145: Former Waters Garage Site, North Road, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertford Town Council	Conclusion - Deliverable	It was considered that the assessment for 14 dwellings on the site was not acceptable in density terms.	Disagree. A development density of around this level is considered to be acceptable in this central location, subject to appropriate design, massing and layout.	No change.
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/146: Beesons Yard, 72 Railway Street, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/147: Baker Street Car Park, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/148: Bentley House, Pegs Lane, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertford Town Council	Site – Access Standards	Assessment rating should be Amber. Major road improvements were considered necessary, not minor improvements.	Disagree. It is not considered that major road improvements would be necessary.	No change to GREEN assessment rating. However, SLAA site assessment criteria amended to introduce greater clarity to traffic light assessment.
Jane Orsborn	Conclusion	This is one of only a very few modern office buildings in the town and I believe should be retained for office use, irrespective of the fact that the current office market may be depressed. The October 2008 Employment Land Study recommended allocating Bentley House, together with the District and County Council offices as an employment area for offices. This area is well located to the town centre and is very suitable for office use. Additionally, I consider there is inadequate amenity space available for residential use. For these reasons I believe strongly that this site should be rated RED in terms of an assessment of the residential capacity of Hertford. See also comments below in respect of Elbert Wurlings, Pegs Lane.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the site is suitable for housing, it may also be suitable for employment uses.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/149: Elbert Wurlings, Pegs Lane, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Jane Orsborn	Conclusion	This building is becoming run down in appearance and its less than attractive style makes it, in my view, a priority for redevelopment. I note the comment that a flatted development here is less likely to be viable if Bentley House is allowed to be converted to apartments which I'm sure is correct. This means that the priority should be to encourage residential redevelopment of Elbert Wurlings. Elbert Wurlings was not an employment site in the traditional sense and is certainly not comparable to Bentley House in terms of its employment generating potential. Its redevelopment for housing should not be delayed by yet further marketing, nor prejudiced by residential conversion of Bentley House.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 03/150: Grehan House, 57 Molewood Road, Hertford

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Distance of 500 metres to buses. Accordingly traffic lights will need to be amended	Noted.	Update text in assessment comments and change assessment rating from GREEN to RED.
Jane Orsborn	Conclusion	Whilst an appeal in respect of residential redevelopment of this site was dismissed in November 2011, this was not on the grounds of flood risk. Indeed, the Inspector commented that "The risks that pertain in respect of flooding are not shown to be so serious as to outweigh the benefit of redevelopment for housing. As such, the proposal would not conflict with the flood protection aims of national policy contained in PPS25". Based on that appeal decision and pre-application advice (M/11/0025/03) there is developer interest in bringing forward an adjacent site (57 Molewood Rd) for a terrace of three town houses. I therefore consider that Grehan House should be assessed positively in terms of availability for housing; ie GREEN.	Noted. Site has now received planning permission for residential development.	Update text in assessment of site availability, suitability and achievability. Deliverability conclusion amended to 1-5 years.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 04/003: Land to the rear of 4 Newports, Sawbridgeworth

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Distance is 800 metres and does not meet criteria. Accordingly traffic lights will need to be amended.	Noted.	Update text in assessment comments and change assessment rating from GREEN to RED.
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 04/049: Fire Station & Club, Station Road, Sawbridgeworth

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Sawbridgeworth Town Council	Conclusion – Assessment of site availability	We stress that the site is unavailable due to its strategic use.	Noted.	No change.
Hertfordshire County Council Property & Technology	Availability – Ownership	The Fire Station site is owned by Hertfordshire County Council.	Noted.	Update text in assessment comments. No change to RED assessment rating as only partial ownership known.
Hertfordshire County Council Property & Technology	Local Policy - Employment	The site is not an employment site it is a fire station and therefore a <i>Sui Generis</i> use. It could only be developed if the existing use was relocated to another site in the town. There would therefore be no loss of employment as existing employees would be transferred to the new site.	Noted. However, due to the use of the site, it provides local employment opportunities which the Council would not wish to see lost as they support sustainable development.	No change.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of various previous commercial uses. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 04/051: Telephone Exchange, off London Road, Sawbridgeworth

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Sawbridgeworth Town Council	Conclusion – Assessment of site availability	We stress that the site is unavailable due to its strategic use.	Noted.	No change.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 04/057: Sawbridgeworth Football Club, Crofters, Sawbridgeworth

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Sawbridgeworth Town Council	Conclusion – Assessment of site availability	We stress that the site is unavailable due to its current and continuing use as a key recreational facility.	Agreed. However, if recreational use is relocated elsewhere in/around the town, the site would become available for development.	No change.
Sawbridgeworth Town Council	Conclusion – Assessment of site achievability	Officer's comments concerning achievability are factually incorrect; the football club HAS implemented the recent planning permission to improve facilities at the site and the work is part complete and part on-going.	Disagree. The Council is of the opinion that this permission has lapsed. There is no record of any conditions associated with the permission having been discharged and the football club would have to provide evidence that the permission were implemented before the expiry date. Notwithstanding this, it is not considered that any development has taken place on the site as yet, which would prevent relocation of the existing sports facilities.	No change.
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental	Local - Contaminated	Currently in use as sports pitches. No record of previous industrial use. Amber rating.	Disagree. Site is a greenfield site and there is	Insert text in assessment comments. No change to

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Health	Land		no evidence of previous development. Therefore site is unlikely to be contaminated and should keep a GREEN assessment rating.	GREEN assessment rating.
Jane Orsborn	Conclusion	I welcome recognition of the fact that replacement sports facilities are not likely to be provided in the short term, leading to assessment of this site as only available for housing in Years 6-10.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 04/059: The Market House, Knight Street, Sawbridgeworth

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/007: Baldock Street Car Park, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Property & Technology	Availability - Ownership	East Herts are now the beneficial owner of this site as a 999 year lease has been granted by Hertfordshire County Council to EHDC (as at Apton Road, Bishop's Stortford).	Noted.	Update text in assessment comments. No change to GREEN assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently in use as a car park. Record of previous commercial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/009: Land east of the Trinity Centre, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Not included in assessment - Site within 400m of Tower Road stop and therefore within the acceptable accessibility threshold	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.
EHDC Environmental Health	Contaminated Land	Currently in use as playing fields. No record of previous industrial use. Amber rating.	Disagree. Site is a greenfield site and there is no evidence of previous development. Therefore site is unlikely to be contaminated and should keep a GREEN assessment rating.	Insert text in assessment comments. No change to GREEN assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/018: Cintel Site, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Stops are located on Watton Road/Fanshaw Crescent and not Buryfield Way and Fanshaw Crescent	Noted.	Update text in assessment comments. No change to GREEN assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/022: Swains Mill & land south of Crane Mead, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/036: 16 New Road, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/079: Star Street (Co-op Depot), Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/082: Mill Studios, north of Crane Mead, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/085: Land at London Road (adjacent to New River Court), Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Jane Orsborn	Major – Flood Risk	There have been lengthy negotiations with The EA to address flood risk issues which have now been shown not to be at a level to prejudice housing. It should therefore be assessed as GREEN.	Disagree. Site lies within Flood Zone 2 and fulfils the criteria for an AMBER rating. Amber ratings highlight where a particular issue may affect a site from coming forward for development. However, they do not preclude development as constraints can be mitigated against.	No change.
Jane Orsborn	Conclusion	This site is the subject of on going pre-application advice (M/11/0108/01) dated December 2011. It is now owned by a developer and the intention is to bring it forward for residential development imminently.	Noted.	Deliverability conclusion amended from 6-10 years to 0-5 years.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/086: Former Musley Infants School, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Stops are located on Homefield Road and not King Edward Road.	Noted.	Update text in assessment comments. No change to GREEN assessment rating.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Record of previous use as a school. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. No change to AMBER assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/087: 49-51 Star Street, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments. No change to RED assessment rating.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 05/087: The Sun & Harrow PH, 34 Fanhams Road, Ware

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

General comment on sites in Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Major – Flood Risk	None of these sites are in the Parish of Stanstead Abbots — all are in a flood zone and in the view of the Cllrs, would not be suitable for development. Cllrs would wish to be satisfied that all risks of flooding have been taken into account if the development of any of these sites is considered further.	Noted. Where flood risk is considered to be a constraint on development, it has been highlighted in the site assessments. However, flood risk may not necessarily preclude development of a site since it is possible that mitigation measures could be implemented. The Council would seek further advice from the Environment Agency on all sites where flood risk has been assessed to be an issue.	No change.
Stanstead Abbots Parish Council	Conclusion – Assessment of site availability & achievability	Many of the sites are considered to be 'unavailable' or 'not achievable'; this does not seem to provide an assessment of realistic possible sites for development.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing and will be updated on an annual basis. Therefore these assessments may change in future iterations of the SLAA.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 23/003: Land north of Jansus, Amwell Lane, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion – Assessment of site suitability	This is a Brownfield site but would not be considered suitable for development due to the risk of flooding.	Agreed.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Agreed.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 23/008: Land north of 19 Folly View, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion – Assessment of site suitability	This site is considered to be too steep for development, parking would be a problem for the residents and this would represent the merging of the 2 parishes of Great Amwell and St Margarets.	Agree that the topography of the site would make the site unsuitable for development. The other issues are noted but are not considered to be issues for the SLAA.	No change.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 23/016: Land between Amwell Lane & the New River, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion – Assessment of site suitability	This site is considered to be too steep for development, parking would be a problem for the residents and this would represent the merging of the 2 parishes of Great Amwell and St Margarets.	Agree that the topography of the site would make the northern part of the site unsuitable for development. The other issues are noted but are not considered to be issues for the SLAA.	No change.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 37/003: The Wilderness (land between Hoddesdon Road & the New River), Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion – Assessment of site suitability	Cllrs do not consider this land is suitable for residential development, as the residents would have a poor quality of life due to noise and traffic pollution. In addition there are Tree Preservation Orders on the trees.	Agree that the noise nuisance would make the southern part of the site unsuitable for development. TPO constraint has been recognised in the assessment by an AMBER rating.	No change.
Stanstead Abbots Parish Council	Conclusion	Cllrs would not support the development of this site and would prefer it to remain as a green space and a local amenity.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the northern part of the site is suitable for housing, it may also be suitable for other uses.	No change.
EHDC Environmental Health	Local - Contaminated Land	Current use unidentified. Amber rating.	Noted. Site is a greenfield site and there is no evidence of previous development. Therefore site is unlikely to be contaminated.	Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 37/005: Land south of Sanville Gardens, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion	Cllrs understood that this site had previously been put aside for a Community building, play equipment, or a Drs surgery. Cllrs would only support this use of the site	Disagree. These proposed land uses were included within the July 2000 development brief for the wider site. The community building/GP service use is to be provided on another part of the site covered by the development brief, whilst some play equipment has been provided on this site. Notwithstanding this, the SLAA concludes that the site is not suitable for housing.	No change.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 37/011: Leaside Works, Lawrence Avenue, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion	Cllrs consider it would not wish to loose this facility for local businesses; the site could be improved, rather than redeveloped with change of use.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing; not to consider what it's most appropriate use may be. Although the SLAA concludes that the site is suitable for housing, it may also be suitable for employment uses. Notwithstanding this, redevelopment of the site for residential uses is not considered achievable due to the landowners stated intentions for the site.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 37/013: Land between Lawrence Avenue & the River Lea, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion	Ownership is unknown. This area is considered to be a local amenity, it is a pleasant area for a walk and residents would not wish to lose it.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing. Notwithstanding this, the SLAA concludes that the site is not suitable for housing.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently open space. No record of previous industrial use. Possible unknown filled ground. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 37/015: The Spinney, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion	This is considered to be a good possibility as it is a Brownfield site.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.
Tim Waller, JB Planning Associates Ltd	Conclusion	I have noticed that the assessment of site 37/015 concludes that this site is not currently available for development, but it still concludes that 12 dwellings could be built on the site within the next 5 years. The NPPF is clear in its guidance on sites that can be included within a local authority's 5 year housing land supply, requiring sites to be deliverable. It notes that deliverable sites must be available now, which this site clearly is not. Given that the SLAA concludes that it would only be available towards the end of the 5 year period, I suggest it should be reclassified as falling within years 6-10.	Agreed.	Deliverability conclusion amended from 0-5 years to 6-10 years.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 37/016: Land north of Sanville Gardens, Stanstead Abbots & St Margarets

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Stanstead Abbots Parish Council	Conclusion	Cllrs understood that this site had previously been put aside for a Community building, play equipment, or a Drs surgery. Cllrs would only support this use of the site.	Partly agree. These proposed land uses were included within the July 2000 development brief for the wider site. The community building/GP service use is to be provided on another part of the site covered by the development brief, whilst development of this site would be expected to make provision for play equipment as part of an area of open space alongside any residential development.	No change.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.
Duncan Murdoch, Moulton Walker	Availability – Ownership Intentions	We support the allocation of the land for residential development and the landowner's intention is to bring this site forward. As such the 'amber' score for availability should be 'green'.	Noted.	Update text in assessment comments and change assessment rating from AMBER to GREEN.
Duncan Murdoch, Moulton Walker	Major - Flood Risk Conclusion – Assessment of site suitability	Regarding the flooding issue, the previous flood risk assessment only identified part of this land as Flood Zone 3 and the balance is to be promoted for short term residential development.	Noted. However, current evidence shows that the site lies within Flood Zone 3 and fulfils the criteria for a RED rating. However, it is acknowledged that flood risk may not necessarily preclude development of a	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
			site since it is possible that mitigation measures could be implemented. Any further evidence will need to be submitted and considered by the Council and Environment Agency as part of any planning application for the site.	

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 15/017: Pentlows Farm, Braughing

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as agricultural. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 15/018: Land adjacent to & to the rear of 50 Green End, Braughing

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 25/008: Land adjacent to 2 and rear of 2-10 The Roundings, Hertford Heath

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertford Heath Parish Council	Access – Buses All access criteria	The Parish Council was very concerned at the number of accessibility criteria by public transport that were marked GREEN. We have an hourly bus service (when it runs) which means that access by public transport to our primary school, secondary schools, employment facilities, hospitals and retail centres are only achievable if the bus runs on time and at a time suitable for people to access those facilities. One example is the afternoon bus from Hertford runs too early for children from Richard Hale and Simon Balle and they either walk home along a fairly dangerous road or wait nearly an hour for the next one. All of these should be AMBER as a minimum.	Disagree. Whilst it is acknowledged that access to services is constrained by the particular time that a bus service may run, the services assessed can be accessed by public transport within the threshold times agreed in the SLAA Site Assessment Criteria and therefore fulfil the criteria for a GREEN rating. It should also be noted that accessibility is a key consideration in the plan-making process and is being assessed at a number of different stages through work on the district-wide strategy selection.	No change.
Hertford Heath Parish Council	Access – Health GPs	You have also said that access by public transport to a GP is achievable within 15 mins. As the nearest GPs are in Hertford, it is doubtful that this can be achieved. Again this should be AMBER as a minimum.	Disagree. Based on data provided by Hertfordshire County Council Accession software, the site fulfils the criteria for a GREEN rating.	No change.
Hertford Heath Parish Council	Local - Biodiversity	I realise that the criteria are in alphabetical order but having Local - Biodiversity Wildlife so far up the table from Major - Biodiversity Wildlife means that the more important criteria can be overlooked. In our case, the site is adjacent to an SSSI and really should have an AMBER rating for the less important criteria too.	Agreed.	Update text in assessment comments and change assessment rating from GREEN to AMBER.
Hertford Heath	General	Having said all that, the site has planning consent for	Noted. The purpose of the	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Parish Council	Comment	what you state as being deliverable so it seems to my members that whatever the ratings given, the site will be developed and they have difficulty in seeing the point of this exercise.	SLAA is to assess the likelihood of a site being developed for housing. It should not be assumed that all sites with planning permission will be developed.	
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 33/002: Land at Walnut Close, Much Hadham

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 35/009: Land west of Buntingford Road & north of Mentley Lane East, Puckeridge

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 35/010: Former Kerry Foods Site, east of Station Road, Puckeridge

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of previous industrial use including tanks. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.
Jane Orsborn	Availability – Ownership Availability	This site is now owned by Enfield Safety Supplies. It is my understanding that the new owners intend retaining it in employment use. I therefore consider the assessment of RED in terms of residential capacity is correct.	Noted.	Update text in assessment comments and change assessment rating from RED to GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 35/020: Land adjacent to 14 Sadlier Road, Puckeridge

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 40/006: Land north of 16 Grass Warren, Tewin

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Tewin Parish Council	Site – Access Direct	Add: Access could be improved by extending the Grass Warren roadway into the central grass area. This would also improve access to adjacent existing properties. Consultation with local residents would be required.	Agreed.	Insert text in assessment comments. No change to RED assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently open space. No record of previous industrial use. Amber rating	Disagree. Site is a greenfield site and there is no evidence of previous development. Therefore site is unlikely to be contaminated and should be given a GREEN assessment rating.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 40/018: 41 & 41a Upper Green Road, Tewin

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Tewin Parish Council	Site - Character – Existing	Add: Site is now derelict, and detrimental to existing character and a sustainable community. Development needs to be brought forward as quickly as possible. Existing plans for an office building on the site will potentially cause danger and nuisance to the three planned houses to the rear, especially from extra vehicle movements in an otherwise residential area, overspill parking, delivery vans etc.	Partly agree. An office use on the site is not considered to be incongruous to the surrounding residential area and would contribute to the formation of a sustainable community.	Insert text 'Site is now derelict and detrimental to existing character and a sustainable community' in assessment comments. No change to RED assessment rating.
Tewin Parish Council	Site – Access Standards	Add: Even though existing planning permission has aligned the exit to the northern part of the frontage, it will still be a very dangerous exit onto the main road. Tewin Parish Council would have preferred that this site was integrated with the existing Sevenacres development, and access achieved from the rear only.	Noted. However, the access arrangements agreed for the extant planning permission are not an issue for the SLAA, but it is noted that there was no objection to the scheme by the Local Highway Authority on highway safety grounds. Therefore site access onto the main road is considered to be acceptable.	No change.
Tewin Parish Council	Local – Employment	Add: When trading ceased, the site was basically employing a single motor mechanic, who is now operating from a different location in the village. The insistence on the provision of employment on this site appears to be having a major impact on the financial viability of development. Houses in Tewin are still selling quickly, but there is no sign of development starting on this site.	Disagree. The Council seeks to prevent the loss of sites in or previously in employment use in order to maintain a sufficient supply of employment land across the district. However, if it can be demonstrated that the site is no longer viable for non-residential uses, through adequate marketing over a	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
			reasonable period of time, the Council may consider relaxing the requirement for replacement employment provision on the site.	
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. Record of previous use as a petrol station. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 40/020: Land adjacent to 49 Upper Green, Tewin

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 42/009: Land north of North Drive, High Cross

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 42/017: Land south of The Rectory, North Drive, High Cross

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 42/018: Land at 'The Bungalow', North Drive, High Cross

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.
Jane Orsborn	Availability – Ownership Intentions Conclusion	I act for the owners of this land, Mr and Mrs Murray Cooper. I have been asked to advise you that the site has recently been marketed, following which a preferred developer has been chosen and contracts are being drawn up. These two sites will be developed as part of a single comprehensive scheme. The development will also include additional land owned by Mr Brian Oakley. A single planning application will be submitted, hopefully later this year, for a total of about 62 units. Of these, about 47 units are likely to be provided on combined sites 42/018 and 42/019 which is broadly in line with your estimate of capacity.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 42/019: Land to the rear of 'The Bungalow', 35 North Drive, High Cross

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	Major - Flood Risk	Site has been identified on the Environment Agency surface water inundation mapping system as being at risk of surface water flooding from ground water or run off from hard surfaces and not necessarily flooding from rivers and watercourses.	Agreed.	Insert text in assessment comments and change assessment rating from GREEN to AMBER.
EHDC Environmental Health	Local - Contaminated Land	No record of previous development. Green rating.	Noted.	Insert text in assessment comments. Assessment rating given as GREEN.
Jane Orsborn	Availability – Ownership Intentions Conclusion	I act for the owners of this land, Mr and Mrs Murray Cooper. I have been asked to advise you that the site has recently been marketed, following which a preferred developer has been chosen and contracts are being drawn up. These two sites will be developed as part of a single comprehensive scheme. The development will also include additional land owned by Mr Brian Oakley. A single planning application will be submitted, hopefully later this year, for a total of about 62 units. Of these, about 47 units are likely to be provided on combined sites 42/018 and 42/019 which is broadly in line with your estimate of capacity.	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 43/017: Land to rear of 82 High Street, Walkern

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Stops are located on Stevenage Road/Cherry Tree Rise and not High Street.	Noted.	Update text in assessment comments. No change to AMBER assessment rating.
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 43/018: Land to rear of 65 High Street, Walkern

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Passenger Transport	Access - Buses	Stops are located on Stevenage Road/Cherry Tree Rise and not High Street.	Noted.	Update text in assessment comments. No change to AMBER assessment rating.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as residential. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 45/001: Watton-at-Stone Depot, Watton-at-Stone

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertfordshire County Council Property & Technology	Local Policy – Employment	The site has never been an employment site. It was used for storage of portacabins and has been vacant for approximately a year. The Inspector at the East Herts Local Plan Inquiry considered that since the site is located within the village boundary it did not need to be allocated for housing in order to be developed.	Disagree. The Council seeks to prevent the loss of sites in or previously in employment use in order to maintain a sufficient supply of employment land across the district and a storage use is considered to fall within a B8 use class.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently developed as commercial. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Site 45/003: Land at 22 Great Innings North, Watton-at-Stone

Respondent	Criteria	Summary Comment	Officer Response	Amendment
EHDC Engineering	General Comment	Site is likely to be able to be constructed (subject to conforming to sustainable drainage provision as identified in the SFRA) without further need to increase infrastructure, as it appears that the new development will not increase strains on existing infrastructure.	Noted.	No change.
EHDC Environmental Health	Local - Contaminated Land	Currently in use as a car park. No record of previous industrial use. Amber rating.	Noted.	Insert text in assessment comments. Assessment rating given as AMBER.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

General Comments

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Hertford Town Council	General Comment	As general comments concerning all of the proposed sites the question remained regarding infrastructure improvements, including additional schools, Doctors and road improvements.	Noted. Whilst infrastructure requirements have not been considered as part of the assessment of individual sites in the SLAA, they are a key consideration in the plan-making process and are being assessed at a number of different stages through work on the district-wide strategy selection. The District Plan will be supported by an Infrastructure Delivery Plan.	No change.
Hertford Town Council	General Comment	Concern was also expressed regarding the building of large amounts of flats which would change the character of the Town.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing. Whilst an assessment can be made on the type of housing that is likely to be deliverable on a site, it is not the role of the SLAA to prescribe a specific type of housing to a particular site.	No change.
Thorley Parish Council	Question	Will Thorley be considered at Round 3 of the SLAA?	Yes. Sites outside of the Main Settlements and Category 1 villages will be assessed as part of Round 3 of the SLAA, in line with the district-wide	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
			development strategy outlined in the District Plan.	
Thorley Parish Council	General Comment	Any planning proposals requiring substantial change to Bishop's Stortford's transportation infrastructure will have seriously adverse impacts on the parish.	Noted.	No change.
Thorley Parish Council	General Comment	Officers do not necessarily have accurate knowledge regarding the exact line of town/parish boundary to the north of the parish. In our view, this inextricable linking with the town will mean that the planning policy team's R2 assessment of town housing sites must, to be prudent, take into account comments from Thorley, and also that the parish must be kept informed so as to ensure, during the whole SLAA/District Plan process, that sites are not inadvertently being ascribed to a Main Settlement on the wrong side of the parish boundary.	Noted. Town/Parish boundaries and the settlement boundary of Bishop's Stortford are two separate entities. The settlement boundary of Bishop's Stortford is defined by the green belt boundary. Therefore sites within Thorley parish do fall within the main settlement of Bishop's Stortford.	No change.
Thorley Parish Council	General comments on Bishop's Stortford sites	Our concern with any of the sites listed would be with regard to adverse impact arising from a substantial increase in traffic. In particular we would not want to see housing on site 01/013 (reserve secondary school), especially if the awaited ministerial decision on schools' relocation were to find in favour of the developers' proposals for school building in Thorley.	Noted. Whilst infrastructure requirements have not been considered as part of the assessment of individual sites in the SLAA, they are a key consideration in the plan-making process and are being assessed at a number of different stages through work on the district-wide strategy selection. The District Plan will be supported by an Infrastructure Delivery Plan.	No change.
Thorley Parish	General	We also wish to state here our concern about the	Noted, but comment not	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Council	comment on ASR's	current development proposals for the ASRs, again with particular reference to the adverse impact for Thorley should the proposed new primary school locations [after the awaited ministerial decision] become part of the catchment area for the two secondary schools to be relocated in Thorley.	relevant to the SLAA. The SLAA is simply trying to ascertain the likelihood of sites coming forward for development. Wider implications of development will be considered if and when specific sites are allocated through the District Plan or at the planning application stage.	
Thorley Parish Council	Questions on ASR's	Are the ASR sites [to be] included in your R2 or R3 Site Assessment? Will we as a parish council have opportunity to give this more considered thought? How high exactly is the risk of these proposals being submitted as planning applications before publication after November 2012 of the final SLAA that your team is progressing to inform the preparation of the District Plan?	The ASR's will be assessed as part of Round 3 of the SLAA, in line with the district-wide development strategy outlined in the District Plan. Thorley Parish Council will be invited to comment on the SLAA site assessment as part of the stakeholder engagement process. Unable to comment on when a planning application may be submitted for the ASR's. The consortium in control of the ASRs is free to submit a planning application at any stage.	No change.
Thorley Parish Council	Question	Do you have included in SLAA R1 or elsewhere a list of sites identified in the parish of Thorley or neighbouring Spellbrook where housing could be built?	All sites submitted to the Council through the Call for Sites are publicly available to view on the Councils'	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
			website. Round 3 will consider those sites within the SLAA threshold in Thorley and Spellbrook. However, because the SLAA is an ongoing process, additional sites may be identified prior to the commencement of Round 3.	
Thorley Parish Council	Question	Will metropolitan green belt protection be relevant for R3 Site Assessment?	The SLAA includes a criterion on Green Belt. Sites in the Green Belt would be assessed as RED.	No change.
Thorley Parish Council	Question	Can Thorley effectively argue that no housing development sites exist in the parish because all undeveloped land is green belt?	Comment not relevant to SLAA.	No change.
Walkern Parish Council	General comment on Site 43/002	Site 43/002 - Land to the North/East of Stevenage Boxbury Farm, Walkern/Chells Farm, Stevenage; Call for Sites proposal for 5,000 dwellings to the east of Stevenage. Objection to the inclusion of Site 43/002 in the district-wide development strategy to be outlined in the District Plan.	Noted. However, this site has not been assessed as part of Round 2 of the SLAA. It will be assessed as part of Round 3 of the SLAA, in line with the district-wide development strategy outlined in the District Plan.	No change.
Cllr Diane Hollebon	General Comment	Currently the economic situation will no doubt delay any further development on the proposed sites. I am not personally in favour of more flats as indeed are so many residents of Bishop's Stortford who regularly talk with me. Smaller 2-3 bed homes are preferred in order to get families on the "starter" route.	Noted. The purpose of the SLAA is to assess the likelihood of a site being developed for housing. Whilst an assessment can be made on the type of	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		Property prices are and will continue to ensure that young potential homebuyers have to leave Bishop's Stortford to move elsewhere. It is probably the same for the young people in East Herts villages too. There is only one site suitable to take some flat development, in my opinion, and that is the site close to the Railway Station, adjacent to Station Road in Bishop's Stortford.	housing that is likely to be deliverable on a site, it is not the role of the SLAA to prescribe a specific type of housing to a particular site.	
Cllr Gary Jones	General Comment on Conclusions	Generally the reference to the 'present economic climate' in the conclusions for several of the sites has resulted in the timescale for delivery being 6-10 years rather than 1-5 years. This may be valid but we should be wary about any conclusions drawn that there is not a sufficient five-year stock of housing sites. There appears to be sufficient housing numbers and it is only the economic climate that is holding back delivery.	Noted. The purpose of the SLAA is to assess the likelihood of sites coming forward for development. As such, it is very much affected by economic circumstances. Despite present economic circumstances, East Herts is required to maintain a 5 year supply of housing. Notwithstanding this, the number of dwellings anticipated to come forward on all SLAA sites would be insufficient to meet the housing requirement for the District to 2031.	No change
Hertfordshire County Council Highways	General Comment	The assessments accurately reflect the highway authority's position and no changes are necessary.	Noted.	No change.
Hertfordshire County Council Historic Environment	General Comment on Heritage assessments	No site specific comments. However, the assessment of 'Historic Environment' within the document is partial, since the constraint score assigned to each site is solely based upon the existence or otherwise of designated assets within a	Noted. It is acknowledged that the SLAA is a strategic assessment of the likelihood of a site coming forward for development	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p>site, i.e., it is based on whether the site in question is included wholly or partly within an 'Area of Archaeological Significance', a Scheduled Monument, a Registered Park and Garden, or a locally listed historic park or garden - or is a Listed Building.</p> <p>The policies contained in the National Planning Policy Framework state that any detailed consideration of any proposal should take account of the presence and significance of any heritage asset present on a site, whether it be designated or undesignated. In the case of the latter, it should be noted that 'non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered to be subject to the policies for designated heritage assets' (NPPF Para 139).</p> <p>Although difficult to undertake at this stage of the process, it should be recognised that there may be constraints upon the development of certain sites that are as yet not fully identified or assessed by the LPA and these will need to be considered in more detail through any site allocation or planning application process</p>	<p>and that further constraints may need to be assessed as part of consideration of a planning application.</p>	
Hertfordshire County Council Passenger Transport	Access – Buses	<p>'Access Buses' - Normal assessment criteria is assumed to be within 400 meters which the majority of sites meet and not 800m as given. Where sites are over this criteria (400m) they have been detailed individually.</p> <p>In terms of chosen bus stops there are some errors in that stops have been identified which have marginal services and others are more appropriate, appropriate notes have been made correcting these issues as well.</p>	Noted.	SLAA Site Assessment Criteria amended from 800m to 400m distance from a bus stop. Amendments made to assessment comments and ratings as appropriate.
Hertfordshire	General	In recent years considerable work has been	Noted. However, it is not	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
County Council Landscape / Green Infrastructure	Comment	<p>undertaken within both East Herts and wider Hertfordshire to identify the potential for Green Infrastructure. It is noticed that Green Infrastructure has not been used as an assessment criteria within the SLAA process.</p> <p>Although not an absolute constraint, existing Green Infrastructure evidence should be used to assess the contribution / enhancements that future development sites can make; including the potential implications on the feasibility and deliverability of sites. This approach is supported by the NPPF and therefore should be considered through any site selection process.</p> <p>It is therefore suggested that Green Infrastructure should be considered through future iterations of the SLAA (particular in relation to those sites that are likely to have a greater impact on the contributions they can make to GI etc); and again through any future site selection process.</p> <p>The same also applies to the impact on / contribution to the landscape.</p>	<p>considered appropriate to introduce a new assessment criteria regarding Green Infrastructure to the SLAA exercise. It is acknowledged that larger sites will be expected to make a contribution to Green Infrastructure provision and this is being considered through the site selection work being carried out for the District Plan.</p> <p>Notwithstanding this, the purpose of the SLAA is to assess the likelihood of a site coming forward for development. Thus, if such opportunities affect the deliverability of a site then they will be considered in the conclusion.</p>	
EHDC Engineering	General Comment	<p>Many of the sites are brown field sites which are situated amongst existing development areas. We consider that it is unlikely that the drainage and transportation infrastructure at these sites are suitable to cope with the additional stresses of such increased development and should therefore not be considered for further development. If further development were considered it should be constructed in such a way that it did not place additional strains on this infrastructure either by reducing the volumes of traffic and sewer</p>	Noted.	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		discharges to levels below that which is currently generated by the site or by increasing the capacity of the road and sewer network coming from the proposed site. In any event it is essential that all new developments take account of the findings of the East Herts Strategic flood risk assessment document and provide adequate and suitable above ground sustainable drainage systems to ensure that the maximum amount of protection from flooding can be provided.		
EHDC Environmental Health	Local – Contaminated Land	The only way to be certain that a site is contaminated is by carrying out a site investigation report. These reports are carried out by consultants on behalf of developers and consequently subject to copyright. Also legislation and guidelines change so therefore the risk assessment carried out at the time could also change. Therefore none of the sites have been placed in the red category.	Noted.	No change.
Bishop's Stortford Civic Federation	General Comment	Our overall comment is that Bishop's Stortford continues to suffer from a piecemeal approach to development. We urge that a Master Plan process be started and that appropriate discussions be commenced with stakeholders regarding the form and shape of Bishop's Stortford. In this way, decisions regarding the sites within the SLAA would be easier as one would have an overall structure to guide individual decision making for each site. Until that time, we feel there is a risk of further deterioration of the town in terms of quality of life and related issues such as congestion, employment and health.	Noted. The SLAA is a technical study that will be used to inform ongoing work in developing the District Plan: Part- 1. The District Plan will outline the overall development strategy for Bishop's Stortford until 2031.	No change.
Bishop's Stortford Civic Federation	General Comment	The Civic Federation fully recognises that the SLAA does not consider whether a site "should" be developed, only if it "could" be developed.	Disagree. Consider that in most cases sites will come forward for development	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		<p>We feel that the definition of "could" in the cases where we have expressed concern, is too wide and does not take into account, for example, the effect of any development itself being deleterious to the town. If one removes such sites from the process, the likelihood of development being forthcoming, is reduced.</p>	<p>irrespective of whether they have been identified in the SLAA. The SLAA helps the Council to be proactive both in terms of knowing in advance where development will happen and being able to inform the preparation of the District Plan in terms of taking into account the effect of piecemeal development on infrastructure.</p>	
<p>Mike Cook, MJ Cook Architect</p>	<p>Question</p>	<p>I am confused with your site references as these appear to have changed since the list that you produced for round 1. The list for round 1 finished at number 40/017 which was land at 8-9 Grass Warren, yet I note on a plan for site at 49 Upper Green referred to as 40/020, the site adjacent is referred to as 40/017, i.e. the same as Grass Warren. Do you therefore have an amended list of sites?</p>	<p>Following Round 1 of the SLAA it was noted that 'Land at 8-9 Grass Warren' had been included in the list twice (40/013 and 40/017). Therefore the site record for 40/017 was deleted. As further sites were identified for inclusion in Round 2 of the SLAA, these were added to the list starting from site reference 40/017. The full list of sites assessed as part of Round 2 of the SLAA are included in the SLAA Technical Study: Initial Report – Rounds 1 and 2 (November 2012).</p>	<p>No change.</p>
<p>Mike Cook, MJ</p>	<p>Question</p>	<p>I am unsure as to why you have only assessed three</p>	<p>These sites have received</p>	<p>No change.</p>

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
Cook Architect		<p>sites as there are other sites that are similar to sites 40/018 and 40/020, i.e approved but not under construction.</p> <p>These are: Land adjacent to 74 Upper Green Road - one dwelling approved ref. 3/10/1647/FP Land adjacent to 10 School Lane –one dwelling approved ref 3/11/2067/FP</p> <p>Also there is a further site for 10 houses that I believe is more than likely to get planning permission quite soon and that is: Seven Acres, 49 Upper Green Road –an additional 10 houses to the 18 approved and under construction ref 3/12/0597/FP.</p>	<p>planning permission following commencement of work on Round 2 of the SLAA. These sites will be assessed as part of an update of Round 2 of the SLAA, to be carried out alongside Round 3.</p>	
Mike Cook, MJ Cook Architect	Question	<p>I understand that you are considering a 10% increase in the number of dwellings in each village for the LDF; therefore will the 10% be based not only on the present number of dwellings in a village but also include all new dwellings that have or will be approved and built within the present Local Plan?</p>	<p>The 10% figure is for testing purposes only and is not a necessarily a policy position that will be carried forward into the District Plan.</p>	No change.
Richard Coutts, Baca Architects	General Comment	<p>We have now reviewed a sample of the sites, assessment criteria and weighting. In the round the assessment of the sample sites reviewed seem fair and reasonable.</p>	Noted.	No change.
Richard Coutts, Baca Architects	Major – Flood Risk	<p>We are glad that flood risk issues have been suitably weighted and note that several sites located within the floodplain, whilst located within built up areas and might seem natural brownfield infill had be identified as unsuitable for residential use.</p>	Noted.	No change.
Richard Coutts, Baca Architects	General Comment	<p>We have also identified that the assessment criteria currently only identifies constraints but not opportunities. Whilst this might take some informed judgement, some sites might have wider benefits due</p>	<p>Noted. This is considered more applicable to larger sites. Notwithstanding this, the purpose of the SLAA is</p>	No change.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		to their strategic location, or could, as a mixed used development provide wider strategic goals say through section 106 contributions such as releasing part of the site for school playing fields. Thus we would suggest that an informed assessment of suitability might capture this in some way and be included within the 'availability conclusion'.	to assess the likelihood of a site coming forward for development. Thus, if such opportunities affect the deliverability of a site then they will be considered in the conclusion.	
Richard Coutts, Baca Architects	General Comment	We note that much of the consultation feedback to date has been regarding concern to preserve the openness of the countryside. We note that some of the sites may be suitable for residential development but not perhaps the entirety of the site. One solution might be to utilise the Green Infrastructure Plan to create protected buffer zones where development would not be permitted. Such an approach would allow controlled and responsible development to come forward, create green wildlife corridors and ensure clear boundaries are maintained between neighbouring towns.	Noted. The conclusion would take account of whether it was more appropriate to bring forward only part of the site. Green infrastructure is an important aspect of this, but not the only aspect of site suitability.	No change.
Tim Waller, JB Planning Associates Ltd	General Comment on Conclusions	There may be other sites which are not available now, but which have been included within the first 5 years in the SLAA. It is important that the SLAA is reviewed to ensure this is not the case, because any such sites could not be included in the Council's 5 year land supply. Similarly, all sites should be considered against the NPPF's other requirements for deliverable sites, namely that they should offer a sustainable location for development now, be achievable within a reasonable prospect that housing will be delivered on site within 5 years, and be viable. I accept that the SLAA and the 5 year land supply are separate things, but the SLAA will inevitably become part of the land supply calculation, and errors in the way it classifies sites could lead to a mistaken	Agreed.	Officers have reconsidered their initial conclusions on the deliverability of sites and have made amendments as considered appropriate.

SLAA Round 2 - Officer's Responses to Stakeholder Engagement (June 2012)

Respondent	Criteria	Summary Comment	Officer Response	Amendment
		impression of the Council's housing land supply, which would be entirely contrary to the guidance in the NPPF.		