

Part 1 - The Development Strategy (comprising Chapters 1 to 12)	
Chapter 1 Introduction	8
1.1 What is the District Plan?	8
1.2 Preparation of the District Plan	10
1.3 Working with Neighbouring Authorities and Key Stakeholders	12
1.4 Neighbourhood Plans	12
1.5 How can you comment on the District Plan?	12
Chapter 2 Vision and Strategic Objectives	14
2.1 Introduction	14
2.2 A Description of East Herts	14
2.3 Key Issues and Challenges	15
2.4 Vision	17
2.5 Strategic Objectives	18
Chapter 3 The Development Strategy	22
3.1 Introduction	22
3.2 Level of Growth	22
3.3 Development Strategy	25
3.4 Presumption in Favour of Sustainable Development	35
3.5 Neighbourhood Planning	36
Chapter 4 Green Belt and Rural Area Beyond the Green Belt	40
4.1 Green Belt	40
4.2 Rural Area Beyond the Green Belt	42
4.3 Major Developed Sites	43
Chapter 5 Bishop's Stortford	48
5.1 Introduction	48
5.2 Development in Bishop's Stortford	49
5.3 Off Site Infrastructure	67
5.4 Employment in Bishop's Stortford	68
5.5 Retail in Bishop's Stortford	69
5.6 Leisure and Community Facilities in Bishop's Stortford	70
Chapter 6 Buntingford	74
6.1 Introduction	74
6.2 Development in Buntingford	76
6.3 Employment in Buntingford	81

6.4 Retail in Buntingford	81
6.5 Leisure and Community Facilities in Buntingford	82
Chapter 7 Hertford	84
7.1 Introduction	84
7.2 Development in Hertford	86
7.3 Employment in Hertford	96
7.4 Retail in Hertford	97
7.5 Leisure and Community Facilities in Hertford	97
Chapter 8 Sawbridgeworth	100
8.1 Introduction	100
8.2 Development in Sawbridgeworth	101
8.3 Employment in Sawbridgeworth	107
8.4 Retail in Sawbridgeworth	107
8.5 Leisure and Community Facilities in Sawbridgeworth	107
Chapter 9 Ware	110
9.1 Introduction	110
9.2 Development in Ware	112
9.3 Employment in Ware	117
9.4 Retail in Ware	117
9.5 Leisure and Community Facilities in Ware	118
Chapter 10 Villages	120
10.1 Introduction	120
10.2 Development in the Villages	121
10.3 Village Boundaries	126
10.4 Neighbourhood Plans	126
10.5 Employment in the Villages	127
10.6 Retail, Leisure and Community Facilities in the Villages	129
Chapter 11 East of Welwyn Garden City	132
11.1 Introduction	132
11.2 Development East of Welwyn Garden City	134
Chapter 12 The Gilston Area	140
12.1 Introduction	140
12.2 Development in the Gilston Area	142

Part 2 - Topic Policies (comprising Chapters 13 to 24)

13 Housing	149
13.1 Introduction	149
13.2 Type and Mix of Housing	149
13.3 Housing Density	151
13.4 Affordability and the Housing Market	152
13.5 Special Residential Uses	156
13.6 Rural Exception Sites	156
13.7 Dwellings for Rural Workers	157
13.8 Housing for Older and Vulnerable People	158
13.9 Gypsies and Travellers and Travelling Showpeople	160
13.10 Replacement Buildings in the Green Belt and the Rural Area Beyond the Green Belt	162
13.11 Extensions and Alterations to Dwellings and Residential Outbuildings	163
13.12 Change of Use of Land to Residential Garden and Enclosure of Amenity Land	165
13.13 Residential Annexes	165
14 Economy	168
14.1 Introduction	168
14.2 Employment	169
14.3 Rural Economy	170
14.4 Communications Infrastructure and Flexible Working Practices	172
14.5 Tourism	174
14.6 Lifelong Learning	175
15 Retail and Town Centres	178
15.1 Introduction	178
15.2 Retail Development	178
15.3 Primary Shopping Area	180
15.4 Primary Shopping Frontages	181
15.5 Secondary Shopping Frontages	181
15.6 District Centres, Local Parades and Individual Shops	182
16 Design	186
16.1 Introduction	186
16.2 Design Objectives	186
16.3 Sustainable Design	187

16.4 Planning Applications	188
16.5 Design Codes	188
16.6 Design Reviews	189
16.7 Local Character and Amenity	189
16.8 Crime and Security	193
16.9 Advertisements and Signs	194
17 Transport	196
17.1 Introduction	196
17.2 Sustainable Transport	197
17.3 Highway Safety and Trip Generation	199
17.4 Vehicle Parking Provision	199
18 Community Facilities, Leisure and Recreation	202
18.1 Introduction	202
18.2 Open Space, Sport and Recreation	202
18.3 Open Space Standards	204
18.4 Local Green Space	205
18.5 Water Based Recreation	206
18.6 The Lee Valley Regional Park	206
18.7 Equine Development	208
18.8 Community Facilities	209
18.9 Health and Wellbeing	211
18.10 Education	213
19 Natural Environment	216
19.1 Introduction	216
19.2 Nature Conservation	216
19.3 Species and Habitats	218
19.4 Green Infrastructure	221
20 Landscape	226
20.1 Introduction	226
20.2 Landscape Character	226
20.3 Landscaping	227
21 Heritage Assets	230
21.1 Introduction	230
21.2 Heritage Assets	230

21.3 Archaeology	232
21.4 Conservation Areas	232
21.5 Listed Buildings	235
21.6 Historic Parks and Gardens	236
21.7 Enabling Development	237
22 Climate Change	240
22.1 Introduction	240
22.2 Adaptation	240
22.3 Mitigation	241
22.4 Renewable and Low Carbon Energy	243
23 Water	248
23.1 Introduction	248
23.2 Flood Risk	248
23.3 Water Quality and the Water Environment	249
23.4 Efficient Use of Water Resources	251
23.5 Sustainable Drainage	252
23.6 Wastewater Infrastructure	254
24 Environmental Quality	258
24.1 Introduction	258
24.2 Contaminated Land and Land Instability	258
24.3 Noise Pollution	259
24.4 Light Pollution	260
24.5 Air Quality	260
25 Delivery	264
25.1 Introduction	264
25.2 Infrastructure and Service Delivery	264
25.3 Developer Contributions	265
25.4 Monitoring	266
Appendix A Key Diagram	269
Appendix B Strategy Worksheet	272
Appendix C Open Space Standards	274
Appendix D Monitoring Framework	278

Appendix E Glossary

