

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 21 JULY 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – CHAPTER 9 – WARE:
RESPONSE TO ISSUES RAISED DURING PREFERRED OPTIONS
CONSULTATION

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To bring to Members' attention the issues raised through the Preferred Options consultation in connection with Chapter 9 (Ware) of the Draft District Plan Preferred Options version, together with Officer responses to those issues.

**RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE
PANEL: That Council, via the Executive, be advised that:**

(A)	the issues raised in respect of Chapter 9 (Ware) of the Draft District Plan Preferred Options, as detailed at Essential Reference Paper 'B' to this report, be received and considered; and
(B)	the Officer response to the issues referred to in (A) above, as detailed in Essential Reference Paper 'B' to this report, be agreed.

1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27th February and 22nd May 2014. Several thousand comments were received through the consultation exercise from over a thousand stakeholders including statutory consultees and members of the public.

- 1.2 In order to manage these comments, the Council's agreed approach, as set out in its Statement of Community Involvement (October 2013), is to summarise the issues raised through the consultation and record how these issues have been used to inform the next draft of the District Plan.
- 1.3 This report presents the Issue Report for Ware at **Essential Reference Paper 'B'**.
- 2.0 Report
- 2.1 The Issue Report summarises the issues raised through the Preferred Options Consultation and the issues are grouped according to the section of the Draft Plan they relate to. The table presents an officer response to each issue and sets out whether or not it is proposed that any subsequent proposed amendments to the text or policies of the draft Plan be made as a result.
- 2.2 As there have been significant advances in the technical evidence available to support the development strategy, and changes in local and wider circumstance since the publication of the Preferred Options version of the Draft Plan, it is considered appropriate that each of the settlement chapters be rewritten to take these factors into account rather than presenting a 'track change' iteration of the previous version. Therefore, unlike the approach taken for the Topic Chapters, the Issue Report for this Settlement Chapter does not specify a form of wording that any proposed amendment should take.
- 2.3 In consequence, it is likewise not proposed that amendments are shown in the form of 'track changes' for the settlement chapters. Instead, a revised chapter, which incorporates any proposed necessary amendments to the Plan identified in the Issue Report, will be brought before Members for consideration at the District Planning Executive Panel meeting on 25th August, along with the relevant Settlement Appraisal.
- 2.4 It should be noted that, for Ware, there have been significant changes since the Preferred Options consultation in 2014.
- 2.5 Firstly, development of 14 homes as part of mixed use development has been completed at the former Co-op Depot, Star Street, which makes draft Policy WARE2 redundant.

- 2.6 Secondly, technical evidence in the form of transport modelling has become available which has demonstrated that, even with the implementation of mitigation measures, it will not be possible for Ware to accommodate the upper levels of growth in the range suggested for further testing in the Preferred Options consultation.
- 2.7 In addition to the production of the evidence base which has led to the need for a substantial reduction in the potential overall amount of development to be delivered in the area, it should be noted that considerable progress has been made in the level of supporting information available to the Council in respect of other aspects which would enable potential delivery of development in the area.
- 2.8 Therefore, taking the above into account, together with responses to the issues raised during the consultation and advice received during a meeting with a Planning Inspector in January 2016, it is the view of Officers that, while the Preferred Options consultation proposed that the area would feature as a Broad Location and a subsequent DPD would have needed to have been produced, the area to the North and East of Ware should now be included as a Site Allocation in the Plan, subject to Masterplanning. This would have the advantage of both involving public participation in the design process and reducing the lead-in time needed to facilitate delivery. As a consequence of this approach, the Green Belt boundary would need to be amended in this location through the District Plan.
- 2.9 It should be noted that the final quantum of development to be delivered on land to the North and East of Ware will be considered through the Ware Settlement Appraisal which will be presented to the District Planning Executive Panel on 25th August.
- 2.10 Members are therefore invited to agree the Issue Report, as detailed in Essential Reference Paper 'B' to this report, as a basis for informing a redrafted chapter on Ware in the final draft District Plan.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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