

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 21 JULY 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – CHAPTER 14 – ECONOMY:  
RESPONSE TO ISSUES RAISED DURING PREFERRED OPTIONS  
CONSULTATION, FURTHER AMENDMENTS AND DRAFT REVISED  
CHAPTER (RENAMED ECONOMIC DEVELOPMENT)

WARD(S) AFFECTED: ALL

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**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 14 (Economy) of the Draft District Plan Preferred Options version, together with Officer responses to those issues;
- To explain to Members why further amendments to Chapter 14 (Economy) are required to ensure that the final draft District Plan reflects the most up-to-date policy position and the latest available evidence;
- To place before Members for consideration a draft revised chapter, for subsequent incorporation into the final draft District Plan.

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

<b>(A)</b>	<b>the issues raised in respect of Chapter 14 (Economy) of the Draft District Plan Preferred Options, as detailed at Essential Reference Paper 'B' to this report, be received and considered;</b>
<b>(B)</b>	<b>the Officer response to the issues referred to in (A) above, as detailed in Essential Reference Paper 'B' to this report, be agreed;</b>

<b>(C)</b>	<b>the further amendments in respect of Chapter 14 (Economy) of the Draft District Plan Preferred Options, as detailed at Essential Reference Paper ‘B’ to this report, be received and considered; and</b>
<b>(D)</b>	<b>the draft revised Chapter 14 (Economic Development), as detailed in Essential Reference Paper ‘C’ to this report, be agreed as a basis for inclusion in the final draft District Plan, with the content being finalised when the consolidated plan is presented in September 2016.</b>

## 1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27<sup>th</sup> February and 22<sup>nd</sup> 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 a draft revised chapter on the Economy for subsequent incorporation into the final Draft District Plan. **Essential Reference Paper ‘B’** contains the Issues Report and **Essential Reference Paper ‘C’** the draft revised chapter.

## 2.0 Report

2.1 The Issue Report is split into two parts. The first part summarises the issues raised through the Preferred Options Consultation. 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 then sets out any subsequent proposed amendments to the text or policies of the draft Plan. These proposed amendments are shown in the form of a ‘track change’ so that readers can clearly see what amendments are being proposed.

- 2.2 The second part of the Issue Report details any further amendments that are required to ensure that the final draft District Plan reflects the most up-to-date policy position and the latest available evidence.
- 2.3 Among the biggest change in this chapter arises from the recent changes to Permitted Development legislation, which has a more relaxed approach to development including changes of use and conversion of office space to residential properties and changes to agricultural buildings. Changes that were for a temporary time period have become permanent, and the pressure to have a five year supply of land available for housing has placed many of the District's employment areas under pressure to redevelop.
- 2.4 However, it is important that the District Plan makes provision for the longer term and seeks to encourage the creation of new employment opportunities and takes a positive approach to redevelopment where this creates local job opportunities.
- 2.5 It is important to note that new Employment Area designations are contained in the emerging Development Strategy chapter.
- 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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