

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 25 AUGUST 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – WARE – SETTLEMENT APPRAISAL AND NEW DRAFT CHAPTER 9

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To present to Members a Settlement Appraisal for Ware, together with 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:

(A)	the Ware Settlement Appraisal as detailed at Essential Reference Paper ‘B’ to this report, be agreed; and
(B)	the draft revised Chapter 9 (Ware), 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.

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.

1.2 The issues raised through the consultation with regard to the Ware Chapter were considered at the District Planning Executive Panel on the 21st July 2016.

- 1.3 This report presents a Settlement Appraisal for Ware. The Ware Appraisal provides the Council's justification for the proposed redrafted chapter having regard to the issues raised during the Preferred Options consultation, further technical and delivery assessment and sustainability appraisal.
- 1.4 **Essential Reference Paper 'B'** contains the Settlement Appraisal for Ware and **Essential Reference Paper 'C'** contains the revised draft chapter.

2.0 Report

- 2.1 The Preferred Options District Plan presented a draft development strategy for Ware that included one proposed allocation:

- Former Co-op Depot, Star Street for 14 dwellings (Policy WARE2); and

one proposed Broad Location for Development:

- Land North and East of Ware for strategic scale development of between 200 and 3,000 dwellings (Policy WARE3).

- 2.2 The Settlement Appraisal identifies how the proposed strategy for the town has been refined following the Preferred Options consultation.
- 2.3 Due to the completion of development at the former Co-op Depot, Star Street, the revised chapter has deleted the Preferred Options draft Policy WARE2.
- 2.4 Land to the North and East of Ware was assessed through the Plan-making process and was included in the Preferred Options District Plan as a Broad Location for Development. This meant that the principle of development in this location was reserved subject to further detailed assessments which would have been considered through the production of a Development Plan Document. However, since the Preferred Options consultation, a considerable amount of technical evidence has become available which has enabled the Council to more fully assess the feasibility and suitability of development in this location and this is documented in the Settlement Appraisal.

2.5 Consequently, in the revised draft chapter, Land North and East of Ware is proposed to be allocated for development within the plan period to 2033:

- 1,000 homes to the North and East of Ware

It should further be noted that, should suitable mitigation measures to identified constraints on both the local and wider strategic road networks be identified and agreed by Hertfordshire County Council as Transport Authority, a further 500 dwellings are also expected to be delivered in this location beyond the plan period. To ensure long-term permanence, Green Belt boundaries will be revised on the basis of the provision of the upper figure.

2.6 The policies contained in the draft revised chapter set out what the proposed development in Ware will be expected to deliver. These requirements will form the basis of Masterplanning for the area and inform future planning applications.

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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