

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 25 AUGUST 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – SAWBRIDGEWORTH –
SETTLEMENT APPRAISAL AND NEW DRAFT CHAPTER 8

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To present to Members a Settlement Appraisal for Sawbridgeworth, 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 Sawbridgeworth Settlement Appraisal as detailed at Essential Reference Paper ‘B’ to this report, be agreed; and
(B)	the draft revised Chapter 8 (Sawbridgeworth), 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 Sawbridgeworth Chapter were considered at the District Planning Executive Panel on the 21st July 2016.

- 1.3 This report presents a Settlement Appraisal for Sawbridgeworth. The Settlement 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 Sawbridgeworth 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 Sawbridgeworth that included two proposed allocations:
- Land to the north of West Road for 100 dwellings; and
 - Land to the south of West Road for 300 dwellings.
- 2.2 The Settlement Appraisal identifies how the proposed strategy for the town has been refined following the Preferred Options consultation. The revised draft chapter proposes a reduced quantum of development to the south of West Road due to Green Belt concerns, a slight increase to the north of West Road in response to proposed densities and a new site to the north of the town:
- Land to the north of West Road – 125 dwellings;
 - Land to the south of West Road – 175 dwellings; and
 - Land to the north of Sawbridgeworth – 200 dwellings.
- 2.4 The policies contained in the draft revised chapter set out what the proposed development in Sawbridgeworth will be expected to deliver. These requirements will form the basis of 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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