

Issue Number	Issues raised through consultation	Officer Response
<b>General Issues</b>		
6.01	Buntingford Town Council, Anstey Parish Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD), site promoters and others state that the Plan needs to be updated to take account of additional development granted planning permission on appeal.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Agreed. The Buntingford chapter and District Plan Policies Map will be updated to reflect the additional development granted planning permission in the town since 2014.</p>
6.02	Buntingford Town Council state that the town boundary should be redrawn to prevent further development in the Rural Area Beyond the Green Belt.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>The settlement boundary of the town will be amended to incorporate site allocations from the Plan and the full extent of sites granted planning permission since 2014.</p>
6.03	It seems it has been predetermined that development in Buntingford will be sited in the proposed areas.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Due to its position as the only town in the District that is not constrained by Green Belt, Buntingford has been subject to a number of speculative planning applications throughout the plan-making process. Therefore it is likely that the development strategy for Buntingford will be established through the planning application and development management process rather than the plan-making process, and development will have commenced on site prior to the adoption of the Plan.</p>
6.04	A site promoter states that as Buntingford is not located in the Green Belt, its expansion should be considered before releasing Green Belt land for development.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The National Planning Policy Framework (NPPF) states at paragraph 84 that local planning authorities should consider the 'consequences for sustainable development' when producing a Plan. The overall development strategy for the District has emerged over a long period of time and has been subject to a sustainability appraisal. It is considered that a strategy which sought to direct higher levels of development to less sustainable locations beyond the Green Belt, purely in order to avoid otherwise suitable locations adjacent to the towns located within the Green Belt, would not</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>comply with the NPPF.</p> <p>Notwithstanding this, the level of development proposed for Buntingford in the draft District Plan has already been exceeded through the granting of planning permission, both by the Council and by the Planning Inspectorate, to a number of speculative planning applications.</p>
6.05	No population projections in the Buntingford chapter whilst there is in other chapters.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The format of the Buntingford chapter in the Plan is consistent with that of the other settlement chapters. It is possible that this comment relates to information regarding population projections and housing need contained within the Summary Document of the Plan. This information appears to have been omitted in error for Buntingford. However, these figures have now been superseded by an updated four-authority Strategic Housing Market Assessment (SHMA), which presents updated evidence regarding population projections and housing need.</p>
6.06	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD), and others state that further development beyond what has already been approved would be clearly unsustainable. The town has already exceeded its capacity for new development to 2031.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Due to its position as the only town in the District that is not constrained by Green Belt, Buntingford has been subject to a number of speculative planning applications throughout the plan-making process.</p> <p>Therefore, the sustainability of the town and the appropriateness of proposed development have been considered through the development management process as opposed to the plan-making process.</p> <p>A number of the planning applications submitted have been considered by the Planning Inspectorate following refusal of planning permission by the Council. To date, the decisions of the various planning Inspectors have been unanimous in concluding that the proposed developments amount to sustainable development having regard to the three-stranded definition</p>

Issue Number	Issues raised through consultation	Officer Response
		contained within the NPPF.
6.07	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) state that the proportion of windfall allowance should be specified as this is too open ended and Buntingford has already had to take far more housing than envisaged in the draft Plan.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Windfall development is, by its nature, unplanned development so it is impossible to specify how much development will come forward in this way.</p>
6.08	Buntingford Action for Responsible Development (BARD) comment that a reduction in the proposed level and rate of housebuilding in the District as a whole would enable the scale of new housing proposals in Buntingford to be reduced, minimising the mismatch between the proposed increase in working population and availability of employment accessible by sustainable means of transport.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The National Planning Policy Framework (NPPF) states at paragraph 47 that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed need for housing in the housing market area. The Council, and neighbouring local authorities within the housing market area, previously commissioned independent consultants to undertake a Strategic Housing Market Assessment (SHMA). This technical study identifies that the housing need in East Herts is at least 745 dwellings up to 2033 (16,390 new homes in total). In this respect, it is incumbent on the Council to ensure that the needs of the district are met.</p>
6.09	Most of the content of the plan is wishlists without specifics or evidence to support the content.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Plan is supported by an extensive evidence base which can be viewed at <a href="http://www.eastherts.gov.uk/districtplan">www.eastherts.gov.uk/districtplan</a>.</p> <p>With regards to infrastructure, the Council continues to liaise with infrastructure and service providers in order to understand any capacity issues. An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered.</p>
6.10	Consultation process is a smoke screen and local people have little influence over centrally inspired projects.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Whilst the Plan has been prepared in accordance with the National</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>Planning Policy Framework, the Plan sets out the local vision and strategic priorities for the area, together with district-wide and settlement specific policies on the homes and jobs needed in the area. A wide section of the community has been proactively engaged in the preparation of the Plan since its inception. All comments made through the consultation process are considered and amendments are made to the Plan where necessary.</p>
6.11	Use terminology in the Plan that is readily understood.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council has made every effort to use language and terminology that is easily understood in the Plan. However, appropriate planning terminology has to be used in many circumstances. A glossary of terms is included in the Plan to assist the reader in this respect.</p>
6.12	Where is the evidence that Buntingford needs new homes? Buntingford has met its quota of homes already and should not need to provide further homes.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The NPPF states that local planning authorities should seek to meet their full objectively assessed housing need. The Council, and neighbouring local authorities within the housing market area, previously commissioned independent consultants to undertake a Strategic Housing Market Assessment (SHMA). This technical study identifies that the housing need in East Herts is at least 745 dwellings up to 2033 (16,390 new homes in total).</p> <p>Proposed allocations emanating from this assessment have been made on the basis that provision should be balanced across the district where possible and delivered in the most sustainable locations. Therefore, in order to meet this challenging level of need, some development will be required in Buntingford.</p>
6.13	Slow sales of recently developed homes in Buntingford suggest a lack of demand for additional development.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A slow sales rate of new development is more likely to be related to the prevailing economic climate than a lack of demand for housing. The fact that a number of national house builders are building homes in Buntingford suggests that they have market research</p>

Issue Number	Issues raised through consultation	Officer Response
		which indicates a significant demand for housing in the town.
6.14	Housing development needs to be of a suitable scale, in the right place and with the sufficient infrastructure to support the additional population.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The Plan seeks to ensure that housing development takes place in the most suitable locations in the District, i.e. where it is needed, where it is deliverable, and where it is sustainable.</p>
6.15	No consideration has been given to the housing type and mix required in Buntingford. Buntingford has an ageing population and this needs to be reflected in housing provision.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policy HOU1 of the Plan indicates that housing developments will be expected to provide an appropriate mix of housing tenures, types and sizes, taking account of the evidence contained within the latest Strategic Housing Market Assessment (SHMA) and other additional up to date evidence.</p> <p>The ageing population is not specific to Buntingford and is therefore an issue that needs to be considered on a district wide basis. Policies in the Housing Chapter of the Plan promote the delivery of housing that is suitable for older people. This includes the provision of smaller housing units, the provision of accessible and adaptable homes, and the provision of specialist forms of retirement accommodation.</p>
6.16	Housing type and mix should focus on the delivery of bungalows and 2 storey family homes on larger plots. Sheltered housing should be provided rather than affordable housing and care homes.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policy HOU1 of the Plan indicates that housing developments will be expected to provide an appropriate mix of housing tenures, types and sizes, taking account of the evidence contained within the latest Strategic Housing Market Assessment (SHMA) and other additional up to date evidence.</p> <p>Recently approved planning applications in Buntingford contain a wide variety of housing types, from small bungalows through to large detached houses, which are considered to cater for all sections of the community.</p> <p>Policies in the Housing Chapter of the Plan promote the delivery of</p>

Issue Number	Issues raised through consultation	Officer Response
		specialist forms of retirement accommodation including sheltered housing and residential care homes.
6.17	Housing development should be of a lower density to reflect the rural nature of the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policy HOU2 of the Plan sets out the approach to be taken to the density of housing development. The policy sets out that housing density will vary according to the relative accessibility and character of the development location.</p>
6.18	Buntingford Action for Responsible Development (BARD) and others comment that Buntingford needs less 'standard' housing and more 'professional' housing to release the existing 'standard' stock.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policy HOU1 of the Plan indicates that housing developments will be expected to provide an appropriate mix of housing tenures, types and sizes, taking account of the evidence contained within the latest Strategic Housing Market Assessment (SHMA) and other additional up to date evidence.</p> <p>Recently approved planning applications in Buntingford contain a wide variety of housing types, from small bungalows through to large detached houses, which are considered to cater for all sections of the community.</p>
6.19	Consideration should be given to a predominance of 1 bedroomed bungalow style housing which would meet the requirements of an ageing population.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policy HOU1 of the Plan indicates that housing developments will be expected to provide an appropriate mix of housing tenures, types and sizes, taking account of the evidence contained within the latest Strategic Housing Market Assessment (SHMA) and other additional up to date evidence.</p> <p>The SHMA 2015 sets out that 9% of the housing need is for 1 bedroom units.</p> <p>Recently approved planning applications in Buntingford contain a wide variety of housing types, from small bungalows through to large detached houses, which are considered to cater for all sections of the community. A new policy in the Housing Chapter of the Plan, HOU7 Accessible and Adaptable Homes, requires the</p>

Issue Number	Issues raised through consultation	Officer Response
		provision of homes that are readily adaptable to meet the changing needs of their occupants over their lifetime and to support independent living.
6.20	Support the Plan considering the ageing population of the District and favouring 'Lifetime Homes'.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Support noted and welcomed. However, the 'Lifetime Homes' standard has now been superseded by optional new national technical standards. Therefore, a new policy in the Housing Chapter of the Plan, HOU7 Accessible and Adaptable Homes, contains these national technical standards, to ensure the delivery of homes that are readily adaptable to meet the changing needs of their occupants over their lifetime and to support independent living.</p>
6.21	Need provision of more user-friendly residential care along the lines of the Rowntree Trust in York	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Plan acknowledges that the district has an ageing population and policies within the Housing Chapter of the Plan promote a positive approach to providing a variety of residential options for older and vulnerable people.</p> <p>The delivery model for the provision of accommodation for older people has changed significantly over the years and there has been a marked shift to the delivery of flexi-care schemes and higher quality care home provision. Therefore, any schemes coming forward in Buntingford are likely to be influenced by this type of delivery model.</p>
6.22	Affordable housing should only be provided for local needs due to the lack of employment and public transport provision in the town. Affordable homes built at Crouch Gardens seem to be lived in predominantly by people who are not from Buntingford.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Strategic Housing Market Assessment (SHMA) identifies a significant need for additional affordable housing in East Herts. The key mechanism for securing affordable housing provision is by requiring developers to provide affordable housing as part of open market housing developments (through Section 106 Agreements).</p> <p>Policy HOU3 Affordable Housing seeks to maximise the delivery of</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>affordable housing with up to 40% provision being secured on eligible sites. This policy is applied district wide, across the towns and villages, to ensure that the maximum amount of affordable housing is delivered in the district.</p> <p>The Council's Housing Register and Allocations Policy sets out how the Council awards priority to applicants that wish to be considered for an affordable home. Local connection criteria are applied but this applies at a district wide level rather than at a settlement level, except in a small number of schemes where a Local Lettings Policy is applied. It is not considered that a Local Lettings Policy would be appropriate in Buntingford, which is one of the more sustainable settlements in the district.</p>
6.23	Even affordable homes in Buntingford are not affordable for ordinary people.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The National Planning Policy Framework (NPPF) defines affordable housing as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'. In addition, the Government is currently in the process of amending the definition to include 'starter homes'. Therefore it is considered that there is a range of affordable housing tenures available to those whose needs are not met by the market.</p> <p>However it is acknowledged that changes introduced by the Government relating to the way that affordable homes are funded and delivered may have a detrimental impact on affordability of these homes. The Council's Housing team are working closely with Registered Providers to ensure that affordable homes provided for rent remain affordable for local residents on the Housing Register.</p>
6.24	Severe lack of affordable housing in the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Strategic Housing Market Assessment (SHMA) identifies a significant need for additional affordable housing in East Herts. The key mechanism for securing affordable housing provision is by requiring developers to provide affordable housing as part of open</p>



Issue Number	Issues raised through consultation	Officer Response
		<p>market housing developments (through Section 106 Agreements).</p> <p>Policy HOU3 Affordable Housing seeks to maximise the delivery of affordable housing with up to 40% provision being secured on eligible sites. Therefore, it is anticipated that there will be significant delivery of affordable housing in the town over the Plan period.</p>
6.25	Registered numbers for affordable housing in Buntingford are only 30. Over provision of affordable housing will lead to Buntingford becoming a 'benefit town'.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Strategic Housing Market Assessment (SHMA) identifies a significant need for additional affordable housing in East Herts. Buntingford has been stated as a preferred location for housing by 352 applicants on the Housing Register (June 2016).</p> <p>Policy HOU3 Affordable Housing seeks to maximise the delivery of affordable housing with up to 40% provision being secured on eligible sites. This policy is applied district wide, across the towns and villages, to ensure that the maximum amount of affordable housing is delivered in the district.</p> <p>It is not considered appropriate to associate the delivery of affordable housing with the term 'benefit town'.</p>
6.26	Real need for homes for key workers such as teachers, nurses etc in this expensive area.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The National Planning Policy Framework (NPPF) defines affordable housing as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'. In addition, the Government is currently in the process of amending the definition to include 'starter homes'. Therefore it is considered that there is a range of affordable housing tenures available to those whose needs are not met by the market, including key workers.</p>
6.27	Buntingford Action for Responsible Development (BARD) and others state that the 40% affordable housing requirement set by the Council across the district is not appropriate for Buntingford, a rural market town. Lack of employment opportunities in the town and lack of good access to	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Strategic Housing Market Assessment (SHMA) identifies a significant need for additional affordable housing in East Herts. The key mechanism for securing affordable housing provision is by</p>

Issue Number	Issues raised through consultation	Officer Response
	<p>employment opportunities further afield should be taken into account when considering the affordable housing requirement. Wessex Economics Employment Study indicates that lower income groups are more likely to depend on local jobs. Buntingford should have a reduced % requirement.</p>	<p>requiring developers to provide affordable housing as part of open market housing developments (through Section 106 Agreements).</p> <p>Policy HOU3 Affordable Housing seeks to maximise the delivery of affordable housing with up to 40% provision being secured on eligible sites. This policy is applied district wide, across the towns and villages, to ensure that the maximum amount of affordable housing is delivered in the district. Meeting affordable housing needs is a key element of the social element of sustainable development, and maximising the provision of affordable housing is identified within the Council's Corporate Strategic Plan.</p> <p>Buntingford is one of the more sustainable settlements in the district, and residents have access to a wide range of services and facilities within the town. It is acknowledged that there is a lack of employment opportunities in the town which leads to a net flow of out-commuting. However, this is true for all of the settlements in the District. East Herts is a mainly rural district which, by its nature, is partly reliant on larger neighbouring urban areas to meet the employment needs of its residents.</p> <p>Notwithstanding this, policies in the Plan seek to increase the number of jobs available in Buntingford, and seek to improve the existing passenger transport system to nearby towns to enable residents to use sustainable transport options to access jobs in these locations.</p> <p>Therefore, it is not considered that reducing the affordable housing % requirement for Buntingford is appropriate as this would reduce the amount of affordable housing delivered in the District, contrary to paragraph 47 of the National Planning Policy Framework which states that local planning authorities should meet the full, objectively assessed needs for market and affordable housing.</p>
6.28	<p>Buntingford Action for Responsible Development (BARD) comment that reducing the % of affordable housing required would enable developers to create a design more appropriate to their location</p>	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Strategic Housing Market Assessment (SHMA) identifies a significant need for additional affordable housing in East Herts.</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>Policy HOU3 Affordable Housing seeks to maximise the delivery of affordable housing with up to 40% provision being secured on eligible sites. This policy is applied district wide, across the towns and villages, to ensure that the maximum amount of affordable housing is delivered in the district.</p> <p>Policy DES3 within the Design and Landscape Chapter of the Plan states that all development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness. This policy would apply regardless of the proportion of affordable housing provided on a site.</p>
6.29	Buntingford Action for Responsible Development (BARD) comment that reducing the % of affordable housing required would enable developers to accommodate the much needed employment floorspace needed to redress the current imbalance.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Strategic Housing Market Assessment (SHMA) identifies a significant need for additional affordable housing in East Herts. Policy HOU3 Affordable Housing seeks to maximise the delivery of affordable housing with up to 40% provision being secured on eligible sites. This policy is applied district wide, across the towns and villages, to ensure that the maximum amount of affordable housing is delivered in the district.</p> <p>Reducing the affordable housing % requirement would not necessarily result in the provision of more employment land. It is more likely to result in the provision of more market homes. The provision of employment land in Buntingford is considered through other policies in the Plan.</p>
6.30	Need to provide adequate residents' parking spaces in development schemes due to high car ownership levels in Buntingford.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The Council's Vehicle Parking Standards have recently been revised, which will influence the amount of parking provided at new development in the future. It is important that adequate parking provision is made to avoid displacement parking, while providing the opportunities for sustainable travel options to encourage modal shift.</p>

Issue Number	Issues raised through consultation	Officer Response
6.31	Would support the proposed development if, in advance of any homes being built, sufficient school places, doctors surgeries capacities, public transport provision and road network infrastructure are all put in place. This will lessen the burden and stress on current facilities and allow for a natural expansion and growth to be accepted in the future.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council is fully aware that, in order to ensure the delivery of sites within the Plan, any necessary mitigating infrastructure must be identified and provided at the most appropriate time in the development process. The Plan should therefore seek to provide a suitable balance between conveying the requirement for infrastructure to be phased appropriately, without introducing unrealistic expectations about advance provision. Consequently, infrastructure delivery may not always be achieved prior to the commencement of development.</p> <p>An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered. Financial contributions towards the delivery of schemes have been secured through S106 legal agreements prepared alongside all of the recently approved planning applications.</p>
6.32	A site promoter states that Buntingford is a town capable of greater housing and employment expansion than is proposed, provided the infrastructure is improved proportionately, and its bus service connections to nearby towns are improved substantially.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The Plan identifies Buntingford as a sustainable settlement with the services and facilities to accommodate development.</p> <p>Due to its position as the only town in the District that is not constrained by Green Belt, Buntingford has been subject to a number of speculative planning applications throughout the plan-making process. Therefore it is likely that the development strategy for Buntingford will be established through the planning application and development management process rather than the plan-making process, and as a consequence, a higher level of growth will occur than what was envisaged in the draft Plan.</p>
6.33	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) and others comment that vital infrastructure is already overstretched in terms of schools, doctors, and road usage. Infrastructure of town will struggle to cope with level of	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council continues to liaise with infrastructure and service providers in order to understand any capacity issues.</p>

Issue Number	Issues raised through consultation	Officer Response
	development proposed and needs to be improved as a matter of urgency.	An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered. Financial contributions towards the delivery of schemes have been secured through S106 legal agreements prepared alongside all of the recently approved planning applications.
6.34	Anstey Parish Council, a site promoter and others are concerned about the lack of an infrastructure plan for the town.	<b>No amendment to Plan in response to this issue</b>  An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered.
6.35	No developer contributions to infrastructure necessary to sustain their plans.	<b>No amendment to Plan in response to this issue</b>  An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered. Financial contributions towards the delivery of schemes have been secured through S106 legal agreements prepared alongside all of the recently approved planning applications.
6.36	No information about how Council Tax receipts will be used for local infrastructure.	<b>No amendment to Plan in response to this issue</b>  Council Tax receipts are used to pay for local services, as opposed to funding infrastructure.
6.37	As the resident population is now set to grow to a greater extent than originally foreseen, greater attention will need to be given to infrastructure development in Buntingford.	<b>No amendment to Plan in response to this issue</b>  Noted. The Council continues to work with infrastructure and service providers to determine the impact of increased development on the town's existing infrastructure.  An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered.
6.38	The size of the population reliant on the services and facilities is greater than the 5,000 people stated as the population of the wider hinterland is	<b>No amendment to Plan in response to this issue</b>  Noted. The population of the wider hinterland that uses

Issue Number	Issues raised through consultation	Officer Response
	14,000. This should be accounted for when considering the impact on the existing infrastructure.	Buntingford's services is being considered with regard to the impact on infrastructure.
6.39	HCC Property support paragraph 6.1.5 regarding the provision of middle and secondary education. However, these sites (Edwinstree Middle School and Freman College) should be included in the town boundary as this would assist in achieving planning permission for any development that would be required at these schools to enable the provision of additional school places to accommodate increased demand.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Noted. It is the view of Officers that the Buntingford settlement boundary should be amended to incorporate the school sites of Edwinstree Middle School and Freman College. It is proposed that the settlement boundary is extended to the A10. The Policies Map will be updated to show the amended settlement boundary.</p>
6.40	HCC Property comment that reference should be made to first schools in the last sentence of paragraph 6.1.5 as there is a three tier education system in operation in Buntingford.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Noted. Wording will be amended to make reference to 'first schools' rather than 'primary education'.</p>
6.41	HCC Property request that Layston First School should be included in the town boundary as this would assist in achieving planning permission for any development that would be required at the school to enable the provision of additional school places to accommodate increased demand.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Noted. It is the view of Officers that the Buntingford settlement boundary should be amended to incorporate the school site at Layston First School. It is proposed that the settlement boundary is extended to the eastern boundary of the school site. The Policies Map will be updated to show the amended settlement boundary.</p>
6.42	HCC Property confirm that the pupil yield from 753 new dwellings (1.5FE) would absorb all potential capacity available at the existing first schools in the town and therefore it would be prudent to plan for an additional first school site allocation to ensure long term need can be met.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Noted. It is the view of Officers that a site allocation should be made for the development of a new first school. It is clear that the pupil yield arising from all approved development sites cannot be accommodated within the town's existing schools and therefore a new first school will be required. This will be considered through the Buntingford Settlement Appraisal which will be presented to the District Planning Executive Panel on 8<sup>th</sup> September.</p>
6.43	HCC Property state that middle and upper schools in the school planning area are at capacity and oversubscribed. However, the schools have tended historically to attract pupils from outside the school planning area (Stevenage, Royston). To add more places at this point in time is likely to draw more pupils from those communities as there are sufficient places in	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. It is considered that policies within the Plan provide the flexibility to develop school sites within Buntingford where possible and necessary.</p>

Issue Number	Issues raised through consultation	Officer Response
	the Buntingford schools currently to cater for local demand from the existing community. HCC Property request policies within the District Plan that provide the flexibility to develop existing school sites where possible and necessary.	In addition, it is the view of Officers that the Buntingford settlement boundary should be amended to incorporate the school sites of Layston First School, Edwinstree Middle School and Freman College.
6.44	HCC Property state that the maximum size that Freman College could expand to in property terms is 9FE with the use of detached playing fields on the land to the north of the school.	<b>No amendment to Plan in response to this issue</b>  Noted.
6.45	Buntingford Town Council, Anstey Parish Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) and others state that there is insufficient school capacity in the town at all levels to cope with additional development. Local children can no longer secure places in first or middle schools in Buntingford. More information is required within the Plan regarding the expansion of all schools.	<b>Proposed amendment to Plan in response to this issue</b>  Noted. It is the view of Officers that a site allocation should be made for the development of a new first school. It is clear that the pupil yield arising from all approved development sites cannot be accommodated within the town's existing schools and therefore a new first school will be required. This will be considered through the Buntingford Settlement Appraisal which will be presented to the District Planning Executive Panel on 8 <sup>th</sup> September.  With regard to middle and secondary education, HCC Property has advised that there is currently sufficient capacity within the Buntingford schools to cater for local demand from the existing community. The Council will continue to work closely with HCC in order to ensure that the educational needs arising from development in Buntingford can be met throughout the Plan period and the expansion of schools will form part of this process.  An Infrastructure Delivery Plan is currently being prepared which will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered. Financial contributions towards the expansion of schools have been secured through S106 legal agreements prepared alongside all of the recently approved planning applications.
6.46	Children have to travel to Puckeridge for their education.	<b>No amendment to Plan in response to this issue</b>  Noted. Puckeridge falls within the Buntingford school planning area and therefore it is considered acceptable to have some exchange

Issue Number	Issues raised through consultation	Officer Response
		of pupils between the two settlements.
6.47	Children currently attend Buntingford schools from Walkern, Stevenage and Royston. School catchment areas need to be amended to ensure that children from Buntingford and surrounding villages can attend their local schools as more development will increase oversubscription of schools.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. As there is currently excess capacity at the middle and secondary levels of education in Buntingford, spaces are filled by students from outside the school planning area. As the population of Buntingford grows, pupils from within the town and surrounding villages will have admission priority over those pupils applying from further afield.</p>
6.48	Query as to whether Stevenage and North Herts have been consulted on the Plan as many students come from these districts to Buntingford for education purposes.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Stevenage Borough Council and North Herts District Council have been consulted on the Plan as they are statutory consultees, being neighbouring authorities to East Herts.</p> <p>The Council has also held a series of meetings at both Officer and Member level with representative of the two Councils under the Duty to Co-operate.</p>
6.49	Need to consider increased special needs support from an increasing school population. Special needs support has increased since 100 affordable homes have been completed in the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. This is not directly a planning matter and cannot be taken into account in the plan-making process. HCC Children's Services department are responsible for ensuring that all children and young people with special educational needs and disability have access to educational provision that meets their needs.</p>
6.50	Buntingford Town Council, Anstey Parish Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) and others state that healthcare facilities in the town are at full capacity and further development will have a detrimental effect on existing facilities. Concern expressed at length of time it currently takes to get a medical appointment. New premises will be needed to facilitate expansion of the existing surgeries.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council continues to liaise with NHS England, the East and North Hertfordshire Clinical Commissioning Group and other health providers in order to understand any capacity issues at GP surgeries and other healthcare facilities to ensure that appropriate provision can be made in Buntingford in relation to patients generated by new development.</p> <p>An Infrastructure Delivery Plan is currently being prepared which</p>



Issue Number	Issues raised through consultation	Officer Response
		will identify any infrastructure requirements and will include information on how and when specific schemes will be delivered. Financial contributions to support the provision of general medical services in the town have been secured through S106 legal agreements prepared alongside all of the recently approved planning applications.
6.51	HCC Highways state that traffic from the proposed developments could be accommodated within the existing road network. However, if development proposals exceeded 1,000 dwellings there would be a highways impact on the A10 southbound. Further work would be needed to determine what mitigation measures would be required to support the cumulative impact of further development coming forward.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A traffic model of Buntingford was produced by Steer Davies Gleave in 2015 to consider the cumulative impact of a number of approved and proposed developments on the town's road network. The modelling tested a number of future development scenarios and the results indicated that, in the most part, the road network can accommodate the new developments.</p> <p>However, operational issues were identified at a couple of locations and mitigation measures have been identified. HCC has undertaken a feasibility appraisal of the preferred mitigation measures to ascertain the potential cost of implementation and the Infrastructure Delivery Plan will include the mitigation measures identified in the Buntingford Transport Plan, where appropriate.</p> <p>The model also identified an ongoing issue with the capacity of the single carriageway section of the A10 south of the town with the conclusion that there should be a longer term aspiration to extend the dual carriageway section along this length. HCC is currently preparing its 'Hertfordshire 2050 Transport Vision' which is considering strategic mitigation schemes as part of its remit. It is likely that the dualling of the A10 south of Buntingford will be considered as part of this study. East Herts Council is fully engaged with, and contributing to, this process, as appropriate.</p>
6.52	HCC Highways state that access into development sites should be considered off the local roads rather than the A10.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is noted that the provision of new access points onto the A10 is contrary to HCC's primary route policy which does not permit new access onto the primary route network unless 'exceptional</p>

Issue Number	Issues raised through consultation	Officer Response
		circumstances' can be demonstrated.
6.53	HCC Highways state that highway works and sustainable transport improvements should be identified as part of the planning application process.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Agreed. Policy TRA1 Sustainable Transport sets out details of the sustainable transport initiatives required as part of development proposals.</p>
6.54	HCC Highways suggest that a comprehensive sustainable transport strategy be considered for Buntingford.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council will continue to work with HCC to ensure that sustainable transport initiatives are secured through the planning application process. Given that a large number of development proposals have already secured planning permission and provided financial contributions to sustainable transport initiatives, it is not considered to be necessary to undertake a sustainable transport strategy at this time.</p>
6.55	Need to consider adequate access to the A10 from new developments as the roads are already extremely congested.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A traffic model of Buntingford was produced by Steer Davies Gleave in 2015 to consider the cumulative impact of a number of approved and proposed developments on the town's road network. The modelling tested a number of future development scenarios and the results indicated that, in the most part, the road network can accommodate the new developments.</p> <p>However, operational issues were identified at a couple of locations and mitigation measures have been identified. HCC has undertaken a feasibility appraisal of the preferred mitigation measures to ascertain the potential cost of implementation and the Infrastructure Delivery Plan will include the mitigation measures identified in the Buntingford Transport Plan, where appropriate.</p>
6.56	Adequate vehicular access to Edwinstree School and Freman College and the A10 must be provided if the schools are expanded, without adding to congestion and parking problems at the beginning and end of the school day along Bowling Green Lane and surrounding residential streets. More	<p><b>No amendment to Plan in response to this issue</b></p> <p>A Highways Survey, assessing highways impact and vehicular and pedestrian access, would be carried out as part of feasibility work</p>

Issue Number	Issues raised through consultation	Officer Response
	consideration should be given to providing for school coach parking.	<p>into school expansion options and to inform a planning application.</p> <p>In respect of term-time traffic, Hertfordshire County Council's Safe and Sustainable Journeys in Schools team work with schools, countywide, to encourage children and young people and their parents and carers to travel to school using active and sustainable modes. Further information on these initiatives can be found at: <a href="http://www.hertsdirect.org/services/transtreets/schtravel/">http://www.hertsdirect.org/services/transtreets/schtravel/</a></p> <p>The planning application approved for development north of Buntingford makes provision for a bus turning facility adjacent to Freman College where buses can drop off and collect students without the need to use Bowling Green Lane.</p>
6.57	Suggestion that a one-way system be developed around the schools and High Street.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A traffic model of Buntingford was produced by Steer Davies Gleave in 2015 to consider the cumulative impact of a number of approved and proposed developments on the town's road network. The modelling tested a number of future development scenarios and the results indicated that, in the most part, the road network can accommodate the new developments.</p> <p>However, operational issues were identified at a couple of locations and mitigation measures have been identified. Development of a one way system around the schools and High Street has not been identified as a preferred mitigation measure.</p>
6.58	Addition of new homes will increase road usage especially where public transport provision is poor.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. A traffic model of Buntingford was produced by Steer Davies Gleave in 2015 to consider the cumulative impact of a number of approved and proposed developments on the town's road network. The modelling tested a number of future development scenarios and the results indicated that, in the most part, the road network can accommodate the new developments.</p> <p>However, operational issues were identified at a couple of locations</p>

Issue Number	Issues raised through consultation	Officer Response
		and mitigation measures have been identified. HCC has undertaken a feasibility appraisal of the preferred mitigation measures to ascertain the potential cost of implementation and the Infrastructure Delivery Plan will include the mitigation measures identified in the Buntingford Transport Plan, where appropriate.
6.59	Developers should be required to provide access directly to the A10.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The provision of new access points onto the A10 is contrary to HCC's primary route policy which does not permit new access onto the primary route network unless 'exceptional circumstances' can be demonstrated.</p> <p>However, the approved planning application for development to the north of Buntingford includes a new access onto the A10 which is considered to be acceptable in principle by HCC Highways due to the closure of the existing access.</p>
6.60	Anstey Parish Council states that infrastructure contributions need to be sought from any new planning consents to improve the road links due to increased traffic movements.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A traffic model of Buntingford was produced by Steer Davies Gleave in 2015 to consider the cumulative impact of a number of approved and proposed developments on the town's road network. The modelling tested a number of future development scenarios and the results indicated that, in the most part, the road network can accommodate the new developments.</p> <p>However, operational issues were identified at a couple of locations and mitigation measures have been identified. HCC has undertaken a feasibility appraisal of the preferred mitigation measures to ascertain the potential cost of implementation. Financial contributions to support the provision of mitigation measures to the road network have been secured through S106 legal agreements prepared alongside recently approved planning applications, where appropriate. All new development proposals will also be required to make appropriate financial contributions to mitigate the impact of development on the highway network.</p>

Issue Number	Issues raised through consultation	Officer Response
6.61	Need to relieve the excessive traffic between Buntingford and Baldock on the A507 and Buntingford and Royston on the A10, which are dangerous routes with numerous accidents recorded. This traffic will increase with more development and current traffic already travels at excessive speed. Improvements need to be made to these roads.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Detailed transport modelling work is currently ongoing, working with neighbouring authorities where appropriate, in order to understand the potential impact of development on the strategic highway network, and any mitigation measures that may be required.</p> <p>Furthermore, HCC is currently preparing its 'Hertfordshire 2050 Transport Vision' which is considering strategic mitigation schemes as part of its remit. In addition, HCC monitor the statistics relating to accidents on the road network and safety improvement schemes are proposed if considered necessary.</p>
6.62	Removing the Little Hadham bottleneck by provision of a bypass runs the risk of attracting even more traffic to the A507 which is inadequate. Please detail the plans for improving safety and capacity of the A507 and A1.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Detailed transport modelling work is currently ongoing, working with neighbouring authorities where appropriate, in order to understand the potential impact of development on the strategic highway network, and any mitigation measures that may be required.</p> <p>Furthermore, HCC is currently preparing its 'Hertfordshire 2050 Transport Vision' which is considering strategic mitigation schemes as part of its remit. East Herts Council is fully engaged with, and contributing to, this process, as appropriate.</p>
6.63	Anstey Parish Council and others state that improvements should be made to the A10. Dual carriageway needs to be extended to, at least, the Sainsbury's roundabout, preferably Baldock Road roundabout. Improvements need to be made to dangerous junctions at Westmill as this is an accident blackspot.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A traffic model of Buntingford was produced by Steer Davies Gleave in 2015 to consider the cumulative impact of a number of approved and proposed developments on the town's road network. The modelling tested a number of future development scenarios and the results indicated that, in the most part, the road network can accommodate the new developments.</p> <p>The model identified an ongoing issue with the capacity of the single carriageway section of the A10 south of the town with the conclusion that there should be a longer term aspiration to extend the dual carriageway section along this length. HCC is currently</p>

Issue Number	Issues raised through consultation	Officer Response
		preparing its 'Hertfordshire 2050 Transport Vision' which is considering strategic mitigation schemes as part of its remit. It is likely that the dualling of the A10 south of Buntingford will be considered as part of this study. East Herts Council is fully engaged with, and contributing to, this process, as appropriate.
6.64	A site promoter argues that the lack of a commuter railway station in Buntingford is a positive advantage because more residents are likely to work locally, especially as more employment opportunities are developed in and around the town.	<b>No amendment to Plan in response to this issue</b>  Noted. It is essential that more employment opportunities are developed in the town to create an enhanced opportunity for people to live and work locally.
6.65	Buntingford has one of the highest car usage/ownership with approximately 2.5 cars per household due to lack of railway and amenities.	<b>No amendment to Plan in response to this issue</b>  Noted.
6.66	Buntingford Town Council, Anstey Parish Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) and others state that commuting by public transport is not practical due to a very limited bus service to all major towns, with no Sunday/Bank Holiday service. 331 and 700 bus services are infrequent, can run late and suffer from problems of overcrowding at certain times of the day.	<b>No amendment to Plan in response to this issue</b>  It is acknowledged that Buntingford is predominantly served by the private car due to limited provision of passenger transport. Most bus services in Hertfordshire are run commercially by bus companies with HCC subsidising around 11% of services to fill some of the gaps in the commercial network.  Notwithstanding this, new development proposals will be expected to provide financial contributions towards the provision of sustainable transport measures, which will include money to be used to improve and enhance the local bus service in Buntingford. It is considered that provision and support for sustainable transport measures which provide greater modal choice can help to facilitate a step change away from car use.  Financial contributions towards sustainable transport measures have been secured through S106 legal agreements prepared alongside recently approved planning applications. This includes contributions towards the Buntingford Community Bus project, as well as contributions towards the improvement and enhancement of existing bus services, including the amending of routes and

Issue Number	Issues raised through consultation	Officer Response
		<p>increases in the frequency of service.</p> <p>These financial contributions will be expected to ensure the viability of this additional service provision in the initial years of their operation and help establish green travel patterns which are aimed at achieving modal shift. Patronage would subsequently need to be of a sufficient level to ensure services are retained.</p> <p>Furthermore, HCC is currently preparing its 'Hertfordshire 2050 Transport Vision' which is considering measures to encourage modal shift as part of its remit. East Herts Council is fully engaged with, and contributing to, this process, as appropriate.</p>
6.67	Concern raised that the 700 bus service will be cut when subsidies are removed.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. Financial contributions towards the improvement and enhancement of bus services will be expected to ensure the viability of this additional service provision in the initial years of their operation to help establish green travel patterns which are aimed at achieving modal shift. Patronage would subsequently need to be of a sufficient level to ensure services are retained.</p>
6.68	A site promoter states that sustainable transport contributions paid by developers will enable bus services to/from Buntingford to be improved.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted and agreed.</p>
6.69	Many of the footpaths/rights of way to the east of town will be affected by housing. Difficult to see how walking and cycling will be promoted through a significant increase in facilities when this is the case.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A new public right of way and improvements and alterations to existing routes have been secured by condition as part of the approved planning applications to the east of the town.</p> <p>A new section and policy regarding Public Rights of Way is to be inserted into Chapter 18 'Community Facilities, Leisure and Recreation' to ensure that routes are not adversely affected by development proposals.</p> <p>Policy TRA1 Sustainable Transport sets out details of the sustainable transport initiatives required as part of development</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>proposals, which includes the improvement of pedestrian links and cycle paths, in order to help deliver a modal shift away from car use in accordance with the NPPF.</p> <p>Financial contributions towards sustainable transport measures have been secured through S106 legal agreements prepared alongside recently approved planning applications. This includes money towards the provision of a cyclepath along London Road from the site south of Buntingford, northwards towards the town centre.</p>
6.70	Thames Water confirms that there may be a requirement for wastewater network improvements to support growth. For Buntingford STW the modelling will need to be re-run following receipt of an understanding of the final growth proposals for the catchment.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. While it is acknowledged that waste water services are an important issue it is considered that the issue has been addressed through the development management process rather than the plan-making process.</p>
6.71	Thames Water suggests that paragraph 6.1.7 should be revised to read 'improved utility infrastructure such as wastewater networks and enhanced broadband connectivity <b>may be required</b> will to support existing and new developments'.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Noted. Wording of paragraph to be revised in relation to wastewater infrastructure.</p>
6.72	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) and others state that existing sewage and water supplies will not be able to cope with all the additional homes planned for the town, and will need to be extended to cope with increased input.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council has been working with Thames Water and relevant water providers to ensure that wastewater infrastructure and water supply are sufficient for the proposed levels of development. The issue of wastewater infrastructure has also been considered through the various planning applications.</p>
6.73	Some areas of the town experience problems with lack of water pressure.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The issue of water supply is addressed by Water Resources Management Plans (WRMP) prepared by the water companies. WRMPs are approved by the Secretary of State. The Council will continue to engage with the relevant water providers. However, any existing issues with water pressure should be addressed outside of</p>



Issue Number	Issues raised through consultation	Officer Response
		the work being carried out on the District Plan.
6.74	Need more space for burials and cremations. It would be good to have a woodland burial space which would enhance the landscape.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council does not currently have evidence that an identified need for such facilities exists in Buntingford. However, should such need be identified in the future then the emerging Open Space, Sports and Recreation Assessment will provide guidance on how any such facilities should be provided.</p>
6.75	Buntingford Town Council, Anstey Parish Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce, Buntingford Action for Responsible Development (BARD) and others stress that high speed broadband link is essential to facilitate business and employment growth in the town and surrounding villages.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Agreed. The Plan contains Policy ED3 Communications Infrastructure which highlights the importance that the provision of high speed broadband plays in enabling individuals and businesses to work in more flexible ways.</p> <p>The Connected Counties programme is an established programme which works with BT to improve broadband connectivity across rural areas in Hertfordshire. Buntingford is included in the programmes second rollout phase, the Superfast Extension Programme (SEP). The indicative timetable for rollout can be viewed at <a href="http://www.connectedcounties.org/news/2015/may/superfast-extension-programme-confirmed-in-herts">http://www.connectedcounties.org/news/2015/may/superfast-extension-programme-confirmed-in-herts</a>.</p>
6.76	Not enough employment land/opportunities in the town to meet the needs of the current residents of Buntingford, which means that residents have to commute by car and struggle with traffic congestion.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Buntingford is one of the more sustainable settlements in the district, and residents have access to a wide range of services and facilities within the town. It is acknowledged that there is a lack of employment opportunities in the town which leads to a net flow of out-commuting. However, this is true for all of the settlements in the District. East Herts is a mainly rural district which, by its nature, is partly reliant on larger neighbouring urban areas to meet the employment needs of its residents.</p> <p>Notwithstanding this, policies in the Plan seek to increase the</p>

Issue Number	Issues raised through consultation	Officer Response
		number of jobs available in Buntingford, and seek to improve the existing passenger transport system to nearby towns to enable residents to use sustainable transport options to access jobs in these locations.
6.77	Former Sainsbury's depot site should remain a designated employment site now that development proposals to the east of the town have been granted on appeal.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process.</p>
6.78	Proposed hotel to north of Buntingford should be allowed to increase employment opportunities.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is not proposed to allocate this site in the District Plan. There are currently no firm proposals for the delivery of a hotel in this location, no evidence has been presented to the Council regarding the need for this facility and the Council could have problems in securing this exact use if the site were to be allocated for development. In addition, the Council have concerns about the suitability of this site for development, due to the impact on the landscape setting of the town.</p>
6.79	Query relating to the evidence that shows what leisure, services, jobs, shopping and amenities are required.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Plan is supported by an extensive evidence base which can be viewed at <a href="http://www.eastherts.gov.uk/districtplan">www.eastherts.gov.uk/districtplan</a>.</p>
6.80	Query as to what the new employment area (star symbol) off the A10 Baldock Road roundabout is.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The star symbol denotes the allocation of 3ha of land for the extension of the Buntingford Business Park.</p>
6.81	Agree with the proposed allocations to the north and south of the town but should consider a higher proportion of employment on the site south of Buntingford.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Support noted and welcomed.</p> <p>The proposed allocation has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning</p>

Issue Number	Issues raised through consultation	Officer Response
		application process.
6.82	Availability of local employment opportunities is particularly important to those who wish to work part time, those with lower skills and in lower paid work. Growth in the number of people who work in Buntingford will help support retail and service activities in the town centre.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The Buntingford Employment Study 2014 states that the increase in the population of the town is likely to support an expansion in jobs in the consumer services sector, which are often entry level jobs with part time working opportunities.</p> <p>Agreed that a larger daytime population in the town will help sustain local retail and service activities, helping to maintain the viability of the town centre.</p>
6.83	A site promoter comments that paragraph 6.1.8 states that ‘additional employment land in the town will replace that lost through development...’ but comment that this will not be the case with regard to the development proposal on land south of Buntingford (BUNT2)	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Noted. The wording of this paragraph will be amended to clarify the position on the provision of employment land.</p>
6.84	A site promoter states that the four proposed employment sites make no contribution to the loss of the existing Sainsbury’s designated employment area and second the need to create new opportunities for local employment in response to the growing workforce from the new homes to be built.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation on land south of Buntingford has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process. The approved planning application includes the provision of 2 hectares of land for employment purposes, which is in line with the recommendation set out in the Buntingford Employment Study 2014. The retention of the whole site for employment use was not suggested as part of this study, due to their being no realistic prospect of securing a single large business occupier for the site, and the demand for employment floorspace in Buntingford being relatively modest.</p> <p>Notwithstanding this, policies in the Plan seek to increase the number of jobs available in Buntingford, and seek to improve the existing passenger transport system to nearby towns to enable residents to use sustainable transport options to access jobs in these locations.</p>

Issue Number	Issues raised through consultation	Officer Response
6.85	Buntingford Action for Responsible Development (BARD) comment that there is not enough employment opportunities in the town or accessible by public transport. Buntingford Employment Study confirms the inadequacy and unsustainability of housing development without significant employment provision	<p><b>No amendment to Plan in response to this issue</b></p> <p>Buntingford is one of the more sustainable settlements in the district, and residents have access to a wide range of services and facilities within the town. It is acknowledged that there is a lack of employment opportunities in the town which leads to a net flow of out-commuting. However, this is true for all of the settlements in the District. East Herts is a mainly rural district which, by its nature, is partly reliant on larger neighbouring urban areas to meet the employment needs of its residents.</p> <p>Notwithstanding this, policies in the Plan seek to increase the number of jobs available in Buntingford, and seek to improve the existing passenger transport system to nearby towns to enable residents to use sustainable transport options to access jobs in these locations.</p>
6.86	Query as to how development would reinforce the valley setting of the town when the town will be overlooked by development on the Wyddial Plateau	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Inspector's decision regarding development proposals to the east of the town concluded that the proposals need not have an adverse impact on the character and appearance of the countryside or the landscape. The established belt of trees to the east of the development sites screens the areas proposed for residential development from view when in the wider Wyddial Plateau landscape area.</p> <p>Notwithstanding this, it is acknowledged that development will have an impact on the landscape around the town. The policies within the Plan seek to ensure that appropriate landscaping schemes are in place to lessen these impacts.</p>
6.87	Concern about loss of open spaces.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Plan includes a series of 'Guiding Principles', one of which identifies a need to prioritise the development of brownfield land. While the development strategy contained within the Plan does follow this important principle, it should be recognised that, due to</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>the success of this approach in the Council's past adopted local plans, insufficient brownfield land remains available to meet the full housing needs of the district. Therefore, to meet the district's housing need, development on greenfield sites will be required.</p> <p>New development proposals will be expected to provide adequate and appropriately located open space, sport and recreation facilities, either on-site or through a financial contribution towards off-site provision.</p>
6.88	Difficult to see how the unique market town character of Buntingford can be sustained given the approval of significant developments.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policies in the Design &amp; Landscape Chapter and the Heritage Assets Chapter seek to maintain and protect the historic character of the town.</p>
6.89	The valuable landscape surrounding the town has been taken away by the approved developments.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is acknowledged that development will have an impact on the landscape around the town. The policies within the Plan seek to ensure that appropriate landscaping schemes are in place to lessen these impacts.</p>
6.90	Historic England support the references to the preservation of Buntingford's market town character and respect for the quality of the town's historic core in new development.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Support noted and welcomed.</p>
6.91	English Heritage recommends a thorough characterisation study be carried out to inform any options and strategies in the Plan. The Conservation Area, heritage assets and the town's setting should be referred to in the chapter. The need to protect the town's setting should be seen as a key factor in choosing possible directions of growth. Specific design policies relating to massing, scale and heights are appropriate to retain the town's local character.	<p><b>No amendment to Plan in response to this issue</b></p> <p>A Buntingford Conservation Area Appraisal and Management Plan has been completed and was adopted by the Council in June 2016. This is a comprehensive study including character analysis. These documents have been used to inform policies in the Plan and are a material consideration in development management decisions.</p> <p>It is considered that this section explains the importance of Buntingford's character and setting and the need for this to be preserved.</p>

Issue Number	Issues raised through consultation	Officer Response
		It is not considered that specific policies relating to design are necessary in the settlement chapters of the Plan. The Plan contains policies relating to Design and Heritage Assets which are applicable across the district. It is through the Neighbourhood Planning process that specific design policies relating to Buntingford can be proposed, if appropriate and supported by evidence.
6.92	Building on farmland will increase the risk of flooding within the town and surrounding villages.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Plan seeks to direct development to areas assessed as being at the lowest risk of flooding (Flood Zone 1).</p> <p>In respect of surface water or drainage flooding, proposed development will need to include sustainable drainage measures to ensure that new development maintain a run-off rate equivalent to that of undeveloped land.</p>
6.93	Road between Buntingford and Aspenden regularly floods, is too narrow and has footpaths which are too small.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. As part of the recent appeal decision for development at Aspenden Bridge, the road will be widened.</p>
6.94	Concern expressed that development will be permitted on floodplains.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Policy WAT1 Flood Risk Management states that the functional floodplain will be protected from development. The Plan seeks to direct development to areas assessed as being at the lowest risk of flooding (Flood Zone 1).</p>
6.95	Construction should be limited to brownfield sites and not on agricultural land to assist with natural drainage and flood prevention. Any proposed site in the plan should be accompanied by a flood risk assessment.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Plan includes a series of 'Guiding Principles', one of which identifies a need to prioritise the development of brownfield land. While the development strategy contained within the Plan does follow this important principle, it should be recognised that, due to the success of this approach in the Council's past adopted local plans, insufficient brownfield land remains available to meet the full housing needs of the district. Therefore, to meet the district's</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>housing need, development on greenfield sites will be required.</p> <p>The Plan seeks to direct development to areas assessed as being at the lowest risk of flooding (Flood Zone 1). Development proposals in areas at highest risk of flooding (Flood Zones 2, 3a or 3b) are required to submit a Flood Risk Assessment with the planning application.</p>
<b>Development in Buntingford</b>		
6.96	A site promoter objects to the failure of the Plan to allocate the land east of Buntingford (south of Hare Street Road) for residential development.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>This site has now been granted planning permission on appeal. The settlement boundary of the town will be amended to incorporate the full extent of the site that has been granted planning permission.</p>
6.97	Buntingford Action for Responsible Development (BARD) state that further development should be limited to within the existing built up area of the town until 2031.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Due to its position as the only town in the District that is not constrained by Green Belt, Buntingford has been subject to a number of speculative planning applications throughout the plan-making process. Therefore it is likely that the development strategy for Buntingford will be established through the planning application and development management process rather than the plan-making process, and development will have commenced on site prior to the adoption of the Plan.</p> <p>The settlement boundary of the town will be amended to incorporate site allocations from the Plan and the full extent of sites granted planning permission since 2014.</p>
6.98	A site promoter promotes 2.9ha of land north of Hare Street Road (adjacent to appeal site) for additional development.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is not proposed to allocate this site in the District Plan. The Inspector stated in his appeal decision for development of the site that the established tree belt to the east of the site formed a logical eastern boundary to development. It is considered that an</p>

Issue Number	Issues raised through consultation	Officer Response
		extension of development further east would have an unacceptable impact on the wider landscape of the Wyddial Plateau.
6.99	A site promoter states that further development proposals should be identified to the west of Buntingford which provides capacity for further housing growth and infrastructure provision. There is no physical space for provision of infrastructure on any of the permitted residential development sites. Suggest the Plan should include a new policy allocating the site for development.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is not proposed to allocate this site in the District Plan. The Buntingford Employment Study 2014 calculates an increase in the employed population of the town of 1,236 people, based on the building of all the development schemes that have obtained planning permission. If the site west of Buntingford were to be allocated for an additional 400 dwellings (as is proposed in the current planning application) the projected increase in the employed population of the town would be 1,624 people.</p> <p>The Study goes on to identify that the prospective job creation from the employment land identified in the Plan is just 1,110 jobs. Therefore, an increase in working population of 1,624 people is far in excess of the number of jobs that have the potential to be created in the town. It is considered that the allocation of an additional 400 dwellings without an accompanying growth in employment will lead to significant out commuting from the town by car, given the current provision of public transport in Buntingford, and this is not considered to be an environmentally sustainable outcome.</p> <p>It is acknowledged that the site has the potential to provide a site for a first school which HCC has identified as being required in the town. However, HCC have indicated that the first school is required to be operational from September 2019, and it is not considered that a first school is deliverable on the site within this time frame. Highways constraints prevent the school from being accessed from the existing road infrastructure. Therefore, a new access would be required onto the A10 which, although proposed as part of the planning application, has not been subject to any viability testing to assess delivery, and would not be able to be constructed within this time frame.</p>



Issue Number	Issues raised through consultation	Officer Response
6.100	A site promoter objects to wording of policy BUNT1 and comments that 1,500 dwellings should be the housing requirement for Buntingford to 2031.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Due to its position as the only town in the District that is not constrained by Green Belt, Buntingford has been subject to a number of speculative planning applications throughout the plan-making process. Therefore it is likely that the development strategy for Buntingford will be established through the planning application and development management process rather than the plan-making process, and development will have commenced on site prior to the adoption of the Plan.</p> <p>Policy BUNT1 and the settlement boundary of the town will be amended to incorporate site allocations from the Plan and the full extent of sites granted planning permission since 2014.</p>
6.101	A site promoter promotes land at Aspenden Bridge for development. Suggest the Plan should include a new policy allocating the site for development.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>The site has now been granted planning permission on appeal. The settlement boundary of the town will be amended to incorporate the full extent of the site that has been granted planning permission.</p>
6.102	A site promoter objects to the failure of the Plan to allocate land at Aspenden Bridge (0.73ha south of Southview) for development for approximately 20 dwellings.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>The settlement boundary of the town will be amended to incorporate the full extent of the site at Aspenden Bridge that has recently been granted planning permission on appeal. This will result in the site south of Southview also being incorporated within the settlement boundary of the town, enabling development to come forward on the site. Due to the limited quantum of development that is proposed for the site, it is not considered that it warrants a specific allocation within the Plan.</p>
6.103	Buntingford is let off lightly with just 500 homes.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Due to its position as the only town in the District that is not constrained by Green Belt, Buntingford has been subject to a number of speculative planning applications throughout the plan-making process. Therefore it is likely that the development strategy</p>

Issue Number	Issues raised through consultation	Officer Response
		<p>for Buntingford will be established through the planning application and development management process rather than the plan-making process, and development will have commenced on site prior to the adoption of the Plan.</p> <p>Policy BUNT1 and the settlement boundary of the town will be amended to incorporate site allocations from the Plan and the full extent of sites granted planning permission since 2014, which will result in higher number of dwellings being delivered.</p>
6.104	Acknowledge the need for housing and Buntingford has suitable areas to help meet this demand.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted.</p>
6.105	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the policies for affordable housing, parking standards, open space etc. should be based on local considerations and requirements and set out in Neighbourhood Plans.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The District Plan is a strategic document which is the key to delivering sustainable development that reflects the vision and aspirations of local communities. Neighbourhood Planning offers local people the opportunity to formulate policies specific to their Neighbourhood Area. However these policies need to be in general conformity with the policies of the District Plan and would need to be based on appropriate evidence.</p>
6.106	Buntingford Town Council, Anstey Parish Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the quality of life for existing residents must not be adversely affected by the planned growth in population	<p><b>No amendment to Plan in response to this issue</b></p> <p>Agreed.</p>
<b>South of Buntingford</b>		
6.107	Former Sainsbury's Depot site will have severe contamination issues which will reduce viability of development on site and therefore an inferior quality of development will be delivered.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site. The issue of site contamination was considered through the planning application process.</p>

Issue Number	Issues raised through consultation	Officer Response
6.108	Concern expressed as to how residential development of the former Sainsbury's Depot site will affect traffic and utilities both during and after construction.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site. The issue of traffic and utilities was considered through the planning application process.</p>
6.109	Buntingford Action for Responsible Development (BARD) agrees with the conclusion of the Wessex Economics Employment Study in that the former Sainsbury's Depot site is the best location for further development of employment floorspace in the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The proposed allocation has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process. The approved planning application includes the provision of 2 hectares of land for employment purposes.</p>
6.110	Buntingford Action for Responsible Development (BARD), a site promoter and others object to the policy on the basis that a significantly larger part of the site should be retained for employment use in the interests of the long term sustainability of the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process.</p> <p>The Buntingford Employment Study 2014 recommended that 2-3 hectares of land for employment purposes be retained on the former Sainsbury's Depot site. The approved planning application includes the provision of 2 hectares of land for employment purposes.</p>
6.111	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the policy should be amended to include the provision of an appropriate % of employment land for B1 and B2 use. This should be provided at a strategic point in the development of the site to ensure that this is not left until the residential development has been provided.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process. The approved planning application includes the provision of 2 hectares of land for employment purposes.</p> <p>The S106 legal agreement requires the submission of a Business and Employment Strategy for the marketing of the 2 hectares of employment land for the approved uses, to ensure that the</p>

Issue Number	Issues raised through consultation	Officer Response
		employment land is effectively promoted and marketed for development.
6.112	Conditions should be placed on the developer of the Sainsbury's site that they ensure that the employment area is effectively promoted and marketed.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Agreed. The S106 legal agreement requires the submission of a Business and Employment Strategy for the marketing of the 2 hectares of employment land for the approved uses, to ensure that the employment land is effectively promoted and marketed for development.</p>
6.113	Anstey Parish Council considers that the site south of Buntingford should not be bought forward for development in this Plan period due to the two other major sites already in the planning process.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site.</p>
6.114	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the policy should be more specific about improvements required to the Bury Football Club.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site.</p>
6.115	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the policy should make reference to the density of development being 30 dwellings per hectare.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site.</p>
6.116	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the policy should be more specific with regard to enhanced passenger transport services and should include 'Hopper' buses to link developments to other areas of the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The proposed allocation has now been granted planning permission and development has commenced on site.</p> <p>The S106 legal agreement requires a financial contribution towards the Buntingford Community bus project.</p>
6.117	The site promoter supports the allocation of the site for mixed use redevelopment but believe allocation will become unnecessary on the assumption that planning permission will be granted for the proposed	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Agreed. As the proposed allocation has now been granted planning permission, it is Officers view that Policy BUNT2 – South of</p>

Issue Number	Issues raised through consultation	Officer Response
	scheme.	Buntingford is no longer required to be included in the Plan.  However, the policy relating to Employment in Buntingford (BUNT4 in draft Plan) will be amended to include further reference to the 2 hectares of employment land provided as part of the planning permission.
6.118	The site promoter objects to various aspects of the policy wording of BUNT2 with particular reference made to the quantum of development to be allocated on the site.	<b>No amendment to Plan in response to this issue</b>  The proposed allocation has now been granted planning permission and development has commenced on site.
6.119	The site promoter objects to any suggestion that a greater proportion of the site should be allocated for employment development to meet the longer term needs of Buntingford.	<b>No amendment to Plan in response to this issue</b>  The proposed allocation has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process.  The Buntingford Employment Study 2014 recommended that 2-3 hectares of land for employment purposes be retained on the site. The approved planning application includes the provision of 2 hectares of land for employment purposes.
6.120	The site promoter objects to the requirement of a development brief or masterplan to be prepared or approved by the District Council, outside of the planning application process.	<b>No amendment to Plan in response to this issue</b>  The proposed allocation has now been granted planning permission and development has commenced on site.
6.121	Thames Water comment that on the information available to date, they do not envisage infrastructure concerns regarding waste water capability in relation to this site.	<b>No amendment to Plan in response to this issue</b>  The proposed allocation has now been granted planning permission and development has commenced on site. The issue of wastewater infrastructure was considered through the planning application process.
6.122	HCC Property support clauses (j), (k) and (l) of the policy	<b>No amendment to Plan in response to this issue</b>  Support noted and welcomed. The proposed allocation has now been granted planning permission and development has

Issue Number	Issues raised through consultation	Officer Response
		commenced on site.
North of Buntingford		
6.123	Ensure bungalows/houses suitable for older generation are provided on land north of Buntingford.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site.</p> <p>The approved planning application includes the provision of bungalows and the planning applications awaiting determination are for the provision of sheltered accommodation for older people.</p>
6.124	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the policy should be more specific with regard to enhanced passenger transport services and should include 'Hopper' buses to link developments to other areas of the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site. The issue of sustainable transport measures was considered/will be considered through the planning application process</p> <p>Financial contributions towards sustainable transport measures have been secured through S106 legal agreements prepared as part of the recently approved planning application. This includes money to be used to improve and enhance the local bus service in Buntingford, including the amendment of the 331 bus route and an increase in service provision.</p>
6.125	Objection to New Homes Bonus going to Cottered Parish Council	<p><b>No amendment to Plan in response to this issue</b></p> <p>This is not a planning matter and cannot be taken into account in the plan-making process.</p> <p>Buntingford Town Council and Cottered Parish Council are both part of the Buntingford Community Area which is in the process of completing a Neighbourhood Plan. East Herts Council encourage Buntingford Town Council and Cottered Parish Council to work</p>

Issue Number	Issues raised through consultation	Officer Response
		together to agree how monies secured through the New Homes Bonus are used for the benefit of the Buntingford Community Area.
6.126	Concern expressed as to how residents of the proposed old peoples home will get to the town and integrate.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is acknowledged that public transport is currently limited within the vicinity of the site.</p> <p>Financial contributions towards sustainable transport measures have been secured through S106 legal agreements prepared as part of the recently approved planning application. This includes money to be used to amend the route of the 331 service through the site.</p>
6.127	HCC Minerals consider that there may be the opportunity to extract resources for use on site during development	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site. The issue of the re-use of existing materials within the new development has been considered by way of a condition as part of the decision notice for the approved planning application.</p>
6.128	Historic England would like to see the policy make a reference to the need to protect, and enhance the setting of the heritage assets to the north at Corneybury, including the Grade II* listed Corneybury Manor House.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site. The issue of heritage assets was considered as part of the planning application process.</p>
6.129	Thames Water comment that they have some concerns regarding waste water services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Thames Water requested the insertion of specific wording in the policy.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site. The issue of wastewater has been considered by way of a condition as part of the decision notice for the approved planning application.</p>

Issue Number	Issues raised through consultation	Officer Response
6.130	The site promoter considers that the site allocation should be amended to reflect the location of the approved development.	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>Agreed. The settlement boundary of the town will be amended to reflect the location of the approved residential development.</p>
6.131	The site promoter objects to the policy wording and suggests that an additional criterion be added stating that the site could provide for a new medical facility for the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site. The issue of health provision has been considered through the planning application process. Financial contributions to support the provision of general medical services in the town have been secured through S106 legal agreements prepared alongside all of the recently approved planning applications. It is envisaged that this will be spent on the extension of existing premises rather than the provision of new premises.</p>
6.132	The site promoter suggests that further criteria should be added stating that additional land to the north west of the site should be allocated for a new hotel to provide further facilities for the town and to deliver jobs.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is not proposed to allocate this site in the District Plan. There are currently no firm proposals for the delivery of a hotel in this location, no evidence has been presented to the Council regarding the need for this facility and the Council could have problems in securing this exact use if the site were to be allocated for development. In addition, the Council have concerns about the suitability of this site for development, due to the impact on the landscape setting of the town.</p>
6.133	A site promoter suggests additional wording be added to Policy BUNT3 regarding new access onto A10.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The majority of the proposed allocation has now been granted planning permission, with planning applications awaiting determination for the remainder of the site. The issue of the new access onto the A10 was considered through the planning application process.</p>



Issue Number	Issues raised through consultation	Officer Response
6.134	HCC Property support clauses (k), (l) and (m) of the policy.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Support noted and welcomed. The proposed allocation has now been granted planning permission.</p>
<b>Employment in Buntingford</b>		
6.135	Anstey Parish Council supports the policy.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Support noted and welcomed.</p>
6.136	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) consider that the policy should state that no further planning permission for significant traffic generating developments will be granted on the Watermill Industrial Estate until improvement works have been carried out on Aspenden Road as per the policy contained in the Local Plan 2007	<p><b>Proposed amendment to Plan in response to this issue</b></p> <p>The partial widening of Aspenden Road has been secured through the granting of planning permission on appeal for the site at Aspenden Bridge. However, a narrow section of road would still remain.</p> <p>Therefore, it is proposed to amend the policy wording and supporting text to Policy BUNT4 Employment in Buntingford, to ensure that trip generation rates and their impact on the highway network are adequately considered through any planning applications received for additional development at the Watermill Industrial Estate.</p>
6.137	Buntingford Action for Responsible Development (BARD) express concern that the Wessex Economics Employment Study commissioned by the Council seems to focus on maximising the potential housing and employment provision that might be accommodated, and does not take other planning constraints such as infrastructure capacity issues into account.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Buntingford Employment Study 2014, as the title suggests, is solely concerned with employment matters and is just one of a raft of evidence based documents that support the production of the Plan. All evidence based documents will be considered in the formulation of a sustainable development strategy for the District.</p>
6.138	Buntingford Action for Responsible Development (BARD) comment that there is a lack of capacity for the physical expansion of shops, offices and other town centre services because of the character and street layout of the Conservation Area and presence of listed buildings, compounded by a decade of residential infill and conversions.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. There has been concern raised regarding the loss of retail provision in Buntingford and it is considered that an increase in population of the town will help sustain these local services and facilities.</p>

Issue Number	Issues raised through consultation	Officer Response
6.139	Buntingford Action for Responsible Development (BARD) does not agree with the Wessex Economics Employment Study conclusion on the overall employment potential for additional development at the proposed extension to Buntingford Business Park because of the type of potential occupier there	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Buntingford Employment Study is an evidence based document commissioned to support the production of the District Plan and is not, itself, subject to consultation.</p> <p>Notwithstanding this, the Council consider that the Buntingford Business Park extension can accommodate a range of potential occupiers, across a range of unit sizes, although it is noted that a bias towards B8 and B2 users currently exists.</p>
6.140	Buntingford Action for Responsible Development (BARD) does not agree with the Wessex Economics Employment Study conclusion on the overall employment potential for the remaining capacity at Park Farm now that the Council has permitted vacant employment land to be developed for housing	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Buntingford Employment Study is an evidence based document commissioned to support the production of the District Plan and is not, itself, subject to consultation.</p> <p>Notwithstanding this, the Council consider that there remains expansion potential to Park Farm Industrial Estate, with access being provided through the existing industrial estate. The majority of the site permitted for residential development did not form part of the designated employment area, but was an area allocated for the provision of live/work units. Despite extensive marketing of the site for this purpose, there has been little interest in bringing forward the site for live/work units. Therefore, planning permission was granted for the development of open market housing.</p>
6.141	Buntingford Action for Responsible Development (BARD) and a site promoter comment that an element of the new workforce from the new dwellings needs to be accommodated in the town, to be sustainable. The Plan does not adequately address the employment needs of the expanding population and the further existing imbalance of net out commuting.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. It is acknowledged that there is a lack of employment opportunities in the town which leads to a net flow of out-commuting. However, this is true for all of the settlements in the District. East Herts is a mainly rural district which, by its nature, is partly reliant on larger neighbouring urban areas to meet the employment needs of its residents.</p> <p>Notwithstanding this, policies in the Plan seek to increase the number of jobs available in Buntingford, through the retention of</p>

Issue Number	Issues raised through consultation	Officer Response
		existing employment areas, where appropriate, and the allocation of new employment land. An increase in the population of the town is also likely to support an expansion in jobs in the consumer services sector.
6.142	A site promoter objects to land adjoining Park Farm Industrial Estate being included within the designated employment area. The land has been undeveloped for 13 years, and marketed for employment use since 2007. The site should be allocated for housing development.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Disagree. The Buntingford Employment Study 2014 highlights that the existing units on the Park Farm Industrial Estate have a high level of occupancy, which indicates that it is meeting a real need for employment space in the town. The Plan proposes that land to the north of the existing industrial estate remains allocated for employment uses, with access being provided through the existing estate. The Buntingford Employment Study concludes that there is a good prospect of this site being developed either for small business units or possibly a larger single unit over the Plan period. The Council considers that it is essential to retain this employment land to create an enhanced opportunity for people to live and work locally.</p>
6.143	A site promoter comments that the former Sainsbury's depot should remain as an employment allocation.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The former Sainsbury's Depot site has now been granted planning permission and development has commenced on site. The issue of employment land provision was considered through the planning application process. The approved planning application includes the provision of 2 hectares of land for employment purposes.</p>
6.144	A site promoter suggests that a further employment area of 18.5ha be allocated for B8 use on land to the opposite side of the former Sainsbury's Depot roundabout.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is not proposed to allocate this site in the District Plan. The development of this site for B8 employment use would result in an unacceptable incursion into the countryside south of the town.</p>
Retail in Buntingford		

Issue Number	Issues raised through consultation	Officer Response
6.145	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the town centre is capable of little expansion and S106/CIL monies must be used to provide an attractive shopping/community experience which is able to cope with an increasing number of vehicles and pedestrians.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. There is the potential to secure financial contributions towards enhancing the public realm of the town through a S106 agreement. However, this would need to be addressed at the planning application stage and be supported by evidence. It is considered that this is an issue that could be addressed through the Neighbourhood Plan.</p>
6.146	The town does not have a high provision of retail outlets as suggested in the Plan. Only approx. 36 shops serving 14,000 surrounding residents.	<p><b>No amendment to Plan in response to this issue</b></p> <p>It is not clear where reference is made to Buntingford having a high provision of retail outlets. Buntingford High Street is designated as a minor town centre in the Plan, in recognition of its size and its relatively limited retail offer. However, the increase in population in the town will help sustain local retail and service activities, helping to maintain the viability of the town centre.</p>
6.147	Town has limited retail and leisure outlets which results in a large outflow of mainly car transport to other towns. This will worsen with more housing developments in Buntingford.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Noted. The residents of Buntingford have access to a wide range of day-to-day services and facilities within the town. The increase in population of the town will help sustain these local services and facilities. However, it is acknowledged that residents will have to travel to neighbouring urban areas to fulfil some of their retail and leisure needs.</p>
6.148	A site promoter believes that increasing the monthly spend in Buntingford High Street will help in sustaining the economic vitality of the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>Agreed. It is considered that the increase in population in the town will help sustain local retail and service activities, helping to maintain the viability of the town centre.</p>
6.149	Car parking would need to be addressed to cope with extra influx of vehicles.	<p><b>No amendment to Plan in response to this issue</b></p> <p>The Council does not currently have evidence that additional car parking would need to be provided. The development proposals in the town are all located within walkable distance of the High Street for an able bodied person. It is important that adequate parking</p>

Issue Number	Issues raised through consultation	Officer Response
		provision is made to avoid displacement parking, while providing the opportunities for sustainable travel options to encourage modal shift.
<b>Leisure and Community Facilities in Buntingford</b>		
6.150	Buntingford Town Council, Buckland & Chipping Parish Council, Buntingford Civic Society, Buntingford Chamber of Commerce and Buntingford Action for Responsible Development (BARD) state that the Plan does not address the deficit of green open space within the town.	<p><b>No amendment to Plan in response to this issue</b></p> <p>In respect of the evidence underpinning the identification of needs, it should be noted that work is currently ongoing in the preparation of an updated Open Space, Sport and Recreation Assessment. The updated evidence will inform the identification of needs going forward and the level and location of provision in Buntingford.</p> <p>Notwithstanding this, new development proposals will be expected to provide adequate and appropriately located open space, sport and recreation facilities, either on-site or through a financial contribution towards off-site provision.</p> <p>The provision of a range of on-site open space types has been secured through S106 legal agreements prepared alongside all of the recently approved planning applications. In addition, financial contributions to off-site provision have also been secured.</p> <p>A significant amount of open space provision (6 hectares) has been secured on land to the west of the site north of Buntingford. This includes an extensive area of parkland amenity space and the provision of outdoor sports facilities. The Policies Map will be updated to designate this open space provision under policy CFLR1.</p>
6.151	Sport England welcome acknowledgement of the relative lack of open spaces for sport but object to the absence of specific proposals within the Plan, such as site allocations to address these deficiencies. Unless the Plan identifies suitable sites it is considered unlikely that the deficiencies will be met due to land values for alternative uses being considerably greater. It is considered unlikely that the sites allocated for residential led development will be large enough to provide viable on-site sports facilities.	<p><b>No amendment to Plan in response to this issue</b></p> <p>In respect of the evidence underpinning the identification of needs, it should be noted that work is currently ongoing in the preparation of an updated Open Space, Sport and Recreation Assessment. The updated evidence will inform the identification of needs going</p>

Issue Number	Issues raised through consultation	Officer Response
	Consideration should be given to identifying suitable sites in the Plan for meeting outdoor sports needs in consultation with relevant stakeholders.	<p>forward and the level and location of provision in Buntingford.</p> <p>Notwithstanding this, new development proposals will be expected to provide adequate and appropriately located open space, sport and recreation facilities, either on-site or through a financial contribution towards off-site provision.</p> <p>Financial contributions towards the off-site provision of outdoor sports facilities have been secured through S106 legal agreements prepared alongside recently approved planning applications. In addition, the provision of land for outdoor sports facilities has been secured on land to the west of the site north of Buntingford.</p> <p>The Policies Map will be updated to designate the land provided for outdoor sports facilities under Policy CFLR1.</p>
6.152	There is a complete absence of common land in Buntingford for people to exercise and enjoy the rural land. Development will only exacerbate the situation with footpaths being directed through housing estates.	<p><b>No amendment to Plan in response to this issue</b></p> <p>New development proposals will be expected to provide adequate and appropriately located open space, sport and recreation facilities, either on-site or through a financial contribution towards off-site provision.</p> <p>The provision of a range of on-site open space types has been secured through S106 legal agreements prepared alongside all of the recently approved planning applications. In addition, financial contributions to off-site provision have also been secured.</p> <p>A significant amount of open space provision (6 hectares) has been secured on land to the west of the site north of Buntingford. This includes an extensive area of parkland amenity space. The Policies Map will be updated to designate this open space provision under policy CFLR1.</p>