

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 8 SEPTEMBER 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – NEW DRAFT CHAPTER 3 –
DEVELOPMENT STRATEGY

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To present to Members a new draft Chapter 3 (Development Strategy) for subsequent incorporation into the final draft District Plan.

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

(A)	the draft revised Chapter 3 (Development Strategy), as detailed in Essential Reference Paper ‘B’ to this report, be agreed as a basis for inclusion in the final draft District Plan, with the content being finalised when the consolidated plan is presented in September 2016.
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1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27th February and 22nd May 2014.

1.2 The issues raised through the consultation with regard to the Chapter 3 (Development Strategy) were considered at the District Planning Executive Panel on the 25th August 2016.

1.3 This report presents a redrafted Chapter 3. **Essential Reference Paper ‘B’** contains the revised draft chapter.

2.0 Report

- 2.1 The purpose of Chapter 3 is to set out the Council's strategy for delivering growth in East Herts over the Plan period. In particular, it identifies the amount of new development that will be delivered, and where it should be located.
- 2.2 Members will recall that a report to this Panel on 25th August presented the issues arising from the Preferred Options consultation in relation to Chapter 3, along with proposed Officer responses. The report identified that the objectively assessed housing need figure for the District is for 16,390 new homes by the end of the Plan period. The revised chapter, with is presented in **Essential Reference Paper B**, is based on this housing requirement.
- 2.3 The Preferred Options version of the District Plan identified the Plan period as being 2011 to 2031. It is now proposed that this is extended to 2033 within the Pre-Submission version in order to provide a forward looking strategy of at least 15 years from the date of adoption, in line with national policy.
- 2.4 In addition, the report to Panel on 25th August also confirmed that the Government has recently published updated 2014 based household figures, and that Officers are working with our housing market area partners in order to understand how this new data impacts on the assessment of objectively assessed housing need. While this work is still ongoing, an initial assessment suggests that the housing need figure for the District has increased to around 19,500 homes. As work on the District Plan is now well advanced, it is not possible to identify further sites to meet this higher figure in full without causing significant delay to the plan making process. However, in order to recognise this upward trend, the revised Chapter does identify a sufficient number of sites to deliver in excess of 18,000 homes over the course of the Plan period.
- 2.5 Members are invited to agree the revised chapter as a basis for inclusion in the final District Plan, with the content being finalised when the consolidated plan is presented to this Panel on 15th September 2016.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Chapter 3 (Development Strategy) Issue Report – considered by the District Planning Executive Panel on the 25th August 2016

<http://democracy.eastherts.gov.uk/ieListDocuments.aspx?CId=151&MId=2952>

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