

## How has the Draft District Plan been prepared?

The Draft District Plan has been prepared using a 'stepped approach'; a process that breaks down the plan-making process into distinct stages. Each stage has been undertaken at public meetings of the Council and all the relevant papers and webcasts of the meetings are available on the Council's website (see link below).

### Evidence

There are five main sources of evidence supporting the Draft District Plan:

- **The Supporting Document** explains the process of identifying and shortlisting development options;
- **An Interim Development Strategy Report** demonstrates how the plan meets national policy requirements;
- **A Sustainability Appraisal Report** appraises alternative options;
- **An Infrastructure Topic Paper** sets out the evolving programme of infrastructure planning work;
- **Other technical studies**, including demographic projections.

All these documents, plus all other supporting technical studies and Frequently Asked Questions can be viewed on the Council's website at: [www.eastherts.gov.uk/districtplan](http://www.eastherts.gov.uk/districtplan).

## Next Steps

The Council wants to know what you think about the proposals in the Draft District Plan. Following this consultation the Council will consider the responses received and will prepare a final version of the Plan, incorporating changes. There will be further opportunity to comment during a final round of consultation, to ensure it has been prepared correctly and is 'sound'. The Plan will then be submitted for independent examination by a Planning Inspector appointed by the Government.

The Inspector will then publish a report and recommendations and following this the Plan will be adopted by the Council.



**CLICK**  
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# East Herts Draft District Plan Preferred Options Consultation 2011 - 2031

*What do you think?*



February 27 2014 - May 22 2014



## What is the District Plan?

The East Herts District Plan sets out the Council's approach to development to 2031, including 15,000 new homes, 9,700 jobs, and a range of supporting infrastructure.

Population projections show that there will be a need for 15,000 new homes to 2031.

Local Planning Authorities are required to produce a Local (or District) Plan.

## What do you think?

The Council has prepared a Draft District Plan for consultation and **wants your views** before proceeding to the next stage. The consultation runs for twelve weeks between February 27 to May 22 2014.

## Why do we need a plan?

Having a plan in place:

- ✓ Provides a framework for local community needs in terms of jobs, housing (including affordable housing) and infrastructure (e.g. roads, schools, drainage, green space etc);
- ✓ Provides a strong basis for negotiations with developers to secure benefits from new development;
- ✓ Provides greater certainty for communities and businesses over where development will go – they can plan ahead with confidence;
- ✓ Allows infrastructure providers to plan more effectively – helping them to assess and deliver necessary capacity enhancements;
- ✓ Provides the relevant bodies with a firm basis on which to apply for infrastructure funding;
- ✓ Provides the private sector with greater confidence to invest in East Herts.

Not having a plan in place means:

- ✗ Potential for loss of local control making it more difficult to defend the District against inappropriate development (risk that if planning permission is refused developers may be more successful at appeal);
- ✗ New development may not be supported by adequate infrastructure;
- ✗ The cost of defending and losing appeals using an out-of-date plan can be a considerable cost to the tax payer;
- ✗ Opportunities to attract new businesses, investment and infrastructure funding are diminished without a plan.

## How will the District Plan affect me?

The Draft District Plan and the Policies Map will show whether future development could be planned to take place near you. The policies also provide the criteria against which any planning applications submitted to the Council would be judged.

In addition to explaining what development is planned, the District Plan and its supporting documents also detail how the Council has come to formulate the strategy presented in this draft Plan.

Understanding issues underpinning the Plan provides a better appreciation of how difficult decisions have been made and why development has been planned in the locations proposed (see also 'How has the District Plan been prepared?' overleaf).



## How do I respond to the Consultation?

The District Plan can be viewed at all local libraries, Town Council offices and the District Council offices in Hertford and Bishop's Stortford. The Plan and all supporting documents can also be viewed online at: [www.eastherts.gov.uk/districtplan](http://www.eastherts.gov.uk/districtplan).

You can also register online to receive updates on the progress of the Plan.

Comments should preferably be made online. Alternatively you can email us at [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk) or write to the Planning Policy Team at East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ.

All comments should be received by 5pm on Thursday 22 May 2014.

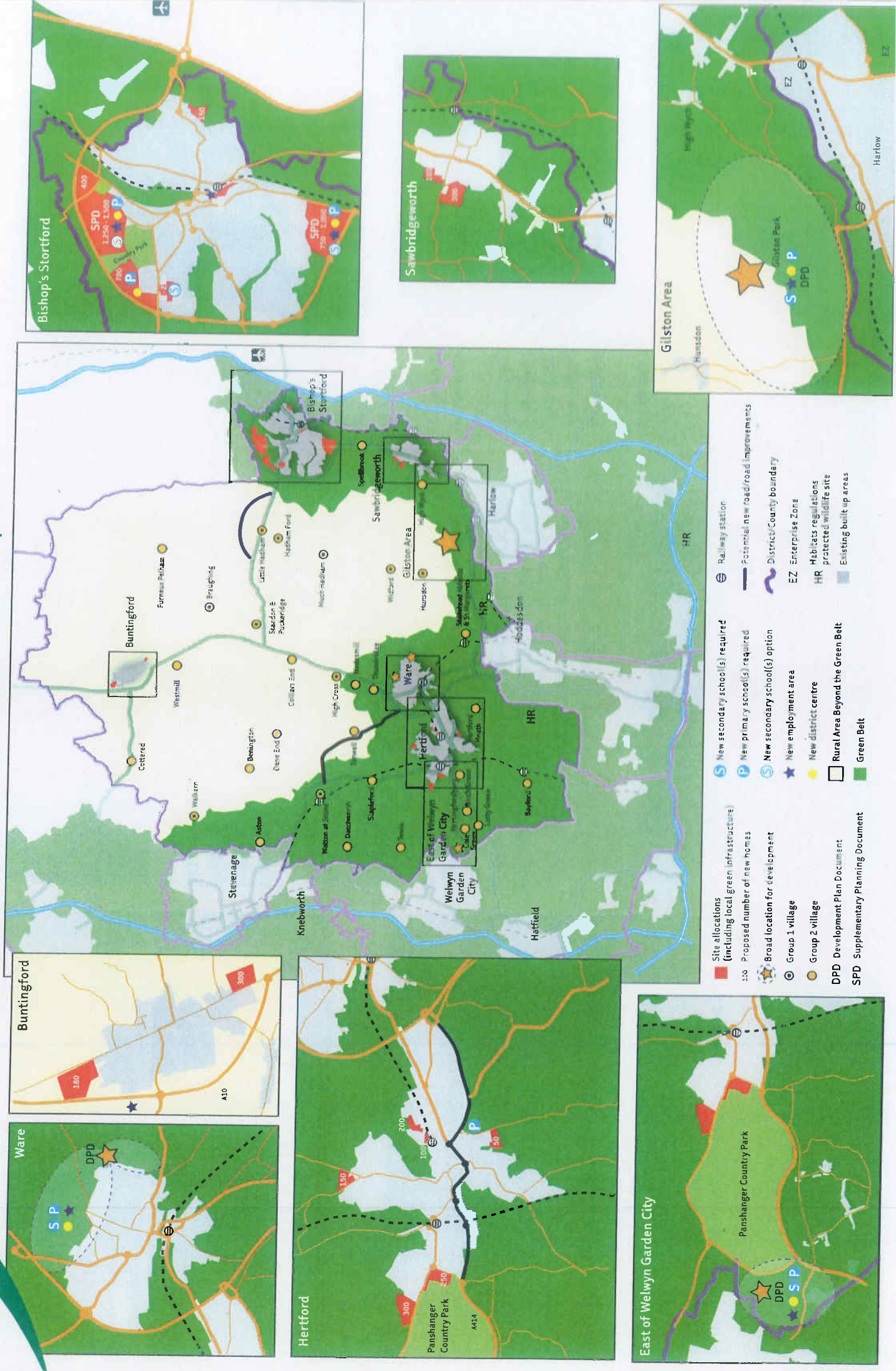
If you have questions on the Draft District Plan, please contact the Planning Policy Team on 01279 655261 or email at [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk).



# Draft District Plan Key Diagram (Preferred Options)

[www.eastherts.gov.uk/districtplan](http://www.eastherts.gov.uk/districtplan)

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- Site allocations (including local green infrastructure)
- 100 Proposed number of new homes
- Broad location for development
  - Group 1 village
  - Group 2 village
- DPD Development Plan Document
- SPD Supplementary Planning Document
- New secondary school(s) required
- New primary school(s) required
- New secondary school(s) option
- New employment area
- New district centre
- Rural Area Beyond the Green Belt
- Green Belt
- Railway station
- Potential new road/road improvements
- District/County boundary
- EZ Enterprise Zone
- HR Habitats regulations protected wildlife site
- Existing built up areas

# What's in the Draft District Plan?

The Draft District Plan consists of two parts; a development strategy and supporting topic-based policies.

## Draft Development Strategy (Part 1)

The Development Strategy sets out how the Plan will deliver 15,000 homes and supporting infrastructure across the District.

### Green Belt

Large parts of the District are designated as Green Belt. However, in order to meet national policy requirements and meet projected housing needs, the development strategy involves the release of carefully selected Green Belt, in locations adjacent to the towns with good access to services and facilities.

### Bishop's Stortford

- 200 homes at the Goods Yard;
- 150 homes east of Manor Links;
- Depending upon the location of a new secondary school,
- Either 2,350 or 2,600 homes at a mixed-use development at Bishop's Stortford North supported by new schools, neighbourhood centres, employment areas and a country Park;
- Or 0 or 250 homes at Hadham Road; and
- Or 750 or 1,000 homes at a mixed-use development to the south of Bishop's Stortford.

### Buntingford

- 300 homes at a mixed-use development to the south of the town;
- 180 homes at a mixed-use development to the north of the town;
- 3 hectares of new employment land at Buntingford Business Park and improved education facilities.

### Hertford

- 300 homes at a mixed-use development at Mead Lane;
- 550 homes to the west of the town including a Country Park;
- 150 homes to the north of Hertford, west of Wadesmill Road; and
- 50 homes to the south of Hertford, west of Miangrove Road.

### Sawbridgeworth

- 100 homes to the west of the town, north of West Road; and
- 300 homes to the south of West Road.

### Ware

- 14 homes at a mixed-use development at the former Co-op depot, Star Street;
- Broad location for development north and east of the town.

### Villages

At least a 10% growth to Braughing, High Cross, Hunsdon, Little Hadham and Hadham Ford, Much Hadham, Standon and Puckeridge, Walkern, Watton-at-Stone and Widford, to be delivered through Neighbourhood Planning. Limited infilling only will be appropriate for other rural settlements.

### Future Development Options

- Development is also considered at the following locations:
- Approximately 1,700 homes at a mixed-use development East of Welwyn Garden City
- Between 200 and 3,000 homes to the North and East of Ware;
- Between 5,000 and 10,000 homes in the Gilston Area.

## Key Infrastructure

In order to support both new and existing communities, it is vital that new development only occurs in tandem with supporting infrastructure. As such, the following key infrastructure improvements are planned:

- Road improvements;
- Little Hadham Bypass;
- Extensions to schools.

## Topic-Based Policies (Part 2)

**Housing** – ensuring the right types of accommodation are provided when needed.

**Economy** – providing new and retaining existing employment opportunities.

**Retail and Town Centres** – supporting and protecting local shops and town centres.

**Design** – ensuring all proposals make a positive contribution to the built environment.

**Transport** – minimising the need to travel and encouraging journeys by sustainable modes of transport.

**Community Facilities, Sport and Recreation** – ensuring access to essential community and leisure facilities.

**Natural Environment** – protecting and enhancing biodiversity for wildlife and recreation.

**Landscape** – conserving and enhancing valued landscapes.

**Heritage** – protecting and enhancing historic assets while managing the impacts of change.

**Climate Change** – minimising the impacts of development on the natural environment and mitigating the impacts of a changing climate.

**Water** – protecting valuable water resources and managing the risks of flooding.

**Environmental Quality** – minimising potential environmental impacts of development.