



East Herts District Plan

Main Modifications Consultation

February 15 - March 29 2018

www.eastherts.gov.uk/mainmodifications

Explanatory Note

What is the East Herts District Plan?

East Herts Council is in the process of finalising the East Herts District Plan. The District Plan sets out the planning framework for the District for the period between 2011 – 2033 and will deliver sustainable development. The Plan will guide the provision of new homes, jobs, facilities and infrastructure across the District. It also contains Development Management policies that will be used to determine planning applications. The East Herts District Plan will replace the Adopted Local Plan (second review), 2007 and will be part of the Development Plan for the District.

What is this document?

This document sets out the changes (known as 'Main Modifications') that have been identified as necessary to make the East Herts District Plan 'sound'. The changes proposed to the Plan evolved throughout the Examination process, before, during and after the Hearing Sessions. The modifications propose to amend the Pre-Submission East Herts District Plan and therefore this document must be read alongside the East Herts District Plan, 2016. The Main Modifications are now being published for consultation.

All main modifications are denoted by an 'MM' prefix. Where relevant, the Policy Number, Paragraph Number, Section and Page Number that the modification relates to has been referenced, in order to help the reader identify the areas of the Plan that are proposed for modification (the page number refers to the Pre-Submission Version of the District Plan). The tables also include a column headed with 'reason for change' which highlights the source of the modification.

Deleted text is shown via a ~~strike through~~, whilst new text is underlined and highlighted in red. The Inspector's additions are in blue text.

Outside of the scope of this consultation, the Council have identified some 'Minor Changes' to the Plan and Policies Map. However, as these do not affect the soundness of the plan and are not matters considered by the Inspector, they are not subject to consultation and have not been included as part of this document. Moreover, as a result of insertions/deletions as part of the Main Modifications, it should be noted that some numbering/lettering of policies may not directly accord with those contained in the Pre-Submission Consultation version.

East Herts District Plan Main Modifications

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Chapter 1: Introduction

There are no Main Modifications for Chapter 1.

Chapter 2: Vision and Strategic Objectives

There are no Main Modifications for Chapter 2.

Chapter 3: The Development Strategy

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/3/01	3.2.4	25	The SHMA <u>The evidence</u> concludes that the combined level of housing need across the four local authority areas is 46,058 <u>51,878</u> homes for the period 2011 - 2033. This figure has been disaggregated amongst the four authorities. A Memorandum of Understanding (MoU) is under preparation <u>has been agreed</u> which will commit <u>commits</u> all four Councils to meeting their individual housing needs within their own administrative boundaries. For East Herts, the level of need is 745 <u>839</u> new homes per year, or 16,390 <u>18,458 new homes</u> by 2033. ¹ <u>The Council is committed to meeting its Full Objectively Assessed Housing Need, and as such its housing requirement over the Plan period 2011-2033 is for 18,458 homes.</u>
MM/3/02	3.2.4 Footnote 1	25	The Plan Period is 2011 – 2033 (22 years). Therefore 745 homes x 22 = 16,390
MM/3/03	3.2.8 (renumbered 3.2.7 – MC/3/03)	25	3.2.7 In addition to housing need, the Council has also worked with our <u>its</u> neighbouring authorities in order to understand how many new jobs are likely to be created within the plan period. This work, which was undertaken to inform the SHMA, indicates that between 435 and 505 <u>10,800</u> new jobs will be created each year in East Herts <u>between 2011 and 2033, equivalent to 491 jobs each year.</u>
MM/3/04	3.2.9 (renumbered 3.2.8 – MC/3/05)	26	3.2.8 In order to help support jobs growth in the District, this Plan seeks to ensure sufficient provision of land and premises for office, industrial and warehousing uses (B1, B2, B8 uses) in sustainable locations which meet the needs of local businesses. As such, 10 – 11 <u>19 – 20</u> hectares of new employment land will be provided in the following locations: <ul style="list-style-type: none"> • 3 hectares to the north of Buntingford Business Park (<u>BUNT3</u>); • <u>4 hectares within the development at Bishop's Stortford North (BISH3);</u>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> 4-5 hectares within the development at South of Bishop's Stortford <u>South (BISH5)</u>; and 3 hectares within the development at North and East of Ware <u>(WARE2)</u>; and <u>5 hectares within the development at the Gilston Area (GA1)</u>. <p>In addition, <u>around</u> 3,000 square metres of additional B1 employment floorspace, <u>or other employment generating uses that would be compatible with the uses on neighbouring land</u>, will be provided at the Mead Lane <u>Area</u>, Hertford, <u>site (HERT2)</u>.</p>
MM/3/05	3.2.10 (renumbered 3.2.9 – MC/3/10)	26	<p>3.2.9 In order to recognise the valuable role existing businesses have, the following <u>existing industrial and commercial</u> locations have also been designated as Employment Areas:</p> <ul style="list-style-type: none"> <u>6 hectares to the east of Welwyn Garden City</u>; 0.23 hectares at Millside Industrial Estate, Bishop's Stortford; 0.36 hectares at Southmill Trading Estate, Bishop's Stortford; 7.71 <u>7.44</u> hectares at Pegs Lane/Hale Road, Hertford; 0.43 hectares at Leaside Works, Stanstead Abbots; and 0.59 hectares at Riverside Works, Amwell End, St Margarets.
MM/3/06	3.2.13 (renumbered 3.2.12 – MC/3/11)	27	<p>3.2.12 As the population grows additional retail development will be required to provide shopping opportunities at the local level. The Council's 'Retail and Town Centres Study Update' (2013) assesses qualitative issues and quantitative requirements for additional retail floorspace to meet future needs. The Study concludes that there will be a need over the Plan period for:</p> <ol style="list-style-type: none"> Convenience (food) retail – an additional 7,600m² <u>7,100m²</u> (net) of new floorspace Comparison (non-food) retail – an additional 6,100m² <u>5,700m²</u> (net) of new floorspace
MM/3/07	Policy DPS1 Housing, Employment and Retail Growth	28	<p>In the period 2011 to 2033 the Council will:</p> <ol style="list-style-type: none"> Provide for a minimum of 16,390 <u>18,458</u> new homes in the District up to 2033. Maximise opportunities for jobs growth in the District, with the aim of achieving a minimum of 435–505 additional jobs in East Herts each year <u>10,800 new jobs in the District up to 2033</u>. This will include making provision for 10-11 <u>19-20</u> hectares of new employment land for B1/B2/B8

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			uses. c) Encourage an additional 7,600m² <u>7,100m²</u> of convenience and 6,100m² <u>5,700m²</u> of comparison retail floorspace in the District.
MM/3/08	3.3.4	29	Firstly, the NPPF requires that every effort should be made to meet the housing, business and other development needs of an area. As set out above in Section 3.2, the housing need in the District is for 745 <u>839</u> new homes each year. East Herts' projected need is back-dated to 2011 when the previous Local Plan figures ended, meaning that the total need is for 16,390 <u>18,458</u> homes up to 2033.
MM/3/09	3.3.6 (moved and renumbered 3.3.5)	29	3.3.5 In the period 2011-2017 (the 'pre-plan' period) it is anticipated that only 3,161 <u>3,244</u> homes will be built, leaving a shortfall of 1,309 <u>1,790</u> homes when measured against the projected need of 4,470 <u>5,034</u> over 5 <u>6</u> years. ³ The Plan seeks to make up this shortfall in the first five <u>over the ten</u> year period 2017-2022 <u>2017-2027</u> (2017-2022) <u>as set out in Table 3.1 below</u> . <u>Table 3.1 Annualised Housing Requirement including 10-year spread of shortfall</u> <u>SEE TABLE 3.1 AT END OF THIS SECTION</u>
MM/3/10	3.3.6 Footnote 3	29	³ The pre-plan period is 2011 – 2017. Therefore, the level of housing need in this period is 745 homes x 6 years = 4,770. Expected number of housing completions in this is period is 3,161 homes. This leaves a shortfall of 1,309 homes (4,470-3,161).
MM/3/11	3.3.7	29	Thirdly, the NPPF also requires the provision of an additional buffer in the first five year period (moved forward from later in the plan period) to ensure choice and competition in the market for land. A 20% buffer should be applied where there is a persistent record of under-delivery. Given the significant shortfall in housing delivery since 2011, the Council accepts that a 20% buffer should be applied. Taking into account identified need, the shortfall and the 20% buffer, the total housing requirement for the first five year period (2017-2022) <u>(2017-2027)</u> is 6,041 <u>6,108</u> new homes <u>as set out in Table 3.2 below</u> . ⁴

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p><u>Table 3.2 5-Year Housing Land supply Requirement 2017-2022</u></p> <p><u>SEE TABLE 3.2 AT END OF THIS SECTION</u></p>
MM/3/12	3.3.7 Footnote 4	29	<p>¹ The first five year period is 2017 – 2022. The level of need for this period is 745 homes x 5 = 3,725 homes. 3,725 homes plus the shortfall of 1,309 homes = 5,034 homes. The 20% buffer is then added: 5,034 homes x 1.2 = 6,041 homes.</p>
MM/3/13	3.3.8	30	<p>Policy DSP2 (The Development Strategy 2011-2033) below identifies how housing need, both within the first five year period and beyond, will be met <u>sets out the Council's strategy for delivering sustainable development</u>. More detailed information about individual sites can be found in the settlement chapters. <u>Policy DPS2 also sets out the key assumptions which are relied on to calculate the 5-year housing land supply.</u></p>
MM/3/14	Policy DPS2 The Development Strategy 2011-2033	30	<p>I. Provision will be made to meet the projected housing need of at least 745 homes per year, making a total minimum requirement of 16,390 homes in the period 2011-2033.</p> <p>II. In the first five years of the Plan after adoption (2017-2022), the housing requirement will total at least 6,041 homes, comprising:</p> <p style="padding-left: 40px;">a) 3,725 based on projected housing needs for 5 years;</p> <p style="padding-left: 40px;">b) 1,309 to address the shortfall from the period 2011-2017;</p> <p style="padding-left: 40px;">c) 1,007 to allow a 20% buffer for choice and flexibility, brought forward from later in the plan period.</p> <p>III. Brownfield locations in the towns will be prioritised for mixed-use development. The</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>remainder of the housing and development needs in the Plan period will be met on a range of greenfield sites across the District.</p> <p>IV. Development in the villages shall be delivered in accordance with local initiatives led by Parish Councils, subject to the review triggers set out in Policy VILL1 (Group 1 Villages).</p> <p><u>I. The strategy of the District Plan is to deliver sustainable development in accordance with the following hierarchy:</u></p> <ul style="list-style-type: none"> <u>Sustainable brownfield sites;</u> <u>Sites within the urban areas of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware;</u> <u>Urban extensions to Bishop's Stortford, Hertford, Sawbridgeworth and Ware, and to the east of Stevenage, east of Welwyn Garden City and in the Gilston Area; and</u> <u>Limited development in the villages.</u> <p><u>II. The 5-year housing land supply will comprise the following elements:</u></p> <ul style="list-style-type: none"> <u>The projected housing need of 839 dwellings per annum;</u> <u>Any shortfall in delivery since the start of the Plan period (to be met over the ten year period 2017-2027);</u> <u>A 20% buffer for choice and flexibility brought forward from later in the Plan period.</u>
MM/3/15	3.3.10 (3.)	30	3. It is also anticipated that there will be a number of permissions granted on small sites of less

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification									
			than 10 homes that have not currently been identified. These are known as windfalls. A windfall allowance <u>of 75 dwellings per annum</u> has been made on the basis of an analysis of past windfalls.									
MM/3/16	3.3.12	31	The identified housing supply to 2033 exceeds the requirement by 1,650 <u>around 450</u> homes. ⁵ This serves two functions. Firstly, it provides a contingency to allow for flexibility. Contingency planning is necessary to allow for eventualities beyond the Council's control, including the economic cycle and factors relating to specific sites or developers, which could result in stalled sites. The Plan provides a range of sites in different locations which means that it is not reliant on delivery at a single location. <u>Flexibility could also be provided by accelerating the delivery of homes at the Gilston Area, thereby providing a greater amount of development within the Plan period. The potential to achieve this will be considered through joint work in relation to the Harlow and Gilston Garden Town.</u> A full breakdown of the housing supply is included at Appendix B.									
MM/3/17	3.3.12 Footnote 5	31	The housing need for the Plan Period (2011 – 2033) is 16,390 homes. The District Plan identifies sufficient sites to deliver 18,040 new homes. Therefore, 18,040 minus 16,390 = 1,650 homes.									
MM/3/18	3.3.13	31	Secondly, as identified within paragraph 3.2.5, the Council recognises that recent household projections demonstrate a further upward trend in housing need. While this Plan is not able to identify sufficient sites to meet these additional needs in full, providing a level of housing that is significantly in excess of 745 homes per year demonstrates the Councils commitment to positive planning. The positive approach is further enforced by a commitment to bring forward a significant amount of new housing beyond the Plan period.									
MM/3/19	Policy DPS3 Housing Land Supply 2011- 2033	32-33	<div>The overall housing supply will meet projected housing need over the plan period 2011 to 2033.</div> <table><tr><th>Supply Source</th><th>Housing supply: First five years 2017-2022</th><th>Housing supply: Total 2011-2033</th></tr><tr><td>Windfall allowance</td><td>250</td><td>800</td></tr><tr><td>Completions</td><td>0</td><td>2,625</td></tr></table>	Supply Source	Housing supply: First five years 2017-2022	Housing supply: Total 2011-2033	Windfall allowance	250	800	Completions	0	2,625
Supply Source	Housing supply: First five years 2017-2022	Housing supply: Total 2011-2033										
Windfall allowance	250	800										
Completions	0	2,625										

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification		
			Commitments	1,899	2,435
			Villages	300	500
			Deliverable sites in existing urban areas as identified by Strategic Land Availability Assessment	88	88
			Bishop's Stortford Goods Yard	250	400
			Land at Old River Lane, Bishop's Stortford	0	100
			Hadham Road Reserve Secondary School Site, Bishop's Stortford	0	163
			Bishop's Stortford High School Site, London Road	150	150
			North of Bishop's Stortford	800	2,529
			South of Bishop's Stortford	250	750
			Bishop's Stortford- East of Manor Links	50	50
			Hertford- Mead Lane Area	100	200
			North of Hertford	50	150
			South of Hertford	50	50
			West of Hertford	550	550
			Sawbridgeworth- North of West Road	125	125
			Sawbridgeworth- South of West Road	175	175
			North of Sawbridgeworth	0	200
			North and East of Ware	0	1,000 (1)
			East of Stevenage	600	600

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification		
			Gilston Area	0	3,050 (2)
			East of Welwyn Garden City	210	1,350
			TOTAL	5,897	18,040
			(1) With a further 500 homes beyond 2033, subject to suitable mitigation.		
			(2) With a further 6,950 homes beyond 2033.		
			The minimum housing supply to meet projected housing need over the Plan period 2011-2033 is set out below. A more detailed Strategy Worksheet is included in Appendix B.		

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification			
			South of Bishop's Stortford	BISH5	200	750
			East of Manor Links, Bishop's Stortford	BISH9	50	50
			West of Hertford	HERT3	415	550
			North of Hertford	HERT4	50	150
			South of Hertford	HERT5	50	50
			North of West Road, Sawbridgeworth	SAWB2	125	125
			South of West Road, Sawbridgeworth	SAWB3	175	175
			North of Sawbridgeworth	SAWB4	200	200
			North and East of Ware	WARE2	100	1,000 *
			Urban Extensions to the east of Stevenage, east of Welwyn Garden City and in the Gilston Area:			
			East of Stevenage	EOS1	500	600
			East of Welwyn Garden City	EWEL1	220	1,350
			Gilston Area	GA1	0	3,050**
			Villages:			
			Group 1 Villages	VILL1	391	500
			TOTAL		7,029	18,913
			* With a further 500 homes, subject to suitable mitigation			
** With a further 6,950 homes beyond 2033						
MM/3/20	3.3.20 (renumbered 3.3.19 –	34	3.3.19 A full list of infrastructure schemes can be found in the Infrastructure Delivery Plan (IDP), which also provides information on costs, funding and phasing. The IDP will be reviewed on a regular basis in order to identify risks and monitor the implementation of infrastructure schemes			

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	MC/3/27)		and identify where interventions might be required.
MM/3/21	Policy DPS4 Infrastructure Requirements	34	<p>I. Infrastructure needed to support development must be phased appropriately with the delivery of residential and other development to ensure that capacity is provided and impacts are satisfactorily mitigated in a timely manner.</p> <p>II. The <u>During the Plan-period the</u> following strategic infrastructure will be required to support the development identified in East Herts and the wider housing market area:</p> <ul style="list-style-type: none"> a) a new Junction 7a on the M11; b) upgrades to Junction 7 and 8 of the M11; c) widening of the existing River Stort crossing, and provision of a second crossing; d) improvements to the A414 through Hertford <u>provision of a Hertford bypass to address identified constraints on the A414 in combination with Sustainable Travel Town initiatives;</u> e) the Little Hadham bypass; f) upgrades to the A602; g) upgrades to the rail network; h) <u>measures to facilitate sustainable transport;</u> i) new schools and the expansion of existing schools; j) healthcare facilities;

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>k) broadband telecoms; and</p> <p>l) upgrades to waste water and water supply networks.</p> <p>III. The Council will use planning obligations with landowners and developers to secure direct provision or financial contributions towards infrastructure necessary to support the District Plan, including both on-site and off-site provision to address the cumulative impacts of development on strategic infrastructure.</p>
MM/3/22	Section 3.4 Review of the District Plan	35	<p>3.4 Review of the District Plan</p> <p>3.4.1 As noted in paragraph 3.2.7, the Government has recently published updated 2014 household projections. As a result, the level of objectively assessed needs across the housing market area has increased to 54,600 homes by 2033. For East Herts, this equates to around 19,500 homes.</p> <p>3.4.2 Given the upward trend in housing needs across the housing market area, and the fact that the Council is unable to identify sufficient sites to meet this higher housing target at present, an early review of the District Plan will be undertaken following adoption.</p> <p>Policy DPS5 Review of the District Plan</p> <p>Following adoption of the District Plan, the Council will undertake an early review in order to seek to meet the additional housing needs arising from the 2014 household projections.</p>

Table 3.1 Annualised Housing Requirement including 10-year spread of shortfall

	<u>2011 - 2017</u>	<u>2017- 2018</u>	<u>2018- 2019</u>	<u>2019- 2020</u>	<u>2020- 2021</u>	<u>2021- 2022</u>	<u>2022- 2023</u>	<u>2023- 2024</u>	<u>2024- 2025</u>	<u>2025- 2026</u>	<u>2026- 2027</u>	<u>2027- 2028</u>	<u>2028- 2029</u>	<u>2029- 2030</u>	<u>2030- 2031</u>	<u>2031- 2032</u>	<u>2032- 2033</u>	<u>2011- 2033</u>
Completions	<u>3,244</u>																	
QAHN		<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	

Shortfall addressed over 10-years		<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>	<u>179</u>							
Annual Housing Requirement	<u>3,244</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>839</u>	<u>18,458</u>

Table 3.2 5-Year Housing Land supply Requirement 2017-2022

	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2017-2022</u>
Annual Requirement	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>1,018</u>	<u>5,090</u>
20% Buffer	<u>204</u>	<u>204</u>	<u>204</u>	<u>204</u>	<u>204</u>	<u>1,020</u>
Total Land Supply Requirement	<u>1,222</u>	<u>1,222</u>	<u>1,222</u>	<u>1,222</u>	<u>1,222</u>	<u>6,110</u>

Chapter 4: Green Belt and Rural Area Beyond the Green Belt

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/4/01	4.5.1 & 4.5.2	39	Hertford Heath, Stanstead Abbotts & St Margarets, and Watton-at-Stone are identified as Group 1 Villages (see Chapter 10 Villages). These villages are inset from the Green Belt and therefore development beyond the existing built up area of the village can only come forward by amendment of the Green Belt boundary (other than the exceptions listed in paragraphs 89 and 90 of the NPPF).

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			4.5.2 As these villages are considered to be sustainable locations for development, these villages will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan, to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits.
MM/4/02	New 4.5.1		<u>4.5.1 The villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone are inset from the Green Belt. These villages will be encouraged to consider accommodating development in their Neighbourhood Plans, especially where it contributes to wider sustainability objectives and the delivery of community benefits. Where such proposals would involve changes to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document if necessary.</u>
MM/4/03	Policy GBR1 Green Belt	40	<p>I. Planning applications within the Green Belt, as defined on the Policies Map, will be considered in line with the provisions of the National Planning Policy Framework.</p> <p>II. The villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits. <u>Where such proposals would involve changes to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document if necessary.</u></p>
MM/4/04	4.6.1 & 4.6.2	40	4.6.1 The Rural Area Beyond the Green Belt covers approximately the northern two-thirds of the District and contains the settlement of Buntingford, together with a number of villages. East Herts has a long tradition of seeking to restrain development within the Rural Area Beyond the Green Belt. This has ensured the protection of the smaller rural settlements in the District, as well as the

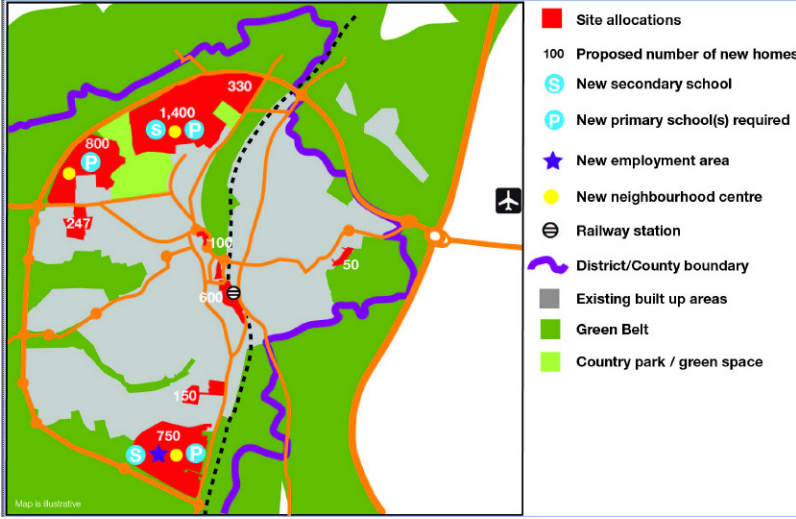
Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>wider area of countryside.</p> <p>4.6.2 In order to continue to preserve the special character of the District's rural area, and to direct development towards the most sustainable locations, it is considered appropriate that a policy of restraint should continue in this location.</p>
MM/4/05	New 4.6.1		<p><u>4.6.1 Green Belt in East Herts covers approximately one-third of the District. The remaining two-thirds of the District are located in the 'Rural Area Beyond the Green Belt'. This Rural Area is highly valued by the District's residents and visitors alike, particularly for its open and largely undeveloped nature. As such it forms an important part of the character of the District. It is a considerable and significant countryside resource, which Policy GBR2 seeks to maintain by concentrating development within existing settlements.</u></p>
MM/4/06	4.7.1	40	<p>When considering planning applications in the Rural Area Beyond the Green Belt, <u>sustainable</u> development will only be permitted <u>in accordance with Policy GBR2</u>, where there is no material harm to the character or amenity of the environment.</p>
MM/4/07	Policy GBR2 Rural Area Beyond the Green Belt	40-41	<p>I. Within the Rural Area Beyond the Green Belt, as defined on the Policies Map, the construction of new buildings will be considered inappropriate. Exceptions to this include: <u>In order to maintain the Rural Area Beyond the Green Belt as a valued countryside resource, the following types of development will be permitted, provided that they are compatible with the character and appearance of the rural area:</u></p> <ul style="list-style-type: none"> (a) buildings for agriculture and forestry; (b) the provision of appropriate facilities for outdoor sport, outdoor recreation, including equine development in accordance with CFLR6 (Equine Development), and for cemeteries; (c) new employment generating uses where they are appropriately and sustainably located, in accordance with Policy ED2 (Rural Economy);

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			<p>(d) extensions and alterations to buildings, dwellings, residential outbuildings or extensions to existing outbuildings, and works within residential curtilages provided that development does not result in an unacceptable impact on the rural character and appearance of the site and its surroundings;</p> <p>(d) the replacement, <u>extension or alteration</u> of a building, provided the new building is in the same use and not materially larger than the one it replaces <u>the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the existing building and/or surrounding area;</u></p> <p>(e) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) <u>in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area</u> which would not have a greater impact than the existing development on the rural character and appearance of the site and its surroundings;</p> <p>(f) rural exception housing in accordance with Policy HOU4 (Rural Exception Affordable Housing Sites);</p> <p>(g) the provision of accommodation for Gypsies and Travellers and Travelling Showpeople in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) <u>or Non-Nomadic Gypsies and Travellers and Travelling Showpeople in accordance with Policy HOU10 (New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople);</u></p> <p>(h) development identified in an adopted Neighbourhood Plan.</p>

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			<p>II. Certain other forms of development are also not inappropriate in the Rural Area Beyond Green Belt. These are:</p> <p>(a) mineral extraction;</p> <p>(b) engineering operations;</p> <p>(c) local transport infrastructure which can demonstrate a requirement for a location in the Rural Area Beyond the Green Belt;</p> <p>(d) the re-use of buildings provided that the buildings are of permanent and substantial construction in accordance with Policy ED2 (Rural Economy); and</p> <p>(e) development brought forward under a Community Right to Build Order in accordance with Policy DPS6 (Neighbourhood Planning).</p>

Chapter 5: Bishop's Stortford

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MM/5/01	New 5.1.4		<u>5.1.4 Design: collaboratively prepared Masterplans for development in Bishop's Stortford (at sites BISH3, BISH4, BISH5, BISH6, BISH7, BISH8, BISH9 and BISH10) will form an important part of the delivery of the site allocations. These Masterplans will provide a strong framework for the development, which will ensure the highest quality design and layout of each area and provide a comprehensive approach to the development as a whole, whilst reflecting different character areas across the sites. The Masterplans will accord with the provisions of Policy DES1 Masterplanning.</u>
MM/5/02	Figure 5.1	46	Original Key Diagram to be deleted and replaced with an updated Key Diagram.

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	Key Diagram for Bishop's Stortford		<p>New Key Diagram to be inserted:</p>  <p>Map is illustrative</p>
MM/5/03	Policy BISH1 Development in Bishop's Stortford	46-47	<p>I. In accordance with Policy DPS3 (Housing Supply 2011-2033), Bishop's Stortford will accommodate <u>a minimum of 4,426 homes, which will include</u> between 3,729 and 4,142 homes at the following sites:</p> <p>(a) <u>around</u> 2,529 homes at Bishop's Stortford North, including 2,200 on ASRs 1 to 4 and 329 at ASR 5 as set out in Policy BISH3;</p> <p>(b) <u>around</u> <u>247</u> 0-163 homes at the Reserve Secondary School site at Hadham Road contingent on the provision of a secondary school site at Bishop's Stortford North, as set out in Policy BISH4;</p> <p>(c) <u>around</u> 750 homes at Bishop's Stortford South as set out in Policy BISH5;</p> <p>(d) <u>around</u> 0-150 homes at the Bishop's Stortford High School site at London Road contingent</p>

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			<p>on the relocation of the school to Bishop's Stortford South as set out in Policy BISH6;</p> <p>(e) around 600400 homes at the Goods Yard as set out in Policy BISH7;</p> <p>(f) around 0-100 homes at The Causeway Old River Lane as set out in Policy BISH8;</p> <p>(g) around 50 homes at land East of Manor Links as set out in Policy BISH9; and</p> <p>(h) a proportion of the overall windfall allowance for the District.</p> <p><u>II. New employment and retail floorspace will be delivered primarily within the town centre and the two strategic allocations of Bishop's Stortford North and South:</u></p> <ul style="list-style-type: none"> <u>Through mixed-use development at the Old River Lane (Policy BISH7) and Goods Yard (Policy BISH8) sites;</u> <u>Through two mixed-use local centres at Bishop's Stortford North (Policy BISH3) providing 4.1ha of land comprising 21,000sq.m of commercial floorspace (B1 a, b and c), up to 3,000sq.m for D1 uses and up to 1,200sq.m retail floorspace. Further provision of up to 4,000sq.m of commercial floorspace may also be delivered;</u> <u>By provision for up to 1,000 sq.m retail floorspace and between 4 and 5 hectares of new employment land at Bishop's Stortford South (Policy BISH 5).</u> <p>III. In the longer term, land at the Mill Site may come forward for mixed-use development as set out in Policy BISH10.</p>
MM/5/04	Policy BISH2 Bishop's Stortford Town	48	Development proposals in Bishop's Stortford Town Centre will be expected to conform with, and <u>take account of, and</u> positively contribute to, proposals contained within the Bishop's Stortford Town Centre Planning Framework, as appropriate.

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	Centre Planning Framework		
MM/5/05	Policy BISH3 Bishop's Stortford North	49-52	<p>Land at Bishop's Stortford North will accommodate approximately a minimum of 2,529 homes between 2017 and 2033 (650 homes to be delivered between 2017 and 2022; 1,250 homes between 2022 and 2027; and, 300 homes between 2027 and 2033).</p> <p>I. West of Hoggate's Wood, will accommodate around 850 homes in accordance with planning application 3/13/0804/OP. The site shall include the provision of:</p> <ul style="list-style-type: none"> (a) a primary school of two forms of entry; (b) a neighbourhood centre providing a range of local shops and services; (c) a new roundabout on Hadham Road to provide vehicular access to the area; (d) outdoor playing pitches at Hoggate's Wood; (e) equipped areas for play as part of a wider green infrastructure strategy; (f) a sustainable transport spine road (bus route, cycleway and pedestrian use only) connecting Hadham Road through to the land east of Hoggate's Wood, a hierarchy of local roads, including walking and cycling networks. <p>II. Land between Hoggate's Wood and Farnham Road will accommodate around 1,350 new homes between 2017 and 2033. Prior to the submission of a detailed planning application <u>reserved matters planning applications (pursuant to outline planning permission 3/13/0804/OP)</u>, a Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Bishop's Stortford Town</p>

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			<p>Council and other key stakeholders. This document will further be informed by public participation in the process. Development in this location shall include the provision of:</p> <ul style="list-style-type: none"> (a) a primary school of two forms of entry with an Early Years facility; (b) land for a secondary school of at least six forms of entry, with potential to expand to eight forms of entry to accommodate future needs. The layout of the schools should be designed to accommodate community <u>provide for the dual</u> use of indoor and outdoor sports facilities <u>for community purposes</u>; (c) vehicular access by a new roundabout on the A120 and also by a new junction on Rye Street; (d) continuation of the sustainable transport spine road connecting to the western neighbourhood to access points created for the eastern neighbourhood; (e) a neighbourhood centre comprising a mix of local shops and facilities, business incubator units, health facilities, and a play area/open space; (f) a new employment allocation to provide modern business premises attractive to B1 employment uses; (g) preservation and enhancement of Foxdells Farm as a focus for a public space and appropriate community or leisure facilities; and <p>III. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the Masterplan, and will not prejudice the implementation of the site as a whole.</p>

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			<p>IV. East of Farnham Road, 329 homes shall be provided in accordance with planning permission 3/13/0886/OP. The site shall include the provision of:</p> <ul style="list-style-type: none"> (a) a site for a one form entry primary school, unless appropriate provision is made elsewhere; (b) public open and amenity space and appropriate landscaping, including land to the east of Hazelend Road; (c) access and highway improvements, including a new roundabout junction to provide suitable access to the site and surrounding land; (d) a sustainable transport route through the site; (e) essential on-site infrastructure including utilities. <p>V. The development across the whole site is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing); (c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People); (d) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);

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			<p>(e) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional planting and other measures. Proposals in the vicinity of Farnham Bourne and Bourne Brook will need to reflect the River Stort Catchment Management Plan;</p> <p>(f) a new Country Park shall be provided to include the Green Belt land north and south of Dane O' Coy's Road, including Hoggate's Wood and Ash Grove, including long-term arrangements for management and maintenance. Other open spaces and play areas should also be provided throughout the site;</p> <p>(g) the rural character of Dane O' Coys Road shall be preserved, and access along the road shall be reserved for pedestrians and cyclists only;</p> <p>(h) a network of well-signposted pedestrian and cycle routes between the development and the town centre;</p> <p>(i) a circular bus route connecting with the bus/rail interchange in the town centre;</p> <p>(j) the preservation of strategic long views of St. Michael's Church and All Saints, Hockerill, and views of mature trees;</p> <p>(k) easy access to the village of Farnham must be maintained along Farnham Road, including during the construction period;</p> <p>(l) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;</p>

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			<p>(m) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(n) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and any other relevant matters, as appropriate.</p>
MM/5/06	5.3.11 & 5.3.12	52	<p>5.3.11 One of the main challenges facing development in Bishop's Stortford is the funding and provision of additional secondary school capacity. In order to enable flexibility and avoid jeopardising opportunities for successful resolution of the school sites issues, land has been reserved for an additional secondary school at land adjacent to Patmore Close off Hadham Road. The 2007 Local Plan reserved land south of Hadham Road for the provision of a secondary school until such time as alternative provision was secured. A six-form entry secondary school will now be delivered as part of the Bishop's Stortford North development.</p> <p>5.3.12 Designated for this purpose in the 2007 Local Plan, part of this site was granted permission for 163 homes in 2014, on the condition that the County Council confirms it is the legal owner of the proposed secondary school site provided as part of the second phase of the Bishop's Stortford North development within ASRs 3 and 4. As detailed planning permission has yet to be secured for this second phase of development, the delivery of the secondary school is currently uncertain. Therefore, this site will be retained for a secondary school until detailed planning permission is granted for the delivery of the Bishop's Stortford North secondary school and the County Council is able to fulfil the above condition. Outline permission has recently been granted on appeal for the delivery of 247 homes on this site. However, it is considered appropriate to maintain a policy to guide the anticipated detailed application/s.</p>
MM/5/07	Policy BISH4 Reserve Secondary School Site, Hadham Road	53-54	<p>Policy BISH4: Reserve Secondary School Site, <u>Land South of Hadham Road</u></p> <p>1. The Reserve Secondary School Site, Hadham Road will only be released for residential development if sufficient additional secondary school capacity is provided within the Bishop's Stortford North development.</p>

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			<p>II. In the event that the site comes forward for non-educational development, 163 <u>Land South of Hadham Road will accommodate around 247</u> new homes will be provided between 2022 <u>2017</u> and 2027 in line with the approved planning application 3/14/2144/OP.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Bishop's Stortford Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. The development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing); (c) retention and enhancement of <u>public rights of way</u> the outdoor playing pitches in the western parcel of the site for community purposes, providing connections to neighbouring residential areas where possible. Skelleys Wood in the south of the site will be retained and connections made between it and the site through buffer planting, tree-lined streets and it will be subject to appropriate management. (d) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network; (e) sustainable drainage and provision for flood mitigation; (f) access arrangements and wider strategic and local highways mitigation measures;

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			<p>(g) sustainable transport measures which encourage walking and cycling, and enhanced passenger transport services;</p> <p>(h) public amenity green space and play areas;</p> <p>(i) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(j) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and any other relevant matters, as appropriate.</p>
MM/5/08	Policy BISH5 Bishop's Stortford South	55-57	<p>I. Land to the south of Whittington Way is allocated as a residential-led mixed-use development, to accommodate approximately <u>around</u> 750 new homes by 2027.</p> <p>II. Prior to the submission of any planning application, a ▲ Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Bishop's Stortford Town Council, Thorley Parish Council and other key stakeholders. This document will further be informed by public participation in the process.</p> <p>III. The development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People);</p>

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			<p>(d) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);</p> <p>(e) education facilities, including land for a two-form entry primary school with an Early Years facility with room to expand to three-forms of entry; land for a six-form entry secondary school (co-educational or single sex), with room to expand to eight-forms of entry to meet longer term needs;</p> <p>(f) indoor and outdoor sports facilities will be <u>delivered</u> provided as part of the secondary school, <u>which should provide for dual use of facilities for community purposes;</u> (where available for community use) and/or by other means;</p> <p>(g) a neighbourhood centre in an accessible location, providing local retail and community uses including a healthcare facility;</p> <p>(h) a <u>4-5 hectares of new employment land</u> business park of landmark design, in an accessible location;</p> <p>(i) appropriate access arrangements, which will not include direct vehicular access on to London Road, and wider strategic and local highways mitigation measures, including improvements along London Road;</p> <p>(j) sustainable transport measures which encourage walking and cycling through the site and beyond, including:</p> <ul style="list-style-type: none"> the provision of cycleways and footways that provide links into the existing residential areas; appropriate treatment of the Hertfordshire Way, including the retention of an open

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			<p>southerly aspect;</p> <ul style="list-style-type: none"> enhancement of other Public Rights of Way, making new east-west connections across London Road; enhanced passenger transport services to the town centre and station, including the creation of a sustainable route through the site; <p>(k) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional planting and other measures;</p> <p>(l) sustainable drainage and provision for flood mitigation;</p> <p>(m) a variety of public open spaces across the site, including the provision of play areas and opportunities for indoor and outdoor health and fitness activities, as well as space for wildlife;</p> <p>(n) <u>maintain and enhance ecological</u> connections to existing green infrastructure assets such as Southern eCountry Park and the Thorley Flood Pond SSSI and nature reserve Stort Valley;</p> <p>(o) Layout <u>layout</u> and orientation of spaces to facilitate views and vistas beyond the site, in particular towards Thorley church <u>and Wallbury Camp</u>, protecting and enhancing the setting of listed buildings along London Road where necessary. <u>This will be done through careful layout, design and planted screening;</u></p> <p>(p) necessary utilities, including integrated communications infrastructure to facilitate home-</p>

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			<p>working, and upgrades to the localised sewerage network;</p> <p>(q) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(r) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and any other relevant matters, as appropriate.</p> <p>IV. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will ensure that such development would not prejudice the implementation of the site allocation as a whole.</p>
MM/5/09	5.3.15	57	<p>Should the Bishop's Stortford High School <u>will</u> relocate to the land at Bishop's Stortford South, <u>and</u> the existing school site will be released for residential development. However, land will be set aside on the site to accommodate the expansion of Thorley Hill Primary School and to retain some of the land for public open space. <u>The delivery of homes on this site is linked to the delivery of the new school campus at Bishop's Stortford South. As such, new homes are not anticipated to be delivered until 2021/22.</u></p>
MM/5/10	Policy BISH6 Bishop's Stortford High School Site, London Road	58-59	<p>I. The Bishop's Stortford High School Site will only be released for residential development if sufficient secondary school capacity is provided within the Bishop's Stortford South development or elsewhere in the town.</p> <p>II. In the event that the site comes forward for non-educational development, approximately <u>around</u> 150 new homes will be provided between 2017 and 2022 <u>2027</u>.</p> <p>III. <u>A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Bishop's Stortford Town Council and other key stakeholders. This document will further be informed by public participation in the process.</u></p>

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			<p>IV. The development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing); (c) <u>land set aside to accommodate the expansion of Thorley Hill Primary School by one form of entry.</u> (d) retention and enhancement of part of the <u>school</u> outdoor playing pitches in the western parcel of the site <u>as public open space</u> for community purposes, <u>commensurate with the amount of residential development, and</u> providing connections to neighbouring residential areas where possible; (e) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network; (f) sustainable drainage and provision for flood mitigation; (g) access arrangements and wider strategic and local highways mitigation measures. Where a new access is required to serve the western part of the site, consideration will need to be given to the relationship of this new access and neighbouring uses, including residential and school uses; (h) sustainable transport measures which encourage walking and cycling, and enhanced passenger transport services; (i) public amenity green space and play areas;

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			<p>(j) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(k) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.</p>
MM/5/11	Policy BISH7 The Goods Yard	60-62	<p>I. The Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.</p> <p>II. In the context of this, the <u>The</u> Goods Yard will provide for around 400 <u>600</u> homes between 2017 and 2027, as part of a mixed use development including a significant amount of B1a office floorspace and small-scale retail provision <u>and other community and leisure uses</u>. Development of the site shall include:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses and 3-4 bed family homes;</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);</p> <p>(d) sustainable transport measures which encourage walking and cycling through the site and beyond, including:</p> <p>(e) the provision of cycleways and footpaths that provide links through the site, connecting the river to the station, the station and the town centre via the Anchor Street Leisure</p>

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			<p>Park and improved Station Road bridge, and to provide opportunities to cross the railway line;</p> <p>(f) the creation of a new station forecourt that provides a safe and attractive public realm which facilitates the movement of people between various modes of transport;</p> <p>(g) enhanced passenger transport services to the town centre and station, including the creation of a sustainable route through the site;</p> <p>(h) high quality, vehicle-free public realm along the river frontage, enabling improved access to the town centre along the waterway. The orientation of buildings will retain an open riverside environment, facilitate views of local landmarks and provide a direct route between the Goods Yard footbridge and the station;</p> <p>(i) landscaping and tree planting to reduce urban heat island effects, including retention and enhancement of the area of woodland to the south of the site;</p> <p>(j) improvements to the riverside environment in line with the River Stort Catchment Management Programme;</p> <p>(k) high quality design which incorporates local material pallets and provides varying character and style across the site, incorporating sustainable design features;</p> <p>(l) residential blocks which have access to private amenity green space, separate from parking areas;</p> <p>(m) multistorey parking which is appropriately screened and separated from residential buildings, ensuring homes have pleasant outlooks;</p>

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			<p>(n) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;</p> <p>(o) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(p) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.</p> <p>III. On-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.</p> <p>IV. Site promoters must work with Hertfordshire County Council as the Highways and Transport Authority to undertake transport modelling to assess and provide suitable mitigation measures against vehicular congestion in the town centre.</p>
MM/5/12	Policy BISH8 The Causeway/Old River Lane	63-64	<p>I. The Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.</p> <p>II. The site will provide for a mixed use development and up to around 100 new homes between 2022 and 2027.</p> <p>III. The site will represent an extension of a historic market town. Therefore the masterplan will address the following:</p> <p>(a) the creation of a high quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other commercial and community uses such as GP surgery and B1 office</p>

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			<p>floorspace;</p> <ul style="list-style-type: none"> (b) the creation of new streets and public spaces; (c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road; (d) a reduction in traffic speed along Link Road, with new or enhanced crossing points; (e) a design and layout which respects the significance and relationship of the site with designated and un-designated heritage assets, within the Bishop's Stortford Town Centre Conservation Area; (f) key frontages such as Coopers will be enhanced by new public realm and buildings that reflect locally distinctive materials and design; (g) On-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters. <p>IV. In addition, the development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses; (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);

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			<p>(c) new utilities infrastructure where necessary;</p> <p>(d) planning obligations including on and off-site developer contributions where necessary and reasonably related to the development; and</p> <p>(e) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and relevant matters, as appropriate.</p>
MM/5/13	Policy BISH9 East of Manor Links	65	<p>I. Land to the east of Manor Links will provide around 50 new homes between 2017 and 2022.</p> <p>II. The development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including the provision of bungalows to the rear of Manor Links itself;</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) access arrangements onto Manor Links, wider strategic and local highways mitigation measures, including improvements to Dunmow Road at the entrance to Manor Links;</p> <p>(d) sustainable transport measures which encourage walking and cycling through the site, including the provision of a new pedestrian crossing point on Dunmow Road;</p> <p>(e) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional planting and other measures;</p>

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			<p>(f) public amenity green space and play areas;</p> <p>(g) sustainable drainage and provision for flood mitigation;</p> <p>(h) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network <u>in order to serve the proposed development;</u></p> <p>(i) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(j) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.</p>
MM/5/14	Policy BISH10 The Mill Site	67-68	<p>I. Reflecting the site's town centre location and proximity to the station, should the site come forward within or beyond the Plan period, the Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site, <u>ensuring that partial redevelopment of the site does not prejudice the ongoing operation of the site for commercial purposes. Masterplanning of the site</u> This should be undertaken in a collaborative manner involving the District Council, Bishop's Stortford Town Council and other key stakeholders.</p> <p>II. Should the whole site, or any part of the site, come forward for development, the Mill Site shall include:</p> <p>(a) access along the river frontage connecting to the town centre via a new footbridge over the River Stort <u>towards which this site will contribute as appropriate;</u></p> <p>(b) a new riverside hub of leisure and commercial uses with active frontages on the ground floor with residential and/or B1 office space on upper floors. <u>Such development will not</u></p>


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			<p><u>prejudice the continued operation of the mill and residential uses will only be permissible if the Mill ceases to operate on the site and the employment land designation is subsequently removed;</u></p> <p>(c) retention and enhancement of the most significant historic buildings, including improving the setting of the Registration Office and adjacent listed building, reflecting the site's location within the Conservation Area;</p> <p>(d) high quality, vehicle-free public realm along the river frontage, enabling improved access to the town centre along the waterway. The orientation of buildings will retain an open riverside environment and building heights will avoid a 'canyon' effect;</p> <p>(e) a direct pedestrian and cycle-friendly route between the station to the south of the site, along Dane Street towards a new bridge over the river, connecting to the town centre;</p> <p>(f) high quality design which incorporates local material pallets and references the historic mill and industrial riverside heritage, incorporating sustainable design features;</p> <p>(g) opportunities for mooring;</p> <p>(h) landscaping and tree planting to reduce urban heat island effects;</p> <p>(i) the retention of a suitable buffer strip adjacent to Station Road Bridge to enable bridge widening to provide safe and attractive access between the station and the town centre for pedestrians and cyclists;</p> <p>III. If residential uses are proposed on upper floors, they should provide:</p> <p>(a) a range of dwelling size, in accordance with the provisions of Policy HOU1 (Type and Mix</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>of Housing), including some three-bed apartments;</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) necessary utilities, including integrated communications infrastructure to facilitate home-working; and upgrades to the localised sewerage network;</p> <p>(d) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(e) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and relevant matters, as appropriate.</p>
MM/5/15	5.4.3	69	<p>5.4.3 The Council <u>will continue to work with Uttlesford District Council to explore the potential expansion</u> of understands that there is interest in expanding the Employment Area at Goodliffe Park off Stansted Road, which is within Uttlesford District Council. <u>Furthermore, the Council will continue to work with Bishop's Stortford Football Club to explore options for the relocation of the football club. In the event that the club is relocated successfully, land at Woodside, Dunmow Road, Bishop's Stortford is considered suitable for employment uses.</u></p>

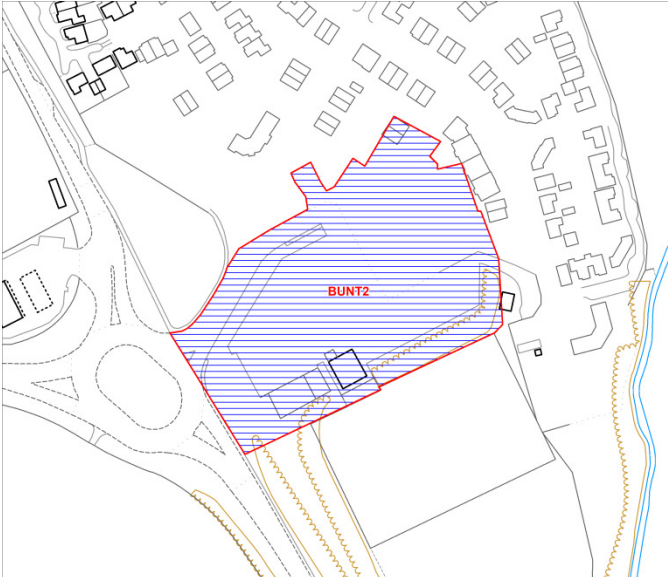
Chapter 6: Buntingford

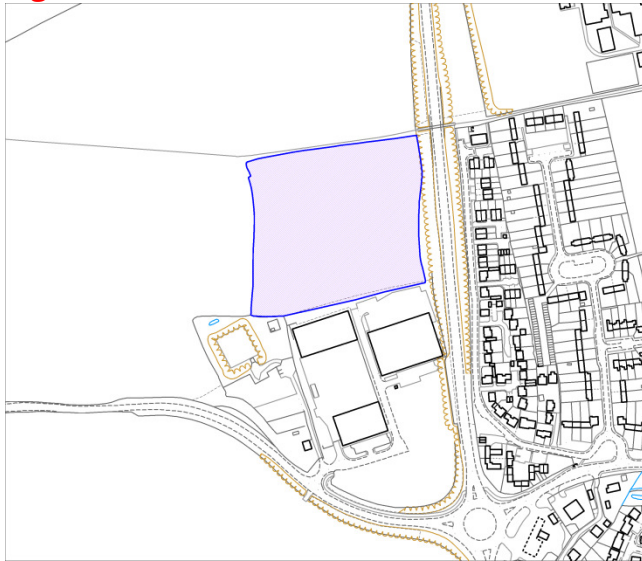
Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/6/01	6.1.11	75	<p>6.1.11 The educational needs of the town at the lowest tier, First Schools, will be met through the expansion of Millfield First and Nursery School to 2 forms of entry and through the provision of a new 2 form of entry First School in the town. Land to the west <u>east</u> of London Road has been allocated for this purpose. In addition, expansion of Layston C of E School may also be required.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/6/02	6.1.17	76	6.1.17 Character: Buntingford will preserve its market town character and the quality of the town's historic core will be respected in new development proposals. Development to the north and south of the town will enhance primary routes into the town, providing a visual transition between rural and urban, and development to the east will be appropriately landscaped, respecting the valley landscape of the town. <u>To the south-west the open character of the countryside between Aspenden and Buntingford will be preserved, thereby avoiding coalescence between the two communities.</u>
MM/6/03	New section 6.2		<p><u>6.2 Neighbourhood Plan</u></p> <p><u>6.2.1</u> The Buntingford Community Area Neighbourhood Plan was 'made' in May 2017. The Plan covers the market town of Buntingford and the surrounding villages of Aspenden, Buckland and Chipping, Cottered, Hormead and Wyddial. The Plan sets out policies on business and employment, environment and sustainability, housing development, infrastructure, leisure and recreation, and transport.</p> <p><u>6.2.2</u> The Plan forms part of the development plan and as such any proposals within the Neighbourhood Plan area must also accord with the policies set out in the Neighbourhood Plan.</p>
MM/6/04	6.2.2 & 6.2.3 (renumbered as 6.3.2 and 6.3.3 – MC/6/04 and MC/6/05)	77	<p>6.3.2 In recognition of the amount of development that has been approved in the town since 2011, no further site allocations for residential development are proposed as part of the District Plan Strategy. Therefore, the following policy will apply to applications for new development in Buntingford: <u>Whilst no further site allocations for residential development are proposed as part of the District Plan Strategy, in order to reflect the fact that a substantial level of development has been granted planning permission in the town since 2011, these recently permitted sites have been included in Policy BUNT1.</u></p> <p>6.3.3 It is <u>also</u> expected that a proportion of the overall windfall allowance for the District will be accommodated in Buntingford. These sites will be determined on an individual basis, taking into account the policies of the Plan.</p>
MM/6/05	Figure 6.1:		Original Key Diagram to be deleted. Replaced with updated Key Diagram.

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	Key Diagram for Buntingford.		<p>New Key Diagram to be inserted:</p>  <p> ★ New employment area Existing built up areas Development in progress/Committed development F New First School </p> <p>A10</p> <p>Map is illustrative</p>
MM/6/06	Policy BUNT1 Development in <u>Buntingford</u>	77	<p>In accordance with Policy DPS3 (Housing Supply 2011-2033), development proposals will be permitted within the town boundary as defined on the Policies Map <u>Buntingford will accommodate a minimum of 1,074 homes</u>, which will include:</p> <p><u>(a) around 26 homes on land off Longmead;</u></p> <p><u>(b) around 160 homes on land north of Hare Street Road;</u></p> <p><u>(c) around 280 homes on land south of Hare Street Road;</u></p> <p><u>(d) around 56 homes on land off Aspenden Road;</u></p> <p><u>(e) around 316 homes on land to the east of London Road;</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p><u>(f) around 236 homes on land north of Park Farm Industrial Estate; and</u></p> <p>(g) a proportion of the overall windfall allowance for the District.</p>
MM/6/07	New 6.3.5	77	<u>6.3.5 In order to meet this need, land to the east of London Road has been allocated for the provision of a 2FE First School (see Figure 6.2). The site is strategically placed to meet future identified need and will ensure sufficient first school capacity in the town for the future to meet the anticipated demand in the Buntingford area.</u>
MM/6/08	6.2.5	77	6.2.5 Therefore, in order to meet the educational needs of the town, land west of London Road has been allocated for the provision of a 2FE First School.
MM/6/09	6.2.6	77	6.2.6 HCC has indicated that a total site area of 1.4 hectares would be required for the provision of a 2FE First School. However, the whole of the site west of London Road (approximately 3.1 hectares) has been included in the site allocation, to allow more detailed feasibility work to be carried out to determine the most appropriate layout for the site.
MM/6/10	6.2.7	77	6.2.7 Approximately 1 hectare of the site is protected by an 'Open Space, Sport and Recreation' policy designation (CFLR1). This designation covers a football pitch which is used by the local youth football club, Buntingford Cougars FC. This use would either need to be retained on the site, or provided elsewhere in the town, and given the need to provide additional recreation facilities to meet the needs of an increasing population, the dual community use of the school's playing pitch facilities will be required.
MM/6/11	6.2.8	77	6.2.8 The site will remain outside the settlement boundary of the town, as defined on the Policies Map, and development of the site for anything other than education use and recreation facilities will not be permitted.
MM/6/12	Figure 6.2	78	<p>Figure 6.2 Site Location: Land west east of London Road</p> <p>Original Site Location Plan to be deleted and replaced with an updated Site Location Plan.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>New Site Location Plan to be inserted:</p> 
MM/6/13	Policy BUNT2 First School Site Allocations	78-79	<ol style="list-style-type: none"> I. Land to the west <u>east</u> of London Road, as shown on the Policies Map, is allocated for the development of a 2 form of entry First School. II. Development of the site is expected to be in accordance with Policy CFLR10 Education and address the following provisions and issues: <ol style="list-style-type: none"> (a) suitable access arrangements and appropriate local highways mitigation measures; (b) sustainable transport measures including the encouragement of walking and cycling; (c) the extension of the existing footpath running along the western side of London Road; (d) the retention of a playing pitch on the site for dual community use;

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(e) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets; and</p> <p>(f) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/6/14	6.3.2 (renumbered as 6.4.2 – MC/6/13)	79	<p>6.4.2 The employment strategy for the town is to protect and enhance the existing employment areas in the town through the development of increased employment floorspace within the existing designated areas. 2 hectares of employment land has been retained through the redevelopment of the former Sainsbury's Depot site. In addition, 3 hectares of additional employment land has <u>also</u> been allocated to the north of Buntingford Business Park (<u>see Figure 6.3</u>).</p>
MM/6/15	New Figure 6.3		<p><u>Figure 6.3: Site Location: Land North of Buntingford Business Park</u></p> 
MM/6/16	Policy BUNT3 Employment	79	<p>I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:</p>

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	in Buntingford		<p>(a) Park Farm;</p> <p>(b) Buntingford Business Park;</p> <p>(c) Watermill Industrial Estate (reserved for B1, B2 and small-scale B8 uses);</p> <p>(d) London Road Employment Area (reserved for B1(a), B1(c) and/or D1 uses).</p> <p>II. In addition, 3 hectares of land located to the north of Buntingford Business Park has been allocated as an extension to the existing Employment Area.</p>

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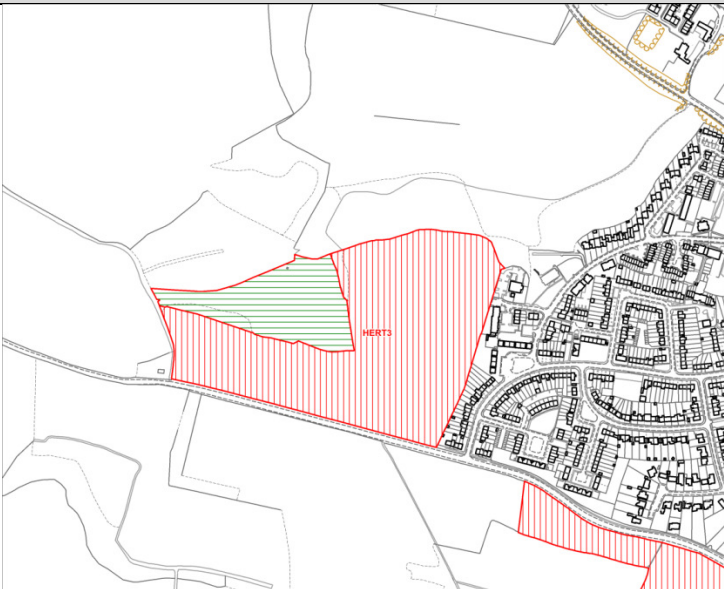
Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/7/01	New paragraph 7.1.8		<u>7.1.8 Design: collaboratively prepared Masterplans for development in Hertford (at sites HERT2, HERT3, HERT4 and HERT5) will form an important part of the delivery of the site allocations. These Masterplans will provide a strong framework for the development, which will also embody the use of design codes. This will ensure the highest quality design and layout of each area and provide a comprehensive approach to the whole development, whilst reflecting different character areas across the sites. The Masterplans will accord with the provisions of Policy DES1 (Masterplanning).</u>
MM/7/02	7.1.9 (renumbered 7.1.10-MC/07/02)	83	7.1.10 Transport: the provision of enhanced bus services to support travel to and from new urban extensions to the town will provide links with the two existing railway stations and the central bus station. New development will support improved sustainable travel and will aid delivery of initiatives contained in Hertfordshire's Local Transport Plan 4/ Hertfordshire 2050 Transport Vision , and daughter documents, particularly those schemes detailed in the Hertford and Ware Urban Transport Plan (or in subsequent HCC transport policy documents). Mitigating measures will help

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			ameliorate congestion, particularly on the A414, <u>where a bypass of the town and reassignment of one existing carriageway lane in each direction would enable prioritisation of sustainable transport modes and the ability for Hertford to become a Sustainable Travel Town.</u>
MM/7/03	Policy HERT1 Development in Hertford	84/85	<p>I. In accordance with Policy DPS3 (Housing Supply 2011-2033), Hertford will accommodate approximately <u>a minimum of</u> 950 new homes, which will include:</p> <ul style="list-style-type: none"> a) <u>around</u> 200 homes as part of mixed use development in the Mead Lane area, as set out in Policy HERT2 (Mead Lane Area); b) <u>around</u> 550 homes to the west of the town, in accordance with <u>as set out in</u> Policy HERT3 (West of Hertford); c) <u>around</u> 150 homes to the west of B158 Wadesmill Road, as set out in Policy HERT4 (North of Hertford); d) <u>around</u> 50 homes to the west of Mangrove Road, in accordance with <u>as set out in</u> Policy HERT5 (South of Hertford); and, e) a proportion of the overall windfall allowance for the District. <p><u>II. Retail floorspace will be delivered primarily within the town centre.</u></p> <p><u>III. 3,000sqm of B1 employment floorspace, or other employment generating uses that would be compatible with the uses on neighbouring land, will be delivered in the Mead Lane Area (HERT2).</u></p>
MM/7/04	7.2.5	85	In order to meet the District's short term housing requirement and to provide for the housing needs of Hertford, development of <u>around</u> 200 dwellings in the Mead Lane area is proposed as part of mixed-use development.
MM/7/05	Policy HERT2	86-87	I. Land in the Mead Lane Area, to the east of Marshgate Drive, is allocated to provide

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	Mead Lane Area		<p>approximately <u>around</u> 200 homes by 2027, as part of mixed-use development.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Hertford Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. Subject to, and in accordance with, the provisions of the Mead Lane Urban Design Framework, December 2014, the development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) delivery of 3,000sqm B1 employment floorspace, <u>or other employment generating uses that would be compatible with the uses on neighbouring land,</u> which will provide appropriate opportunities to promote self-containment and sustainability and should also act as <u>to assist in providing</u> a buffer between existing employment uses and new residential provision;</p> <p><u>(d) provision of appropriate mitigation measures on boundaries shared with existing employment uses within the overall Employment Area that should both ensure a good quality living environment for new residents and prevent existing or potential uses within the Employment Area being jeopardised;</u></p> <p>(e) quality local green infrastructure throughout the site including maximising opportunities for linking into and improving existing assets and enhancing biodiversity, especially along the river corridor;</p>

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			<p>(f) necessary new utilities, including, inter alia: integrated communications infrastructure to facilitate home working;</p> <p>(g) sustainable drainage and provision for flood mitigation;</p> <p>(h) access arrangements and appropriate local (with contributions towards wider, strategic,) highways mitigation measures, which, inter alia, should include: <u>a segregated emergency access at Mill Road between Railway Street and Claud Hamilton Way; improvements to the Rowley's Road/Mead Lane level crossing for pedestrians and cyclists; and</u> a link between Marshgate Drive and the existing spur road to the east of the site to facilitate pedestrian and cycle access, and which should also complete the circulatory route to allow for the extension of bus routes into the area; <u>In the event that land ownership issues preclude this arrangement, provision should be made within the site for suitable access and turning arrangements to facilitate bus penetration to the north east part of the site;</u></p> <p>(i) the widening of Marshgate Drive to allow for improved vehicular and pedestrian access and car parking/car share scheme to be delivered within a Green Streets approach;</p> <p>(j) encouragement of sustainable transport measures, both through improvements to the existing walking and cycling networks in the locality and through new provision, which should include, inter alia, a 3m pedestrian/cycleway to the south side of Mead Lane in addition to improvements to the towpath and links with the adjoining area and the town centre (in particular addressing links to Hartham Common and Kings Meads) and enhanced passenger transport services;</p> <p>(k) remediation of land contamination resulting from former uses;</p> <p>(l) public open space/s within the site, including the provision of a play area and opportunities for public art interventions and space for wildlife;</p>

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			<p>(m) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate;</p> <p><u>(n) development will protect or, where appropriate, enhance heritage assets and their settings, including the Grade II listed Hertford East Station and Signal Box, through appropriate mitigation measures;</u></p> <p>(o) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(p) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/7/06	7.2.7	87	In order to meet the District's short term housing requirement and to provide for the housing needs of the town, development of approximately <u>around</u> 550 homes is proposed on land to the west of Hertford.
MM/7/07	Figure 7.3 Site Location: Land West of Hertford (North of Welwyn Road)	88	<p>Revision of site boundary to extend area.</p> <p>Original Site Location Plan to be deleted and replaced with an updated Site Location Plan.</p> <p>New Site Location Plan to be inserted:</p>

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MM/7/08	Policy HERT3 West of Hertford	89-92	<p>I. Land to the west of Hertford is allocated as a residential site, to accommodate <u>a minimum of</u> 550 homes by 2022, with <u>around</u> 300 homes being provided to the north of Welwyn Road and <u>around</u> 250 homes south of Welwyn Road/west of Thieves Lane.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Hertford Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. The development of <u>around</u> 300 dwellings to the north of Welwyn Road is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);</p>

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			<p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);</p> <p>(d) demonstration of the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided;</p> <p>(e) necessary new utilities, including, inter alia: integrated communications infrastructure to facilitate home working, and necessary upgrades to the sewerage system;</p> <p>(f) sustainable drainage and provision for flood mitigation;</p> <p>(g) access arrangements and appropriate local (with contributions towards wider, strategic) highways mitigation measures;</p> <p>(h) encouragement of sustainable transport measures, both through improvements to the existing walking, cycling and bridleway networks in the locality and through new provision, which should also provide links with the adjoining area and the town centre (which should include, inter alia, the improvement of pedestrian and cycle access to Perrett Gardens and links from the Sele Farm estate to public footpaths and bridleways in the locality); shared use cycle/pedestrian way alongside Welwyn Road; enhanced passenger transport services (including, inter alia, improved service provision and the provision of new bus stops and shelters on B1000 Welwyn Road);</p> <p>(i) protection of public rights of way and other public access routes running through or on the</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>boundaries of the site;</p> <p>(j) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate, including the provision of a suitable buffer between the development and existing woodland areas and a defined, recognisable boundary to the Green Belt;</p> <p>(k) public open spaces across the site, including the provision of play areas and opportunities for outdoor health and fitness activities, as well as space for wildlife;</p> <p>(l) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity including the protection of Local Wildlife Site 59/077; Archers Spring; and other woodland and wildlife interests in the area, including a suitable buffer between woodland and development;</p> <p>(m) taking into account the contents of the 'Panshanger Park and its environs Heritage Impact Assessment, July 2016' and including measures to ensure that any impact on views affecting the Panshanger Country Park and Goldings are successfully mitigated;</p> <p>(n) contributions towards the Panshanger Country Park;</p> <p>(o) social infrastructure including contributions towards education, health services and other community facilities;</p> <p>(p) the delivery of all other necessary on-site and appropriate off-site infrastructure; and</p> <p>(q) other policy provisions of the District Plan and relevant matters, as appropriate.</p>

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			<p>IV. The development of around 250 homes to the south of Welwyn Road/west of Thieves Lane is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing); (c) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing); (d) demonstration of the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided; (e) necessary new utilities infrastructure including, inter alia: integrated communications infrastructure to facilitate home working, and necessary upgrades to the sewerage system; (f) sustainable drainage and provision for flood mitigation; (g) access arrangements and appropriate local (with contributions towards wider, strategic) highways mitigation measures; (h) encouragement of sustainable transport measures, both through improvements to the existing walking, cycling and bridleway networks in the locality and through new provision, which should also provide links with the adjoining area and the town centre; shared use cycle/pedestrian way alongside Welwyn Road; enhanced passenger transport services

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			<p>(including, inter alia, improved service provision and the provision of new bus stops and shelters on B1000 Welwyn Road);</p> <p>(i) protection of all public rights of way and other public access routes running through or on the boundaries of the site;</p> <p>(j) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate, including, inter alia, the provision of a suitable buffer between the development and the existing woodland and a defined, recognisable boundary to the Green Belt;</p> <p>(k) taking into account the contents of the 'Panshanger Park and its environs Heritage Impact Assessment, July 2016' and including measures to ensure that development respects the relationship with this sensitive location. Such measures should include, inter alia, the creation of gateway landscaping to the south of the site, which protects key views into and from within the Panshanger Country Park and ensures that the development is successfully mitigated;</p> <p>(l) contributions towards the Panshanger Country Park;</p> <p>(m) public open spaces across the site, including the provision of play areas and opportunities for outdoor health and fitness activities, as well as space for wildlife;</p> <p>(n) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity including the protection of Local Wildlife Site 58/025; Ancient and other woodland and wildlife interests in the area, including a suitable buffer between woodland and development;</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(o) the delivery of all other necessary on-site and appropriate off-site infrastructure; and</p> <p>(p) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/7/09	7.2.9	92	In order to meet the District's short and medium term housing requirement and to provide for the housing needs of the town, a development of up to around 150 new homes is proposed to the North of Hertford.
MM/7/10	7.2.10	92	As the phasing of development will need to ensure that underlying mineral deposits in the locality can be satisfactorily extracted and that such resource is not sterilised, 50 dwellings will be provided by 2022 on the Bengeo Nursery site, with a further 100 dwellings provided by 2027, subject to the prior completion of minerals extraction on the adjoining site, where this would impact on the ability of the development to be delivered.
MM/7/11	Policy HERT4 North of Hertford	93-94	<p>I. Land to the north of Hertford is allocated as a residential development site to accommodate a minimum of 150 homes, with around 50 dwellings being provided to the north of Sacombe Road by 2022; and, subject to the satisfactory previous phased extraction of mineral deposits on the neighbouring site, around 100 homes to the west of B158 Wadesmill Road between 2022 and 2027.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Hertford Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. The development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p>

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			<p>(c) demonstration of the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided;</p> <p>(d) necessary new utilities, including, inter alia: integrated communications infrastructure to facilitate home working;</p> <p>(e) necessary upgrades to the sewerage system;</p> <p>(f) sustainable drainage and provision for flood mitigation;</p> <p>(g) access arrangements and appropriate local (with contributions towards wider, strategic) highways mitigation measures;</p> <p>(h) encouragement of sustainable transport measures, both through improvements to the existing walking, cycling and bridleway networks in the locality and through new provision, which should also provide links with the adjoining area and the town centre and enhanced passenger transport services;</p> <p>(i) protection of all public rights of way (including, inter alia, the protection of the restricted byway) and other public access routes running through or on the boundaries of the site;</p> <p>(j) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate and provides a defined, recognisable boundary to the Green Belt;</p> <p>(k) public open spaces across the site, including the provision of play areas and opportunities</p>

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			<p>for outdoor health and fitness activities, as well as space for wildlife;</p> <p>(l) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;</p> <p>(m) measures to ensure that any impact on wildlife within the site and at the nearby Waterford Heath nature reserve is successfully mitigated;</p> <p>(n) the delivery of all other necessary on-site and appropriate off-site infrastructure; and</p> <p>(o) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/7/12	7.2.11 (renumbered 7.2.10- MC/7/13)	92	7.2.10 In order to contribute towards the District's short term housing requirement and to provide for the housing needs of the town, development of approximately <u>around</u> 50 dwellings is proposed to the South of Hertford.
MM/7/13	Policy HERT5 South of Hertford	96	<p>I. Land to the south of Hertford is allocated as a residential development site to accommodate approximately <u>around</u> 50 homes to the west of Mangrove Road by 2022.</p> <p>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Hertford Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</p> <p>III. The development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p>

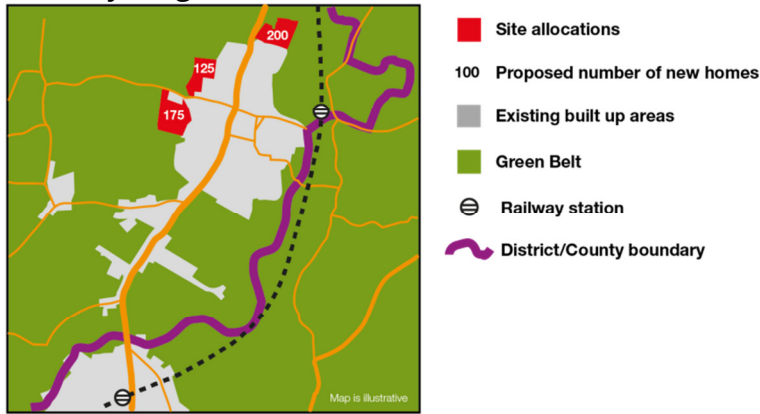
Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(c) demonstration of the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided;</p> <p>(d) development that is compatible with, and complements, the character of local heritage assets and designations, including, inter alia, the adjacent Grade I Balls Park and its Grade II Registered Garden;</p> <p>(e) necessary new utilities including, inter alia: integrated communications infrastructure to facilitate home working;</p> <p>(f) access arrangements and appropriate local (with contributions towards wider, strategic) highways mitigation measures;</p> <p>(g) encouragement of sustainable transport measures, both through improvements to the existing walking and cycling networks in the locality and through new provision, which should also provide links with the adjoining area and the town centre (including, inter alia, an upgraded pedestrian and cycle way along Mangrove Road to Simon Balle School), and enhanced passenger transport services;</p> <p>(h) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate;</p> <p>(i) public open space within the site, including the provision of a play area and opportunities for outdoor health and fitness activities, as well as space for wildlife;</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(j) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity. This should include, but not be limited to, the provision of a public amenity greenspace buffer (which will remain in the Green Belt) between the development and Hagsdell Stream to allow for the preservation of that part of the Hertford Green Finger. This shall include the existing treed area at the higher level, the tree belt at the lower level, and the sloped area of land between them leading towards Hagsdell Stream, and should also provide for public pedestrian access from Mangrove Road along with the protection of any public rights of way and other public access routes running through or on the boundaries of the site;</p> <p>(k) the delivery of all other necessary on-site and appropriate off-site infrastructure; and</p> <p>(l) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/7/14	7.3.2	97	<p>Hertford's location in relation to accessing the major road network means that it is an attractive place for businesses to locate; however, the A414 has a propensity towards congestion, especially at peak times, which can affect ease of access to some areas and will require mitigation in line with the provisions of Hertfordshire County Council's emerging 2050 Transport Vision <u>Local Transport Plan 4. It is currently proposed that this will include provision of a Hertford bypass to address identified constraints on the A414 in combination with Sustainable Travel Town initiatives.</u></p>
MM/7/15	Policy HERT6 Employment in Hertford		<p>I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:</p> <p>(a) Caxton Hill;</p> <p>(b) Foxholes Business Park;</p> <p>(c) Hartham Lane;</p>

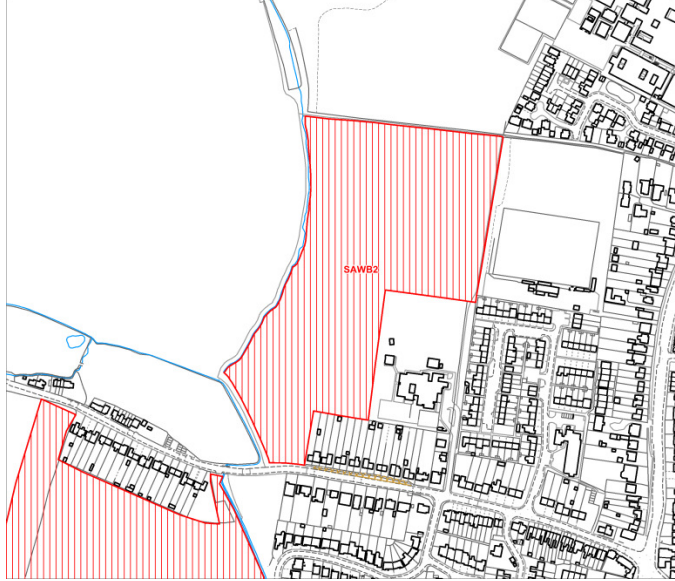
Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(d) Mead Lane – East of Marshgate Drive (including the provisions of Policy HERT2 Mead Lane Area the Mead Lane Urban Development Framework);</p> <p>(e) Mimram Road;</p> <p>(f) Warehams Lane;</p> <p>(g) Windsor Industrial Estate, Ware Road.</p> <p>II. In addition, in accordance with Policy ED1 (Employment), the following location is designated as an Employment Area reserved primarily for B1 use:</p> <p>(a) Pegs Lane.</p>
MM/7/16	7.4.5	98	<p>The Strategy, which is underpinned by robust technical evidence and two rounds of public consultation, has been agreed by East Herts Council, Hertfordshire County Council and Hertford Town Council, which will continue to work together to help bring its proposals to fruition. While provisions are included for improvements across Hertford's entire central core, of particular note is the Bircherley Green key site area, which is viewed as being the most important development opportunity site in the town centre. Key use and urban design principles for the mixed use redevelopment of this area, based around a revitalised retail offer, are included in the Strategy. Therefore, where any redevelopment proposals emerge for Bircherley Green or other town centre sites, these should respond positively to the detailed provisions of the Strategy. It is intended that the Strategy will be adopted by East Herts Council as a Supplementary Planning Document in due course.</p>
MM/7/17	Policy HERT7 Hertford	99	<p>Development proposals in Hertford Town Centre will be expected to conform with take account of, and positively contribute to, proposals contained within the Hertford Town Centre Urban Design</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	Town Centre Urban Design Strategy		Strategy, as appropriate.

Chapter 8: Sawbridgeworth

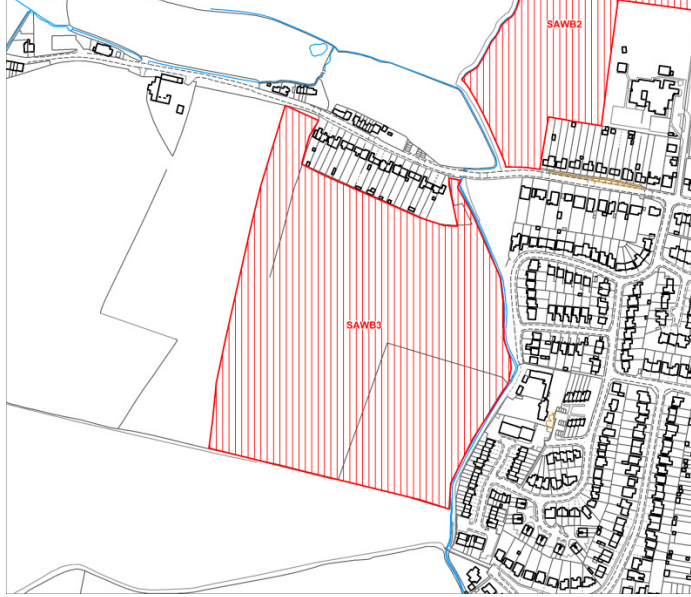
Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/8/01	New 8.1.11		<u>8.1.11 Design: collaboratively prepared Masterplans for development in Sawbridgeworth (at sites SAWB2, SAWB3 and SAWB4) will form an important part of the delivery of the site allocations. These Masterplans will provide a strong framework for the development, which will ensure the highest quality design and layout of each area and provide a comprehensive approach to the development as a whole, whilst reflecting different character areas across the sites. The Masterplans will accord with the provisions of Policy DES1 (Masterplanning).</u>
MM/8/02	Figure 8.1 Key Diagram	103	<p>Original Key Diagram to be deleted and replaced with an updated Key Diagram to remove the green space to the west of the site allocation for 175 homes.</p> <p>New Key Diagram to be inserted:</p> 

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/8/03	Policy SAWB1 Development in Sawbridgeworth	104	<p><u>I. In accordance with Policy DPS3 (Housing Supply 2011-2033), Sawbridgeworth will accommodate approximately a minimum of 500 new homes, which will include:</u></p> <ul style="list-style-type: none"> (a) around 125 homes to the west of the town on land to the north of West Road, as set out in Policy SAWB2 (Land to the North of West Road); (b) around 175 homes to the west of the town on land to the south of West Road, as set out in Policy SAWB3 (Land to the South of West Road); (c) around 200 homes to the north of the town, as set out in Policy SAWB4 (Land to the North of Sawbridgeworth); and (d) a proportion of the overall windfall allowance for the District. <p><u>II. New retail and employment development will be directed to the town centre to maintain the vitality and viability of the town.</u></p>
MM/8/04	8.2.5	104	<p>8.2.5 In order to contribute towards the District's short term housing requirement, and to provide for the housing needs of Sawbridgeworth, development of around approximately 125 homes is proposed on land to the north of West Road.</p>
MM/8/05	Figure 8.2 Site Location: Land North of West Road	105	<p>Original Site Location Plan to be deleted and replaced with an updated Site Location Plan to remove the green space to the west of the site allocation for 175 homes (SAWB3). New Site Location Plan to be inserted:</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			
MM/8/06	Policy SAWB2 Land to the North of West Road	105-106	<p>I. Land to the north of West Road is allocated as a residential development site, to <u>will</u> accommodate approximately <u>a around</u> 125 homes by 2022.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Sawbridgeworth Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. The development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> (c) sustainable transport measures including the encouragement of walking and cycling, in particular to the town centre and railway station, and enhanced passenger transport services; (d) an enhanced public footpath and cycleway from West Road to enable direct pedestrian and cycle access to Mandeville School and Leventhorpe School; (e) the setting aside of 1.2ha of land to facilitate the expansion of Mandeville School to two forms of entry, including the provision of a new access route; (f) off road parking spaces to serve Mandeville School; (g) necessary utilities, including integrated communications infrastructure to facilitate home working, and upgrades to the localised sewerage network; (h) sustainable drainage and provision for flood mitigation; (i) access arrangements and local highways mitigation measures, including junction improvements at the West Road/A1184 junction; (j) quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity; (k) new public amenity space; (l) landscaping and planting, both within the site and peripheral, to complement development, as appropriate;

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(m) enhanced landscaping along the western boundary of the site to provide a soft edge to the development and define the new Green Belt boundary;</p> <p>(n) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(o) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/8/07	8.2.9	106	In order to contribute towards the District's short term housing requirement and to provide for the housing needs of Sawbridgeworth, development of around approximately <u>around</u> 175 homes is proposed on land to the south of West Road.
MM/8/08	8.2.10	106	8.2.10 As with land to the north of West Road (SAWB2), the site provides an opportunity to deliver a range of housing types and tenures in a location that benefits from excellent access to town centre amenities. A substantial amount of high quality public green space will be delivered, particularly on the western section of the site which will provide a buffer between new development and the countryside beyond.
MM/8/09	Figure 8.3 Site Location: Land South of West Road.	107	Original Site Location Plan to be deleted and replaced with an updated Site Location Plan to remove the green hatched area to the west of the site allocation. New Site Location Plan to be inserted:

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			
MM/8/10	Policy SAWB3 Land to the South of West Road	107-108	<p>I. Land to the south of West Road is allocated as a residential development site, to <u>will</u> accommodate approximately <u>around</u> 175 homes by 2022.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Sawbridgeworth Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. The development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> (c) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets (such as Sawbridgeworth Brook), maximising opportunities to link into existing assets and enhance biodiversity; (d) necessary utilities, including integrated communications infrastructure to facilitate home working, and upgrades to the localised sewerage network; (e) sustainable drainage and provision for flood mitigation; (f) access arrangements and local highways mitigation measures, including junction improvements at the West Road/A1184 junction; (g) sustainable transport measures including the encouragement of walking and cycling, in particular to the town centre and railway station, and enhanced passenger transport services; (h) the extension of the existing footpath running along the southern side of West Road to serve the new development; (i) quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity; (i) new public amenity space; (j) landscaping and planting, both within the site and peripheral, to complement development, as appropriate;


Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(k) provision of an appropriate structural landscape belt and public open space along the western and southern boundaries of the site to provide a soft edge to the development and define the new Green Belt boundary;</p> <p>(l) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(m) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/8/11	8.2.12	108	In order to contribute towards the District's longer term housing requirement and to provide for the housing needs of Sawbridgeworth, development of approximately <u>around</u> 200 homes is proposed on land to the north of Sawbridgeworth.
MM/8/12	Policy SAWB4 Land to the North of Sawbridgeworth	109-110	<p>I. Land to the north of Sawbridgeworth is allocated as a residential development site, to <u>will</u> accommodate approximately <u>around</u> 200 homes by 2027.</p> <p><u>II. A Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Sawbridgeworth Town Council, and other key stakeholders. This document will further be informed by public participation in the process.</u></p> <p>III. The development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p> <p>(c) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);</p> <p>(d) necessary utilities, including integrated communications to facilitate home working, and upgrades to the localised sewerage network;</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(e) sustainable drainage and provision for flood mitigation;</p> <p>(f) access arrangements and local highways mitigation measures;</p> <p>(g) sustainable transport measures including the encouragement of walking and cycling, in particular to the town centre and railway station, and enhanced passenger transport services;</p> <p>(h) quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity;</p> <p>(i) new public amenity space;</p> <p>(j) landscaping and planting, both within the site and peripheral, to complement development, as appropriate;</p> <p>(k) provision of an appropriate structural landscape belt and public open space along the eastern boundary of the site to provide a soft edge to the development and define the new Green Belt boundary;</p> <p>(l) the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>(m) other policy provisions of the District Plan and relevant matters, as appropriate.</p>
MM/8/13	8.5.1 & 8.5.2 Policy SAWB5	111	8.5.1 A site is allocated to the north of Leventhorpe School in order to help address the existing identified shortfall in sports pitch provision in Sawbridgeworth. Development proposals will be considered in accordance with Policy CFLR1 (Open Space, Sport and Recreation).

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	Sports Pitch Provision		<p>8.5.1 New development in Sawbridgeworth will increase demand for local services and community facilities including healthcare and education. It is important that developments in Sawbridgeworth enhance existing, and provide new community facilities in order to ensure existing and new communities can access vital services without the need to travel to neighbouring settlements. In this respect, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Loss of Community Facilities), CFLR9 (Health and Wellbeing) and CFLR10 (Education).</p> <p>Policy SAWB5 Sports Pitch Provision A site of 14 hectares is allocated to the north of Leventhorpe School as shown on the Policies Map for sports pitch provision.</p>

Chapter 9: Ware

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/9/01	9.1.9	115	<p>Design: a collaboratively prepared Masterplan for the development of the North and East of Ware (WARE2) will form an important part of the delivery of the site allocation. This Masterplan, incorporating Garden City design principles, will provide a strong framework for the development, which will also embody the use of design codes. This will ensure the highest quality design and layout of the area and provide a comprehensive and unified approach to the whole development, whilst reflecting different character areas across the site. <u>The Masterplan will accord with the provisions of Policy DES1 Masterplanning.</u></p>
MM/9/02	Figure 9.1: Key Diagram for Ware	117	<p>Original Key Diagram to be deleted and replaced with an updated Key Diagram in response to issue raised by Ptarmigan Planning (1051701) to allow for flexibility in bringing forward an additional 500 dwellings, beyond the initial 1,000 dwellings, should suitable mitigation measures to identified road network constraints be agreed by Hertfordshire County Council, either within the Plan period or beyond. Change to Key:</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>Site allocation (with a further 500 homes beyond 2033)</p> 
MM/9/03	Policy WARE1 Development in Ware	118	<p>I. In accordance with Policy DPS3 (Housing Supply 2011-2033), Ware will accommodate at least 1,000 homes, which will include:</p> <p>a) <u>at least</u> 1,000 homes to the North and East of Ware, <u>as set out in Policy WARE2</u>; and</p> <p>b) a proportion of the overall windfall allowance for the District.</p> <p><u>II. 600sqm retail floorspace will be delivered, primarily to the North and East of Ware, as set out in Policy WARE2, and within the town centre.</u></p> <p><u>III. 3ha of B1 employment floorspace will be delivered to the North and East of Ware, as set out in Policy WARE2.</u></p>
MM/9/04	9.2.5	118	<p>In order to contribute towards the District's medium to long-term housing requirement, and to provide for the housing needs of Ware, a development of at least 1,000 homes is identified to the North and East of Ware to be delivered by 2033, with the intention to provide for a further 500</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>dwelling beyond this plan period, should satisfactory mitigation to identified highway constraints in both the local, and wider strategic, road networks prove achievable and deliverable.</p>
MM/9/05	Policy WARE2 Land North and East of Ware	119	<p>I. Land to the North and East of Ware is allocated as a mixed-use development site, to accommodate approximately at least 1,000 new homes by 2033.</p> <p>II. In the longer term, and in the event that suitable mitigation measures to identified constraints on both the local and wider strategic road networks can be identified and agreed by Hertfordshire County Council as Transport Authority, a further 500 dwellings will also be delivered in this location.</p> <p>III. Prior to the submission of any planning application/s A Masterplan setting out the quantum and distribution of land uses; access; sustainable high quality design and layout principles; necessary infrastructure; the relationship between the site and other nearby settlements; landscape and heritage assets; and other relevant matters, will be collaboratively prepared involving site promoters, landowners, East Herts Council, Hertfordshire County Council, town and parish councils and key stakeholders. This document will further be informed by public participation in the process.</p> <p>IV. The site will incorporate Garden City principles and be planned comprehensively to create a new sustainable community which connects well with and complements the existing town and its existing historic centre.</p> <p>V. The development is expected to address the following provisions and issues:</p> <p>(a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);</p> <p>(b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(c) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing);</p> <p>(d) a care home/flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People);</p> <p>(e) provision of a site for Travelling Showpeople, in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) which should deliver 4 serviced plots within the plan period (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance), to be provided within a larger area that should be safeguarded to allow for future expansion to a total of 8 plots, as evidence of need dictates;</p> <p>(f) demonstration of the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided;</p> <p>(g) quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity (including, inter alia, the protection of wildlife sites 46/004 and 60/001 and the Historic Parks and Gardens at Fanhams Hall and Poles Park, Hanbury Manor);</p> <p>(h) necessary new utilities, including, inter alia: integrated communications infrastructure to facilitate home working, and a new foul sewer to link the development from the north of Ware to existing infrastructure to the east of the town and any necessary pumping station/s;</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(i) satisfactory water supply, including acceptable water pressure for occupants;</p> <p>(j) sustainable drainage and provision for flood mitigation;</p> <p>(k) access arrangements and local highways and wider strategic mitigation measures which, inter alia, should include a link road between the Widbury Hill area and the A10/A1170 to both serve the development and mitigate congestion elsewhere in the town, and further should contribute to addressing impacts in the town centre and on the A10 between Ware and Hertford and the A414 in Hertford;</p> <p>(l) encouragement of sustainable transport measures, both through improvements to the existing walking, cycling and bridleway networks in the locality and through new provision, which should also provide links with the adjoining area and the town centre (which should also include a direct public footpath and cycleway from the High Oak Road area to enable direct pedestrian and cycle access to Wodson Park and the A1170), together with enhanced passenger transport services (particularly in respect of bus provision and access to the town centre and railway station);</p> <p>(m) <u>land for up to three forms of entry</u> primary school/s <u>provision</u> (including early years provision) commensurate with the level of development to serve both the development and appropriate surrounding catchment area/s. <u>The school/s should provide for the dual use of facilities for community purposes;</u></p> <p>(n) <u>land for up to eight forms of entry</u> secondary school provision commensurate with the level of development within a site suitable for the provision of at least six forms of entry to serve the development and the wider Hertford and Ware Schools Planning Area. <u>The school should provide for the dual use of facilities for community purposes;</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(o) a neighbourhood centre in an accessible location, providing local retail and community uses, including healthcare facilities to meet the day-to-day retail and health needs of new residents;</p> <p>(p) employment area/s (of around 3ha), within visible and accessible location/s close to the neighbourhood centre, which provides appropriate opportunities to promote self-containment and sustainability;</p> <p>(q) indoor and outdoor sports facilities (which may be shared use) to include, inter alia, junior football and mini soccer pitches;</p> <p>(r) a variety of public open spaces across the site, including the provision of play areas, <u>allotments</u>, and opportunities for outdoor health and fitness activities, as well as space for wildlife;</p> <p>(s) consideration of need for cemetery provision;</p> <p>(t) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate, <u>and a defined and recognisable boundary to the Green Belt</u>;</p> <p>(u) the delivery of all other necessary on-site and appropriate off-site infrastructure <u>in accordance with Policy DEL1 (infrastructure and Service Delivery)</u>;</p> <p>(v) other policy provisions of the District Plan and relevant matters, as appropriate.</p> <p>VI. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the Masterplan, and will ensure that such development would not prejudice the implementation of the site</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			allocation as a whole.

Chapter 10: Villages

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/10/01	New Section 10.2 (moved from 10.4)		<p><u>10.2 Neighbourhood Plans</u></p> <p><u>10.2.1</u> Neighbourhood planning is a key part of the Government's localism agenda. It aims to give local communities greater power to shape their neighbourhood by taking a more active role in the development of planning policies at a local level.</p> <p><u>10.2.2</u> A Neighbourhood Plan allows communities to create both a vision and planning policies for the use and development of land in their village. For example, communities can identify where new homes should be built, what they should look like and identify local infrastructure needs.</p> <p><u>10.2.3</u> The District Council wants to give Parish Councils the opportunity to empower local people to take a proactive role in shaping the future of the areas in which they live, and give local people greater ownership of the plans and policies that affect their local area. In accordance with Policy VILL1 (Group 1 Villages), Parish Councils will therefore be encouraged to prepare Neighbourhood Plans, in accordance with the provisions of the District Plan, to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives. Other Parish Councils may also wish to consider producing a Neighbourhood Plan to shape development in their villages.</p>
MM/10/02	10.2.1 (renumbered as 10.3.1-MC/10/04)	127	10.3.1 In accordance with Policy DPS3 (Housing Supply 2011-2033) the villages <u>Group 1 Villages</u> will together accommodate at least 500 new homes, between 2017-2033.
MM/10/03	10.2.3	128	10.3.3 Having regard to the need to promote sustainable patterns of development, and to ensure

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification																																				
	(renumbered as 10.3.3-MC/10/06)		delivery of the overall housing requirement for the villages, Group 1 Villages located within the Rural Area Beyond the Green Belt (Braughing, Hunsdon, Much Hadham, Standon & Puckeridge and Walkern) will need to accommodate at least a 10% increase in housing stock (based on the 2011 Census) over the 16-year period between 1st April 2017 and 31st March 2033. This is a level of housing growth that is considered fair, achievable and sustainable for each of the settlements concerned and that will make a meaningful contribution towards alleviating future housing demands, addressing local housing needs and supporting the village economy. Table 10.1 shows the minimum number of homes that each village will need to accommodate. However, development in excess of the minimum number indicated, may be considered appropriate, depending on site availability, site suitability and upon the capacity of infrastructure to meet the additional demand that arises.																																				
MM/10/04	Table 10.1	128	<p>Table 10.1 10% growth in new homes at Group 1 Villages located within the Rural Area Beyond the Green Belt, based on 2011 Census figures</p> <table> <tr> <th>Village Name</th><th>Resident Population</th><th>Number of Households</th><th>10% growth 2017-2033</th></tr> <tr> <td>Braughing</td><td>835</td><td>347</td><td>35</td></tr> <tr> <td><u>Hertford Heath</u></td><td></td><td><u>836</u></td><td><u>84</u></td></tr> <tr> <td>Hunsdon</td><td>885</td><td>367</td><td>37</td></tr> <tr> <td>Much Hadham</td><td>1,259</td><td>535</td><td>54</td></tr> <tr> <td>Standon & Puckeridge</td><td>3,535</td><td>1,456</td><td>146</td></tr> <tr> <td><u>Stanstead Abbots & St Margarets</u></td><td></td><td><u>938</u></td><td><u>94</u></td></tr> <tr> <td>Walkern</td><td>1,354</td><td>551</td><td>55</td></tr> <tr> <td><u>Watton-at-Stone</u></td><td></td><td><u>917</u></td><td><u>92</u></td></tr> </table>	Village Name	Resident Population	Number of Households	10% growth 2017-2033	Braughing	835	347	35	<u>Hertford Heath</u>		<u>836</u>	<u>84</u>	Hunsdon	885	367	37	Much Hadham	1,259	535	54	Standon & Puckeridge	3,535	1,456	146	<u>Stanstead Abbots & St Margarets</u>		<u>938</u>	<u>94</u>	Walkern	1,354	551	55	<u>Watton-at-Stone</u>		<u>917</u>	<u>92</u>
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Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/10/05	10.2.4	128	10.2.4 Housing growth in these villages will be achieved through the identification of sites within and, where necessary in locations in the Rural Area Beyond the Green Belt, on the periphery of the main built-up area of the village which together are sufficient to achieve at least 10% growth.
MM/10/06	10.2.5	129	10.2.5 The villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone are also identified as Group1 Villages. These villages are inset from the Green Belt and therefore development beyond the existing built up area of the village can only come forward by amendment of the Green Belt boundary.
MM/10/07	10.2.6	129	10.2.6 As these villages are considered to be sustainable locations for development, they will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan, to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits.
MM/10/08	10.2.7	129	10.2.7 Parish Councils will be encouraged to produce a Neighbourhood Plan to develop a shared vision for their village and to deliver the sustainable development they need (including housing, employment and leisure, recreation and community facilities). Neighbourhood Plans must be in general conformity with the strategic policies in this Plan and should not be used to promote a lower level of housing development than is set out in Policy DPS3 (Housing Supply 2011-2033) and Policy VILL1 below.
MM/10/09	New 10.3.4		<u>10.3.4 Parish Councils will be encouraged to produce a Neighbourhood Plan to develop a shared vision for their village and to deliver the sustainable development they need (including housing, employment and leisure, recreation and community facilities). Neighbourhood Plans must be in general conformity with the strategic policies in this Plan.</u>
MM/10/10	New 10.3.5		<u>10.3.5 In order to accommodate at least a 10% increase in housing stock, village development boundaries in Group 1 Villages located in the Rural Area Beyond the Green Belt may need to be amended through Neighbourhood Plans.</u>
MM/10/11	New 10.3.6		<u>10.3.6 The villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone are inset from the Green Belt. These villages will be encouraged to consider accommodating development in their Neighbourhood Plans, especially where it contributes to wider sustainability objectives and the delivery of community benefits. Where such proposals would involve changes</u>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification									
			<u>to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document.</u>									
MM/10/12	New 10.3.7		<u>10.3.7 The District Council will monitor the progress of Neighbourhood Plans in its Authority Monitoring Report. Where Parish Councils in Group 1 Villages have not submitted a Draft Neighbourhood Plan (Regulation 16) by 31st March 2021, the District Council will consider whether it is necessary to identify sites for development through a Site Allocations Development Plan Document (DPD).</u>									
MM/10/13	Policy VILL1 Group 1 Villages	129-130	<p>I. The following villages are identified as Group 1 Villages:</p> <table><tr><td>Group 1 Villages</td></tr><tr><td>Braughing</td></tr><tr><td>Hertford Heath</td></tr><tr><td>Hunsdon</td></tr><tr><td>Much Hadham</td></tr><tr><td>Standon & Puckeridge</td></tr><tr><td>Stanstead Abbots & St Margarets</td></tr><tr><td>Walkern</td></tr><tr><td>Watton-at-Stone</td></tr></table> <p>II. Within the Group 1 Villages of Braughing, Hunsdon, Much Hadham, Standon & Puckeridge, and Walkern, as defined on the Policies Map, development for housing, employment, leisure, recreation and community facilities will be permitted subject to (VI)(VII) below and all other relevant policies in this Plan. These villages will need to accommodate at least a 10% increase</p>	Group 1 Villages	Braughing	Hertford Heath	Hunsdon	Much Hadham	Standon & Puckeridge	Stanstead Abbots & St Margarets	Walkern	Watton-at-Stone
Group 1 Villages												
Braughing												
Hertford Heath												
Hunsdon												
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Standon & Puckeridge												
Stanstead Abbots & St Margarets												
Walkern												
Watton-at-Stone												

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>in housing stock (based on the 2011 Census) over the 16-year period between 1st April 2017 and 31st March 2033.</p> <p>III. Within the Group 1 Villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone, as defined on the Policies Map, development for housing, employment, leisure, recreation and community facilities will be permitted subject to (V)<u>(VII)</u> below and all other relevant policies in this Plan. These villages will be encouraged to consider whether it is appropriate to amend their Green Belt boundary through the formulation of a Neighbourhood Plan to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits. <u>Where such proposals would involve changes to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document if necessary.</u></p> <p>IV. Parish Councils are encouraged to prepare Neighbourhood Plans to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives.</p> <p>V. Where monitoring shows a shortfall in the number of homes coming forward through Neighbourhood Planning, then the District Council will review the District Plan in accordance with Policy VILL4 (Neighbourhood Plans). <u>The District Council will monitor the progress of Neighbourhood Plans in its Authority Monitoring Report. Where Parish Councils have not submitted a Draft Neighbourhood Plan (Regulation 16) by 31st March 2021, the District Council will consider whether it is necessary to identify sites for development through a Site Allocations Development Plan Document if necessary.</u></p> <p>VI. Prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed above will be limited to the built up area as defined on the Policies Map.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification				
			<p>VII. All development should:</p> <p>(a) relate well to the village in terms of location, layout and connectivity;</p> <p>(b) be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;</p> <p>(c) be well designed and in keeping with the character of the village;</p> <p>(d) not represent the loss of a significant open space or gap important to the form and/or setting of the village;</p> <p>(e) not represent an extension of ribbon development or an addition to an isolated group of buildings;</p> <p>(f) not unacceptably block important views or vistas and/or detract from the openness of the countryside;</p> <p>(g) not be significantly detrimental to the amenity of neighbouring occupiers.</p>				
MM/10/14	10.2.10 (renumbered 10.3.10-MC/10/09)	131	<p>10.3.10 No specific housing target has been identified for these <u>Group 2</u> villages. Where housing development does take place this will contribute towards the overall housing requirement for the villages, of at least 500 dwellings <u>Council's windfall allowance</u>.</p>				
MM/10/15	Policy VILL 2 Group 2 Villages	131-132	<p>I. The following villages are identified as Group 2 Villages:</p> <table><tr><td>Group 2 Villages</td><td></td></tr><tr><td>Anstey</td><td>Hare Street</td></tr></table>	Group 2 Villages		Anstey	Hare Street
Group 2 Villages							
Anstey	Hare Street						

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification																													
			<table><tr><td>Aston</td><td>Hertingfordbury</td></tr><tr><td>Bayford</td><td>High Cross</td></tr><tr><td>Benington</td><td>High Wych</td></tr><tr><td>Birch Green</td><td>Little Berkhamsted</td></tr><tr><td>Bramfield</td><td>Little Hadham</td></tr><tr><td>Brickendon</td><td>Spellbrook</td></tr><tr><td>Colliers End</td><td>Stapleford</td></tr><tr><td>Cottered</td><td>Tewin</td></tr><tr><td>Dane End</td><td>Thundridge & Wadesmill</td></tr><tr><td>Datchworth</td><td>Tonwell</td></tr><tr><td>Furneux Pelham</td><td>Wareside</td></tr><tr><td>Great Amwell</td><td>Westmill</td></tr><tr><td>Great Hormead</td><td>Widford</td></tr><tr><td>Hadham Ford</td><td></td></tr></table>	Aston	Hertingfordbury	Bayford	High Cross	Benington	High Wych	Birch Green	Little Berkhamsted	Bramfield	Little Hadham	Brickendon	Spellbrook	Colliers End	Stapleford	Cottered	Tewin	Dane End	Thundridge & Wadesmill	Datchworth	Tonwell	Furneux Pelham	Wareside	Great Amwell	Westmill	Great Hormead	Widford	Hadham Ford		
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Hadham Ford																																
			<p>II. Within Group 2 Villages, as defined on the Policies Map, limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted subject to (IV) below and all other relevant policies in this Plan.</p> <p>III. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted.</p> <p>IV. Prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed</p>																													

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>above will be limited to the built up area as defined on the Policies Map.</p> <p>V. All development should:</p> <ul style="list-style-type: none"> (a) relate well to the village in terms of location, layout and connectivity; (b) be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality; (c) be well designed and in keeping with the character of the village; (d) not represent the loss of a significant open space or gap important to the form and/or setting of the village; (e) not represent an extension of ribbon development or an addition to an isolated group of buildings; (f) not unacceptably block important views or vistas and/or detract from the openness of the countryside; (g) not be significantly detrimental to the amenity of neighbouring occupiers.
MM/10/16	10.2.11 (renumbered 10.3.11- MC/10/10)	133	<p>10.3.11 Group 3 Villages are generally amongst the smallest in East Herts. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack a primary school or local convenience shop and may not have a permanent post office or a village hall or meeting place. However, whilst Group 3 Villages are viewed as the least sustainable locations for development in the District, limited infill development identified in an adopted Neighbourhood Plan will be permitted, in addition to development that is considered to be appropriate in the Green Belt and</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			Rural Area Beyond the Green Belt.
MM10/17	Policy VILL3 Group 3 Villages	133	<p>I. Those villages/settlements not identified as either Group 1 or Group 2 Villages are identified as Group 3 Villages.</p> <p>II. Within Group 3 Villages, limited infill development identified in an adopted Neighbourhood Plan will be permitted, in addition to development that is considered to be appropriate in the Green Belt and Rural Area Beyond the Green Belt.</p> <p>III. All development should:</p> <ul style="list-style-type: none"> a) Relate well to the village in terms of location, layout and connectivity; b) Be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality; c) Be well designed and in keeping with the character of the village; d) Not represent the loss of a significant open space or gap important to the form and/or setting of the village; e) Not represent an extension of ribbon development or an addition to an isolated group of buildings; f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside; g) Not be significantly detrimental to the amenity of neighbouring occupiers.
MM/10/18	10.3.2	134	10.4.2 It is anticipated however, that through Neighbourhood Plans, village development

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	(renumbered 10.4.2-MC/10/15)		boundaries in Group 1 Villages located in the Rural Area Beyond the Green Belt may need to be amended to accommodate at least a 10% increase in housing stock in accordance with Policy VILL1. In addition, village development boundaries in Group 2 Villages <u>in the Rural Area Beyond the Green Belt</u> may also be amended through the formulation of a Neighbourhood Plan to identify sites to accommodate small-scale development proposals. <u>Group 2 Villages located within (washed over by) the Green Belt will not be permitted to amend their village development boundary through the Neighbourhood Planning process.</u>
MM/10/19	10.3.3 (renumbered 10.4.3-MC/10/16)	134	10.4.3 Where Group 1 Villages are inset from the Green Belt, Parish Councils will be encouraged to consider whether it is appropriate to amend their Green Belt boundary (which defines the village development boundary) through the formulation of a Neighbourhood Plan to accommodate additional development. <u>Where such proposals would involve changes to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document if necessary.</u> Group 2 Villages located within the Green Belt will not be permitted to amend their village development boundary through the Neighbourhood Planning process.
MM/10/20	Section 10.4	134	10.4 Neighbourhood Plans 10.4.1 Neighbourhood planning is a key part of the Government's localism agenda. It aims to give local communities greater power to shape their neighbourhood by taking a more active role in the development of planning policies at a local level. 10.4.2 A Neighbourhood Plan allows communities to create both a vision and planning policies for the use and development of land in their village. For example, communities can identify where new homes should be built, what they should look like and identify local infrastructure needs. 10.4.3 The District Council wants to give Parish Councils the opportunity to empower local people to take a proactive role in shaping the future of the areas in which they live, and give local people greater ownership of the plans and policies that affect their local area. In accordance with Policy

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			<p>VILL1 (Group 1 Villages), Parish Councils will therefore be encouraged to prepare Neighbourhood Plans to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives. Other Parish Councils may also wish to consider producing a Neighbourhood Plan to shape development in their villages.</p> <p>10.4.4 However, given that Neighbourhood Planning is an optional tier of planning, it is important that a monitoring framework is in place to determine whether the necessary amount of development is coming forward. If a shortfall in delivery is identified, this will trigger a requirement for the District Council to ensure delivery by allocating sites for housing through an early review of the District Plan.</p>
MM/10/21	Policy VILL4 Neighbourhood Plans	134-135	<p>Policy VILL4 Neighbourhood Plans</p> <p>I. Parish Councils are encouraged to prepare Neighbourhood Plans to deliver at least 500 homes in the villages between 2017-2033.</p> <p>II. The District Council will expect at least 250 homes to be delivered in the villages in the period 2017-2022. Where monitoring shows a shortfall in the number of homes coming forward through Neighbourhood Planning during this period, a requirement for the District Council to identify specific sites for housing through a review of the District Plan will be triggered.</p> <p>III. On the basis that at least 250 homes are delivered in the period 2017-2022 then the District Council will continue to monitor the situation in the period 2022-2027 and if a shortfall in delivery is identified during this timeframe, then, as with (II) above, a requirement for the District Council to identify specific sites for housing through a review of the District Plan will be triggered.</p>

Chapter 11: The Gilston Area

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/11/01	11.1.4	138	A Concept Framework is being prepared jointly prepared by the landowners, and the Council, in consultation with and the local communities community , which will identify <u>identifies</u> design principles, <u>potential</u> land uses, infrastructure requirements and phasing, <u>and will be used as a benchmark in reviewing proposals for development.</u>
MM/11/02	New Section 11.2		<p><u>11.2 Harlow and Gilston Garden Town</u></p> <p><u>11.2.1 East Herts Council, Harlow Council and Epping Forest District Council are working in partnership together with Hertfordshire County Council, Essex County Council, Hertfordshire Local Enterprise Partnership, South East Local Enterprise Partnership, land owners and promoters to bring forward transformational growth in the Harlow area.</u></p> <p><u>11.2.2 On 2 January 2017, the Government announced its support for the Harlow and Gilston Garden Town. The Councils share a bold vision and set of objectives, recognising that areas in and around Harlow present a number of opportunities to deliver growth of considerable scale and significance. Such growth is key, not only to meet growing pressures of housing and infrastructure need locally, but also to delivering broader regeneration and change for Harlow.</u></p> <p><u>11.2.3 The Councils are committed to delivering sustainable growth to support the economic ambitions of the London Stansted Cambridge Corridor (LSCC) through the delivery of housing, supported by good access to social, leisure, community, health facilities, education and jobs, that meet the needs of local people and support sustainable economic growth, whilst ensuring it remains an attractive place for people to live and locate to.</u></p> <p><u>11.2.4 The Garden Town will comprise various new developments in the wider Harlow area, within the three local authority areas. The Gilston Area forms a key part of this ambitious project. As such, the proposals for the Gilston Area should complement, and have regard to, ongoing work relating to the Garden Town.</u></p>
MM/11/03	11.2.2	138	11.3.2 Housing: development in this location will provide a mixture of house sizes and tenures

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	(renumbered 11.3.2 – MC/11/03)		across seven distinct villages, including affordable housing and homes for older people. Provision will also be made for <u>The site will also provide for the accommodation needs of</u> Gypsies and Travellers and Travelling Showpeople <u>and make provision for self-build and/or custom-build opportunities.</u>
MM/11/04	11.2.3 (renumbered 11.3.3 – MC/11/04)	138	11.3.3 Education: the site will deliver two new secondary schools and five primary schools <u>land for twenty forms of entry for both primary and secondary education</u> in order to fully cater for the needs arising from the development. Early Years Education will also be provided for.
MM/11/05	11.2.5 (renumbered 11.3.5 – MC/11/06)	139	11.3.5 Community Facilities: the Gilston Area will provide new community facilities based around a network of village centres. The facilities will include community meeting spaces, libraries and sport and recreation facilities. A range of local shops will also be provided, along with two healthcare centres which will accommodate both family doctors and other health services such as dentists, pharmacies, physiotherapy and outpatient services. Consideration will also be given to the potential of the site to facilitate the re-location of the Princess Alexandra Hospital.
MM/11/06	11.2.6 (renumbered 11.3.6 – MC/11/07)	139	11.3.6 Employment: the development will provide local employment, including small scale office space. <u>This will be in the form of either a business park of 5ha or distributed across the village centres having regard to Garden City principles.</u> Residents will also be able to access more substantial employment opportunities within Harlow, including the Enterprise Zone. The proximity of the site to Harlow Town station will also enable sustainable access to employment opportunities further afield, including <u>Stansted Airport</u> , Cambridge, Bishop's Stortford and London.
MM/11/07	11.2.7 (renumbered 11.3.7 – MC/11/08)	139	11.3.7 Open Space: The site allocation covers a large geographical area. However, only the south and south eastern sections of the site will be developed. In addition to development, this part of the site will deliver new green spaces including sports pitches, parks and recreation areas. Within the north and north western sections of the site, a substantial amount of public open space in the form of managed parklands will be provided <u>as part of wider managed parklands including</u>

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			<u>continuing farming will be provided.</u> This area will therefore remain undeveloped, with the exception of a small number of buildings associated with its recreational use. A community land trust, or other governance mechanism as appropriate, will be established in order to deliver local ownership and management of these assets. This should take place early in the overall development programme. In addition, the environment of the Stort Valley will be enhanced through the provision of new green infrastructure links, <u>and woodland areas to the north of the site will be enhanced by planting and management schemes.</u>
MM/11/08	11.2.9 (renumbered 11.3.9 – MC/11/10)	139	11.3.9 Heritage: The site contains a number of heritage assets, including listed buildings and Scheduled Monuments. <u>The development will be designed in order to ensure that these assets and their settings are conserved and, where appropriate, enhanced within the context of the overall development, through appropriate mitigation measures, having regard to the Heritage Impact Assessment (Montagu Evans, October 2017).</u> Gilston Park <u>(the designed landscape)</u> , a locally important historic asset, is also located within the Gilston Area, although it does not form part of the site allocation. The development will be designed in order to ensure that these assets are retained, and their setting protected within the context of the overall development. <u>Development will be designed to respect this asset.</u>
MM/11/09	11.2.10 (renumbered 11.3.10 – MC/11/11)	139	11.3.10 Ecology and Environment: The development will retain and protect important hedgerows, County Wildlife sites <u>Local Wildlife Sites</u> and ancient woodlands. New habitats will be created in order to achieve an overall net gain in biodiversity. A Sustainable Drainage (SuD's) network will be integrated to provide additional planting and biodiversity and to facilitate drainage and water retention <u>having regard to the objectives of the River Stort Catchment Management Plan.</u>
MM/11/10	Policy GA1 The Gilston Area	141-144	I. In accordance with Policy DPS3 (Housing Supply 2011-2033), land at the Gilston Area is allocated for development to accommodate 10,000 homes, to be delivered within this Plan period and beyond. It is anticipated that approximately <u>at least</u> 3,000 homes could <u>will</u> be delivered by 2033.

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			<p>II. A Concept Framework will be <u>is being</u> jointly prepared by the landowners, and the Council <u>and the local community</u>, in consultation with local communities, which <u>The Concept Framework</u> will identify identifies design principles, potential land uses, infrastructure requirements and phasing, <u>and will be used as a benchmark in reviewing proposals for development</u>. Prior to the submission of any planning application(s) further detailed design work <u>through the pre-application engagement process</u> will be required in order to agree, among other things, the quantum and distribution of land uses, access and layout principles.</p> <p><u>III. The Gilston Area will provide for 10,000 homes across distinct villages, each based on Garden City principles respecting the following:</u></p> <ul style="list-style-type: none"> <u>strong vision, leadership and community engagement;</u> <u>land value capture to deliver the social and physical infrastructure for the benefit of the community;</u> <u>long-term community ownership of land and stewardship of assets;</u> <u>mixed-tenure homes and housing types including those that are genuinely affordable;</u> <u>a wide range of local jobs within easy commuting distance of homes;</u> <u>beautifully and imaginatively designed homes with access to open space, combining the best of town and country to create healthy communities, and including opportunities to grow food;</u> <u>development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses energy-positive technology to ensure climate resilience;</u>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> • <u>strong cultural, recreational and shopping facilities in walkable, vibrant, sociable communities; and</u> • <u>integrated and accessible sustainable transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport for new residents to travel within the Gilston Area and to key local destinations.</u> <p><u>IV. A community engagement strategy will be prepared, working with the two local parishes, which will include consideration of managing the effects on local residents, and opportunities for them to participate in the emerging new community. Engagement with the local communities and other relevant stakeholders shall take place through the planning application process and through the development of village Masterplans.</u></p> <p>V. The development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing); b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing); c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Homes for Older and Vulnerable People); d) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing); e) <u>the</u> provision of a serviced site for Gypsies and Travellers, in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) which should deliver 15 pitches

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>for longer term needs beyond the Plan period;</p> <p>f) <u>the</u> provision of a serviced site for Travelling Showpeople in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) which should deliver 8 plots for longer term needs beyond the Plan period; (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance);</p> <p>g) quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity. Including<u>This will include</u> the protection of County<u>Local</u> Wildlife Sites and other assets of environmental value;</p> <p>h) <u>the provision of</u> significant managed public open space and parklands, and a limited number of buildings associated with that use, on the northern section of the site as identified in Figure 11.2, the ownership of which will be transferred to a community trust or other mechanism that ensures long term <u>stewardship and</u> governance <u>for the benefit of the community</u>;</p> <p>i) a variety of public green spaces across the site, including the provision of play areas and opportunities for outdoor health and fitness activities, as well as space for wildlife;</p> <p>j) access arrangements and local highways measures and commensurate financial contributions to addressing impacts on the wider strategic highways network, including <u>the provision of additional crossings to the River Stort</u> a new Junction 7a on the M11;</p> <p>k) education facilities, including Early Years facilities, 15fe of primary school provision and 14fe of secondary school provision;<u>land for twenty forms of entry for both primary and secondary education, including Early Years facilities, subject to more detailed modelling. All schools should provide for the dual use of facilities for community purposes;</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>l) sustainable transport measures which encourage walking, and cycling <u>and the use of public transport</u> including:</p> <ul style="list-style-type: none"> • the provision of cycleways and footways that provide links throughout the site and into Harlow; • enhancement of existing bridleways and footpaths; • enhanced passenger transport services including the creation of a sustainable transport route through the site which will link into a sustainable transport corridor which links the Gilston Area to possible development to the south of the town, within Epping Forest District, via the town centre <u>the urban area of Harlow; and,</u> • <u>the setting of objectives and targets for the use of sustainable transport modes.</u> <p>m) consideration of the potential of the site to facilitate the delivery of a re-located Princess Alexandra Hospital;</p> <p>n) the use of appropriate landscape buffers in order to protect the individual character and integrity of Eastwick and Gilston villages within the context of the development;</p> <p>o) <u>the</u> protection and enhancement of heritage assets and their settings, both on-site and in the wider area through appropriate mitigation measures, <u>having regard to the Heritage Impact Assessment. Gilston Church and the Johnston Monument (both grade I listed), the moated site Scheduled Monuments at Eastwick, the Mount Scheduled Monument, and Gilston Park house (grade II*) are of particular significance and sensitivity and any planning application should seek to ensure that these assets and their settings are conserved and, where appropriate, enhanced, through careful design; landscaping; open space; buffer</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p><u>zones; protection of key views; and, better management and interpretation of assets, where appropriate;</u></p> <p>p) neighbourhood centres in accessible locations, providing local retail and community uses, including healthcare facilities to meet the day-to-day retail and health needs of new residents;</p> <p>q) small scale office space to meet local needs <u>employment area/s (of around 5ha), within visible and accessible location/s, which provides appropriate opportunities to promote self-containment and sustainability;</u></p> <p><u>r) consideration of opportunities for local supply chains as well as opportunities for local employment and training including apprenticeships and improving skills base for local people;</u></p> <p>s) indoor and outdoor sports facilities (which may be shared use) to include junior football and mini soccer pitches <u>taking account of the Council's evidence on sports and open space needs;</u></p> <p>t) consideration of need for cemetery provision;</p> <p>u) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate, <u>and a defined, recognisable boundary to the Green Belt;</u></p> <p>v) <u>assisting</u> the delivery of all other necessary on-site and appropriate off-site infrastructure;</p> <p>w) necessary new utilities, including integrated communications infrastructure to facilitate</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>home working;</p> <p>x) satisfactory water supply, including acceptable water pressure for occupants;</p> <p>y) sustainable drainage and provision for flood mitigation;</p> <p>z) other policy provisions of the District Plan and relevant matters, as appropriate.</p> <p><u>VI. Any application for development will include an indicative phasing plan for the delivery of infrastructure and utilities across the villages.</u></p> <p><u>VII. The delivery of the Gilston Area will include a mechanism for:</u></p> <ul style="list-style-type: none"> <u>securing the long term stewardship, protection and maintenance of the parkland, open spaces, play areas and community assets;</u> <u>managing the construction process to address potential impacts on existing and future communities;</u> <u>encouraging a successful and active community, including an innovative approach to create the conditions for local resident participation in the design and stewardship of their new communities.</u> <p><u>VIII. Proposals for the Gilston Area should complement, and have regard to, ongoing work in relation to the Harlow and Gilston Garden Town.</u></p> <p>IV. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the aims of the Concept Framework, and any other more detailed design work, and will not prejudice the</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			implementation of the site as a whole.
MM/11/11	11.3.2 (renumbered 11.4.2 – MC/11/15)	144	11.4.2 Additional crossing options are also being reviewed, both to the east and the west of the existing crossing. New crossings both to the east and west are feasible, but deliver different benefits. The eastern crossing is the option preferred by Essex County Council, largely because of the way in which it <u>as it provides relief to junctions along the western end of the A414 Edinburgh Way in Harlow, and</u> enhances access to the Enterprise Zone and links through, potentially, to the proposed new motorway Junction 7a. Any application proposals will need to address environmental factors such as visual impact, ecology and flooding.
MM/11/12	11.3.4 (renumbered 11.4.4 – MC/11/17)	144	11.4.4 Widening of the existing River Stort Crossing will help facilitate the provision of a sustainable transport corridor which will connect the Gilston Area with potential new development to the south of Harlow in Epping Forest District, via the town centre <u>to the urban area of Harlow.</u>
MM/11/13	Policy GA2 The River Stort Crossings	144-145	<p>I. The Council will work with key stakeholders including Hertfordshire County Council, Essex County Council, Harlow Council, Hertfordshire LEP, and others as appropriate, to facilitate the delivery of the following transport improvements to crossings of the River Stort:</p> <ul style="list-style-type: none"> • A widening of the existing A414 crossing to enable a dualling of the northbound and southbound carriageways and provision of a new footway/cycleway, which will form part of a north-south sustainable transport corridor through Harlow; and • A new vehicular, cycle and pedestrian crossing either to the east of the existing crossing (connecting the A414 to the River Way), or to the west of the existing crossing (connecting the A414 to Elizabeth Way). <p><u>II. Development proposals for both Stort Crossings should protect and, where appropriate, enhance heritage assets and their settings through appropriate mitigation measures, having regard to the Heritage Impact Assessment.</u></p>

Chapter 12: East of Stevenage

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/12/01	12.1.3 (renumbered 12.1.2 – MC/12/02)	148	12.1.2 As a result, a A site of approximately 37 hectares of land to the east of Gresley Way, Stevenage has been identified as being suitable and is therefore allocated for development in the East Herts District Plan, to deliver approximately at least 600 homes within the first five six years of the Plan period. The site will be referred to as Gresley Park.
MM/12/02	12.2.9	150	<u>A collaboratively prepared Masterplan will form an important part of the delivery of this site allocation. The Masterplan will provide a strong framework for the development, which may also embody the use of design codes.</u> The M masterplan will set out a hierarchy of roads differentiating between the central tree-lined avenue, secondary streets and estate roads. The M masterplanned approach will be landscape-led to ensure good quality place-making and the highest quality design and layout across the development resulting in a distinctive character. An attractive network of connecting paths and cycleways which connect in to the existing Stevenage cycle network will be integral to the character of Gresley Park along with visible and physical connections that provide access to the Beane Valley without prejudicing the strength of the outer boundaries of the site. This will also enable a range of journeys to be made by foot and cycle providing opportunities for health and leisure activities. <u>The Masterplan will accord with the provisions of Policy DES1 (Masterplanning).</u>
MM/12/03	Policy EOS1 East of Stevenage	151-153	I. In accordance with Policy DPS3 (Housing Supply 2011-2033), land Land at Gresley Park is allocated for development to accommodate approximately around 600 new homes by 2022 2023 . II. Prior to the submission of any planning application/s a A landscape-led Masterplan setting out the quantum and distribution of land uses; access; sustainable high quality design and layout principles; necessary infrastructure; the relationship between the site and other nearby settlements; landscape and heritage assets; and other relevant matters, will be collaboratively prepared, involving site promoters, landowners, East Herts Council, <u>Stevenage Borough</u>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p><u>Council</u>, town and parish councils and key stakeholders. This document will further be informed by public participation in the process.</p> <p>III. The development is expected to address the following provisions and issues:</p> <ul style="list-style-type: none"> (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing); (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing); (c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People); (d) Self-Build and Custom Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing); (e) provision of a serviced site for Travelling Showpeople which should deliver five plots (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance) in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople); (f) education facilities, including land for a two-form entry primary school with an Early Years facility <u>and financial contribution towards secondary education within the Stevenage Education Planning Area;</u> (g) a neighbourhood centre in an accessible location, providing local retail and community uses including a healthcare facility; (h) access arrangements and highways and wider strategic mitigation measures, including improvements to the A602/Gresley Way junction and other local roads as necessary, <u>taking account of the Stevenage Mobility Strategy;</u> (i) sustainable transport measures which encourage walking and cycling through the site, including: <ul style="list-style-type: none"> • the provision of cycleways and footways that provide links into Stevenage including existing cycle networks <u>and the provision of a high quality cycle route along Gresley Way between Six Hills Way and Fairlands Way, with links to Six Hills Way;</u> • enhancement of existing bridleways and footpaths connecting the site to the Beane Valley to the east of the site;

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> enhanced passenger transport services including the creation of a sustainable transport route through the site; (j) responds to the existing landform to define individual character areas, incorporating existing landscaping within the new streets, paths and spaces, enhances the outer boundary of the site; <u>retains and enhances, where required, the existing hedgerows within and around the site, punctuating where access into the site is required;</u> and creates a net gain to biodiversity through additional planting; (k) incorporates sustainable drainage and provision for flood mitigation; (l) a variety of public open spaces across the site, including the provision of play areas and opportunities for outdoor health and fitness activities, as well as space for wildlife; (m) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network; (n) the delivery of all other necessary on-site and appropriate off-site infrastructure; (o) other policy provisions of the District Plan and relevant matters, as appropriate. <p>IV. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will ensure that such development would not prejudice the implementation of the site allocation as a whole.</p>
MM/12/04	Figure 12.3 Strategy Diagram	154	<p>Original Strategy Diagram to be deleted. Replaced with updated Strategy Diagram.</p> <p>Amendment to Key: Possible enhancement of road network <u>Rights of Way network.</u></p> <p>New Strategy Diagram to be inserted:</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification

Chapter 13: East of Welwyn Garden City

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/13/01	Policy EWEL1 Land East of Welwyn	160-162	I. Land at Birchall Garden Suburb is allocated for development in both the Welwyn Hatfield Local Plan (SDS2) and the East Herts District Plan (EWEL1), to accommodate approximately 2,550 new homes over the plan period, of which 1,200 will be in Welwyn Hatfield Borough and

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	Garden City		<p>1,350 in East Herts District.</p> <p>II. East Herts District Council and Welwyn Hatfield Borough Council will continue to work together to ensure that the new suburb is delivered in a comprehensive manner across the local authority boundaries. Mechanisms will need to be established to ensure the effective delivery of infrastructure required to support the development.</p> <p>III. A joint masterplan setting out the quantum and distribution of land uses, <u>key views to protect heritage assets</u>, access, sustainable design and layout principles will be prepared by Welwyn Hatfield Borough Council and East Herts District Council, working with the landowner and other key stakeholders. The Masterplan, which will be informed by the Strategy Diagram shown in Figure 13.4 <u>13.3</u> below, will <u>in</u>form the basis of a Supplementary Planning Document which will provide further guidance on site specific matters. <u>The SPD will provide additional detail with regard to design and layout principles (including any design code), the approach to character areas and site density, treatment of ecological and heritage assets, the approach to remediation, access and sustainable transport measures, the location of a Gypsy and Traveller site, phasing and delivery of infrastructure, mineral extraction and built development.</u> Any application for development should be preceded by, and <u>be</u> consistent with, the Masterplan.</p> <p>IV. The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles. <u>Land adjacent to the existing edge of Welwyn Garden City will be formal in layout reflecting the character of the Garden City and Garden City principles. Further from the town, lower density development of a more semi-rural character that responds to the locale and landscape will be more appropriate.</u></p> <p>V. The developer must demonstrate the extent of the mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided.</p> <p><u>VI. The developer will submit a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife and, following remediation, will submit sufficient evidence to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.</u></p> <p>VII. In accordance with the relevant Local/District Plan policies the site will provide <u>for</u>:</p> <ul style="list-style-type: none"> (a) a wide mix of housing types, sizes and tenures, including affordable housing; housing for older people; and serviced plots of land to contribute towards meeting evidenced demand for self-build and custom housebuilding; (b) A Gypsy and Traveller site of an area sufficient to accommodate a total of 15 pitches <u>a serviced site for Gypsies and Travellers, which should deliver a total of 15 pitches</u> (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities, <u>the location of which should be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of both authorities;</u> (c) a neighbourhood centre in the East Herts part of the development and a small neighbourhood centre in the Welwyn Hatfield part of the development, each in an accessible location <u>of a size and scale</u> to meet the day-to-day retail needs of new residents; (d) an employment area in a visible and accessible location in accordance with an up-to-date assessment of need; this area would incorporate the Holdings in Welwyn Hatfield, together with land off Birchall Lane (currently allocated as a Waste Site (ref. AS008) in the

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>Hertfordshire Waste Site Allocations Document) subject to there being no adverse impact on neighbouring residential amenity;</p> <p>(e) community facilities, including healthcare (in the East Herts part of the development) and leisure facilities;</p> <p>(f) education facilities, including <u>land for a two</u> one 2 form entry primary school with Early Years Provision in Welwyn Hatfield and an all-through school <u>land</u> in East Herts <u>for comprising a 2 form entry</u> a primary school <u>of up to three forms of entry</u> with Early Years Provision and a secondary school of up to 8 <u>eight</u> forms of entry. All Schools <u>schools</u> should provide for the dual use of facilities for community purposes;</p> <p>(g) sustainable transport measures <u>that prioritise and encourage walking, cycling and the use of new and existing passenger transport networks. A sustainable transport strategy should support the application, which will set out the location of new routes and improved connections and will detail what measures will be in place to encourage patronage of passenger transport services from the outset of occupation</u> including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives;</p> <p>(h) suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including addressing impacts on the A414 in Hertford, the B195 and the A1(M);</p> <p>(i) formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments and community orchards. Spaces will contribute to wider ecological networks including a strategic green infrastructure corridor from St Albans through to Hertford. As such, spaces should:</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> • be accessible to both new and existing communities; • provide north-south and east-west connections, providing upgraded routes for walkers and cyclists, including the Lea Valley Path and Cole Green Way; • provide safe routes for wildlife, protecting and enhancing wildlife assets; • balance the needs of recreation and nature, providing animal infrastructure and undisturbed areas. <p>(j) <u>conservation and, where appropriate, Protection and enhancement of heritage assets and their settings, including Panshanger Registered Park and Garden, Hatfield House, Hatfield House Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse, both on-site and in the wider area, through careful masterplanning and appropriate mitigation measures, having regard to the findings of the Heritage Impact Assessment. A buffer of open land will be required adjacent to Panshanger Park, Birchall Farm and Holwellhyde Farmhouse.</u></p> <p>(k) <u>landscape and planting in order to complement wider green corridor and ecological network objectives, the site will protect and enhance areas of ecological importance through a landscape-led green infrastructure strategy. This strategy will create a network of linked habitats across the site which will, provide links to green infrastructure outside the site, facilitate the migration and movement of species, create buffers alongside existing ecological features, provide for recreational access in a way that protects sensitive habitats, and will contribute to achieving net gains to biodiversity across the site. An appropriate land management strategy will also be required.</u></p> <p>(l) <u>a landscaped green infrastructure buffer adjacent to the A414 and Burnside will be required to provide visual screening, and to ensure that homes and other land uses are</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p><u>not adversely affected by the impacts of noise and air pollution. The buffer will comprise appropriate design features to provide noise and air quality mitigation, flood attenuation, the creation of new habitats and public rights of way. This buffer will also provide visual screening of development from the A414 and mitigate the harm to heritage assets. Appropriate evidence will be required to inform the design of this buffer;</u></p> <p>(m) necessary utilities, including integrated communications infrastructure to facilitate home-working; and</p> <p>(n) sustainable drainage and provision for flood mitigation.</p> <p>VIII. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.</p>
MM/13/02	Figure 13.2 (renumbered 13.3) Strategy Diagram	163	<p>Original Strategy Diagram to be deleted. Replaced with updated Strategy Diagram to reflect amendments made relating to the historic environment.</p> <p>New Strategy Diagram to be inserted:</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>Birchall Garden Suburb</p> <p>KEY</p> <ul style="list-style-type: none"> Borough/District Boundary Policy Area Boundary Existing Road/Access Route New Main Vehicular Access Route Existing Public Right of Way New Non-Motorised Access Route (Bicycle/cycle path/footway) Vehicular Access Point Non-Vehicular Access Point Upgrade Highway Junction Upgrade Underpass Site for Primary School Building envelope for Primary and Secondary Schools Playing fields for Primary and Secondary Schools Neighbourhood Centre Green Corridor Green Buffer Existing Wildlife/Landscape Feature The Commons Local Nature Reserve Heritage Asset Buffer Zone Existing water body/courtyard Area for Residential Development Area for Employment Development Open Space Protect Setting of Listed Building Existing Waste Management Facility <p>EWEL1 East of Welwyn Garden City (East Herts District Plan)</p> <p>SDS2 (WGC5) South East of Welwyn Garden City (Welwyn Hatfield Local Plan)</p>

Chapter 14: Housing

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/14/01	14.2.3 and Table 14.1	167	The SHMA (2015) sets out the mix of market and affordable housing need in the District by dwelling type and size over the period 2011-2033.

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification																																																													
			<p>Table 14.1 Market and Affordable Housing Mix 2011-2033 (Figures may not sum due to rounding)</p> <table> <tr> <td colspan="4">-</td></tr> <tr> <td colspan="2">Market Housing</td><td>Number</td><td>%</td></tr> <tr> <td rowspan="2">Flat</td><td>1 bedroom</td><td>710</td><td>6%</td></tr> <tr> <td>2+ bedrooms</td><td>810</td><td>7%</td></tr> <tr> <td rowspan="4">House</td><td>2 bedrooms</td><td>1,510</td><td>12%</td></tr> <tr> <td>3 bedrooms</td><td>5,640</td><td>46%</td></tr> <tr> <td>4 bedrooms</td><td>2,740</td><td>23%</td></tr> <tr> <td>5+ bedrooms</td><td>770</td><td>6%</td></tr> <tr> <td colspan="2">Total Market Housing</td><td>12,200</td><td>-</td></tr> <tr> <td colspan="2">-</td><td>-</td><td>-</td></tr> <tr> <td colspan="2">Affordable Housing</td><td>Number</td><td>%</td></tr> <tr> <td rowspan="2">Flat</td><td>1 bedroom</td><td>820</td><td>19%</td></tr> <tr> <td>2+ bedrooms</td><td>470</td><td>11%</td></tr> <tr> <td rowspan="3">House</td><td>2 bedrooms</td><td>1,210</td><td>29%</td></tr> <tr> <td>3 bedrooms</td><td>1,410</td><td>34%</td></tr> <tr> <td>4+ bedrooms</td><td>310</td><td>7%</td></tr> <tr> <td colspan="2">Total Affordable Housing</td><td>4,200</td><td></td></tr> </table>	-				Market Housing		Number	%	Flat	1 bedroom	710	6%	2+ bedrooms	810	7%	House	2 bedrooms	1,510	12%	3 bedrooms	5,640	46%	4 bedrooms	2,740	23%	5+ bedrooms	770	6%	Total Market Housing		12,200	-	-		-	-	Affordable Housing		Number	%	Flat	1 bedroom	820	19%	2+ bedrooms	470	11%	House	2 bedrooms	1,210	29%	3 bedrooms	1,410	34%	4+ bedrooms	310	7%	Total Affordable Housing		4,200	
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MM/14/02	Policy HOU1 Type and Mix of Housing	168	<p>I. On new housing developments of 5 or more gross additional dwellings, an appropriate mix of housing tenures, types and sizes will be expected in order to create mixed and balanced communities appropriate to local character and taking account of the latest Strategic Housing</p>																																																													

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>Market Assessment and any additional up-to-date evidence, <u>including the latest East Herts Housing and Health Strategy; local demographic context and trends; local housing need and demand; and site issues and design considerations.</u></p> <p>II. Affordable Housing should be provided in accordance with Policy HOU3 (Affordable Housing).</p> <p>III. Where appropriate, provision of specialist housing will be encouraged for older people and vulnerable groups in accordance with Policy HOU6 (Specialist Housing for Older and Vulnerable People).</p> <p>IV. Provision of accessible and adaptable dwellings to meet the changing needs of occupants over their lifetime should be provided in accordance with Policy HOU7 (Accessible and Adaptable Homes).</p> <p>V. Self-Build Housing in accordance with Policy HOU8 (Self-Build and Custom Build Housing).</p> <p>VI. Where appropriate, provision of specialist accommodation will be expected for Gypsies and Travellers and Travelling Showpeople and Non-Nomadic Gypsies and Travellers and Travelling Showpeople, in accordance with Policies HOU9 (Gypsies and Travellers and Travelling Showpeople) and HOU10 (New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople).</p>
MM/14/03	14.4.3 and Table 14.2	170-171	<p>There is a significant need for additional affordable housing within East Herts as set out in the latest Strategic Housing Market Assessment (SHMA) 2015. The table below sets out the current unmet need for affordable housing in the District, together with the projected future affordable need for the 22-year period 2011-<u>2016</u>-2033:</p> <p>Table 14.2 Affordable Housing Need</p> <div></div>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification		
				Affordable Housing Need (Households)	
			Unmet need for affordable housing in 2011-2016		
			Total unmet need for affordable housing	1,6321,698	
			Supply of housing vacated	471494	
			Current affordable housing need	1,1611,204	
			Future need for affordable housing 2011-2033	2,9672,481	
			Total need for affordable housing 2011-2033	4,1283,685	
			Average annual need for affordable housing	217	
			% of overall housing need	31%32%	
MM14/04	14.4.5	171	Planning Practice Guidance states that affordable housing contributions should not be sought from sites proposing development of 10 units or less and where the dwellings would have a combined gross internal floor space of 1,000 square metres or less. Therefore, the affordable housing requirement has not been set at 31%32% in recognition of the fact that not all developments will contribute to the provision of affordable housing.		
MM/14/05	Table 14.3	172	Table 14.3 Affordable Housing Mix (Figures may not sum due to rounding)		
			Affordable Rent		Number
			Flat	1 bedroom	720660
				2+ bedrooms	400360
			House	2 bedrooms	1,020930
				3 bedrooms	1,130970

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification		
				4+ bedrooms	270 250
			Subtotal		3,500 3,170
			% of affordable housing		84%
			Intermediate Affordable Housing		Number
			Flat	1 bedroom	100 80
				2+ bedrooms	70 70
			House	2 bedrooms	190 180
				3 bedrooms	280 240
				4+ bedrooms	40 40
			Subtotal		700 610
			% of affordable housing		16%
MM/14/06	Policy HOU3 Affordable Housing	175	<p>I. Affordable housing provision will be expected on all development sites that propose development that falls within Class C3 (Dwelling Houses) as follows:</p> <p>(a) up to 35% on sites proposing 10 or fewer gross additional dwellings, and where the dwellings would have a combined gross floor space greater than 1,000 square metres;</p> <p>(b) up to 35% on sites proposing 11 to 14 gross additional dwellings;</p> <p>(c) up to 40% on sites proposing 15 or more gross additional dwellings.</p> <p>II. Affordable Housing provision will be expected to incorporate a mix of tenures taking account of the Council's most up to date evidence on housing need. The Council will negotiate the</p>		

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>tenure mix to be provided on a site, having regard to the affordable housing products defined within the National Planning Policy Framework, through the planning application process.</p> <p>III. Lower provision may be permitted if it is demonstrated that the 35% and 40%, as appropriate referred to in I (a), (b) and (c) above, cannot be achieved due to viability reasons or where it would prejudice the need to secure other infrastructure priorities. Applicants seeking to justify a lower percentage level of affordable housing to that referred to in I (a), (b) and (c) above, will be required to provide a financial viability assessment as part of the planning application. Where agreement is not reached, external independent consultants, agreed by both the Council and applicant, will be appointed by the developer, to undertake further independent viability assessment. The applicant will be required to meet the costs of this independent assessment.</p> <p>IV. Affordable Housing should normally be provided on site, apart from in exceptional circumstances when agreed with the Council. Applicants will be required to provide justification as part of the planning application setting out the need for off-site provision or financial contributions in lieu to be made.</p> <p>V. The affordable housing units should be integrated into the open market housing development using appropriate design methods, i.e. tenure blind, and 'pepper-potted' across the site in clusters appropriate to the size and scale of the development.</p> <p>VI. To secure the benefits of affordable housing for first and subsequent occupiers affordable rented and intermediate housing will be retained as affordable by means of an appropriate legal agreement or condition with the Council, or the subsidy will be recycled for alternative affordable housing provision.</p>
MM/14/07	Policy HOU8 Self-Build	182	I. To support prospective self-builders, on sites of more than 200 dwellings, developers will be expected to supply 5% <u>at least 1%</u> of dwelling plots for sale to self-builders, having regard to

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification										
	Housing		<p>the need identified on the Council’s Self-Build and Custom Build Register.</p> <p>II. The Council will support locally proposed self-build projects identified within a Neighbourhood Plan wherever possible.</p> <p>III. Planning permissions should include conditions requiring self-build developments to be completed within 3 years of a self-builder purchasing a plot.</p> <p>IV. Where plots have been made available and marketed appropriately for at least 12 months and have not sold out, the plot(s) may either remain on the open market as self-build or be built out by the developer.</p>										
MM/14/08	Policy HOU9 Gypsies and Travellers and Travelling Showpeople	185	<p>I. To meet identified <u>local</u> need, pitches for Gypsies and Travellers and plots for Travelling Showpeople will be provided within the District at the following locations:</p> <table><tr><td colspan="2">Gypsies and Travellers</td></tr><tr><td>The Stables, Bayford</td><td>3 additional pitches (2 to be provided in the period up to 2022; and 1 between 2022 and 2027) within the allocated site area.</td></tr><tr><td>Birchall Garden Suburb, East of Welwyn Garden City (EWEL1)</td><td>4 pitches (2 to be provided between 2022 and 2027; and 2 to allow for longer-term accommodation needs) for East Herts within an area sufficient to accommodate a total of 15 pitches (11 for Welwyn Hatfield) to meet the accommodation needs of both East Herts and Welwyn Hatfield and/or for future expansion, as evidence of need dictates.</td></tr><tr><td>The Gilston Area (GA1)</td><td>To allow for longer-term accommodation needs, an area of suitable land should be safeguarded that would allow for future provision of a total of 15 pitches, to be delivered towards the end of the Plan period and/or beyond, as evidence of need dictates.</td></tr><tr><td colspan="2">Travelling Showpeople</td></tr></table>	Gypsies and Travellers		The Stables, Bayford	3 additional pitches (2 to be provided in the period up to 2022; and 1 between 2022 and 2027) within the allocated site area.	Birchall Garden Suburb, East of Welwyn Garden City (EWEL1)	4 pitches (2 to be provided between 2022 and 2027; and 2 to allow for longer-term accommodation needs) for East Herts within an area sufficient to accommodate a total of 15 pitches (11 for Welwyn Hatfield) to meet the accommodation needs of both East Herts and Welwyn Hatfield and/or for future expansion, as evidence of need dictates.	The Gilston Area (GA1)	To allow for longer-term accommodation needs, an area of suitable land should be safeguarded that would allow for future provision of a total of 15 pitches, to be delivered towards the end of the Plan period and/or beyond, as evidence of need dictates.	Travelling Showpeople	
Gypsies and Travellers													
The Stables, Bayford	3 additional pitches (2 to be provided in the period up to 2022; and 1 between 2022 and 2027) within the allocated site area.												
Birchall Garden Suburb, East of Welwyn Garden City (EWEL1)	4 pitches (2 to be provided between 2022 and 2027; and 2 to allow for longer-term accommodation needs) for East Herts within an area sufficient to accommodate a total of 15 pitches (11 for Welwyn Hatfield) to meet the accommodation needs of both East Herts and Welwyn Hatfield and/or for future expansion, as evidence of need dictates.												
The Gilston Area (GA1)	To allow for longer-term accommodation needs, an area of suitable land should be safeguarded that would allow for future provision of a total of 15 pitches, to be delivered towards the end of the Plan period and/or beyond, as evidence of need dictates.												
Travelling Showpeople													

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification	
			Gresley Park, East of Stevenage (EOS1)	5 plots (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance).
			North and East of Ware (WARE2)	4 plots (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance) within the first phase of development to be provided within a larger area that should be safeguarded to allow for future expansion to a total of 8 plots, as evidence of need dictates.
			The Gilston Area (GA1)	To allow for longer-term accommodation needs, an area of suitable land should be safeguarded that would allow for future provision of a total of 8 plots (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance), to be delivered towards the end of the Plan period and/or beyond, as evidence of need dictates.
			<p>II. In order to identify exact locations within the areas allocated to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople listed above, and to assess suitability where planning applications are submitted for non-allocated sites, the following criteria should be satisfied:</p> <p>(a) the site is in a sustainable location in terms of accessibility to existing local services;</p> <p>(b) the site is suitable in terms of vehicular access to the highway, parking, turning, road safety and servicing arrangements and has access to essential services such as water supply, sewerage, drainage, and waste disposal;</p> <p>(c) proposals make adequate provision for on-site facilities for storage, play, residential amenity and sufficient on-site utility services for the number of pitches or plots proposed;</p> <p>(d) the proposal is well related to the size and location of the site and respects the scale of the</p>	

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			<p>nearest settled community;</p> <p>(e) the site can be integrated into the local area to allow for successful co-existence between the site and the settled community;</p> <p>(f) proposals provide for satisfactory residential amenity both within the site and with neighbouring occupiers and thereby do not detrimentally affect the amenity of local residents by reason of on-site business activities, noise, disturbance, or loss of privacy;</p> <p>(g) proposals ensure that the occupation and use of the site would not cause undue harm to the visual amenity and character of the area and should be capable of being assimilated into the surrounding landscape without significant adverse effect;</p> <p>(h) the site is not affected by environmental hazards that may affect the residents' health or welfare or be located in an area of high risk of flooding, including functional floodplains;</p> <p>(i) within nationally recognised designations, proposals would not compromise the objectives of the designation.</p> <p>III. Proposals for sites accommodating Travelling Showpeople should additionally allow for a mixed use yard with areas for residential provision and the storage and maintenance of equipment. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account.</p> <p>IV. New traveller sites (whether temporary or permanent) in the Green Belt are inappropriate development and will not be approved except in very special circumstances.</p> <p>V. Any development granted under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			VI. Existing authorised sites for Gypsies and Travellers and Travelling Showpeople will be safeguarded from development which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided or the site is no longer required to meet an identified need.
MM/14/09	Policy HOU10 New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople	187	<p>I. Any applications for planning permission for <u>Non-Nomadic</u> Gypsy and Traveller and Travelling Showpeople park homes must be in accordance with the NPPF and PPTS and the following criteria should be satisfied:</p> <ul style="list-style-type: none"> (a) the site is in a sustainable location in terms of accessibility to existing local services; (b) the site is suitable in terms of vehicular access to the highway, parking, turning, road safety and servicing arrangements and has access to essential services such as water supply, sewerage, drainage, and waste disposal; (c) proposals make adequate provision for on-site facilities for storage, play, residential amenity and sufficient on-site utility services for the number of park homes proposed; (d) the proposal is well related to the size and location of the site and respects the scale of the nearest settled community; (e) the site can be integrated into the local area to allow for successful co-existence between the site and the settled community; (f) proposals provide for satisfactory residential amenity both within the site and with neighbouring occupiers and thereby do not detrimentally affect the amenity of local residents by reason of on-site business activities, noise, disturbance, or loss of privacy; (g) proposals ensure that the occupation and use of the site would not cause undue harm to

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>the visual amenity and character of the area and should be capable of being assimilated into the surrounding landscape without significant adverse effect;</p> <p>(h) the site is not affected by environmental hazards that may affect the residents' health or welfare or be located in an area of high risk of flooding, including functional floodplains;</p> <p>(i) within nationally recognised designations, proposals would not compromise the objectives of the designation.</p> <p>II. New traveller sites (whether temporary or permanent) in the Green Belt are inappropriate development and will not be approved except in very special circumstances.</p>
MM/14/10	Section 14.12	188	<p>14.12 Replacement Buildings in the Green Belt and the Rural Area Beyond the Green Belt</p> <p>14.12.1 The replacement of buildings on a one-to-one basis can be a means of securing more functional buildings to meet present and future needs. The Council is committed to maintaining the character and appearance of the District. Proposals for a replacement building should be in the same use and not be materially larger than the one it replaces.</p> <p>14.12.2 The Council may control the further extension of replacement buildings by the removal of permitted development rights.</p> <p>14.12.3 The replacement of a building in the Green Belt or the Rural Area Beyond the Green Belt will be permitted provided the new building is in the same use and is not materially larger than the one it replaces in accordance with Policy GBR1 (Green Belt) and Policy GBR2 (Rural Area Beyond the Green Belt).</p>
MM/14/11	Policy HOU11 Extensions and Alterations to	189-190	<p>Proposals for:</p> <ul style="list-style-type: none"> • extensions and alterations to dwellings;

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	Dwellings, Residential Outbuildings and Works Within Residential Curtilages		<ul style="list-style-type: none"> • residential outbuildings or extensions to existing outbuildings; and • works within residential curtilages, <p>will be considered in accordance with Policies GBR1 (Green Belt) and GBR2 (Rural Area Beyond the Green Belt), and against the following criteria:</p> <ul style="list-style-type: none"> (a) be of a size, scale, mass, form, siting, design and materials of construction that are appropriate to the character, appearance and setting of the existing dwelling and/or the surrounding area, and extensions should generally appear as a subservient addition to the dwelling; (b) side extensions at first floor level or above should ensure appropriate space is left between the flank wall of the extension and the common curtilage with a neighbouring property (as a general rule a space of 1 metre will be the minimum acceptable), to safeguard the character and appearance of the street scene and prevent a visually damaging 'terracing' effect; (c) flat roofed extensions, except those on the ground floor, will be refused as visually undesirable other than in those exceptional circumstances where the character of the original dwelling allows a flat-roofed design to be appropriately incorporated, or it represents a sustainable or innovative design approach; (d) roof dormers may be acceptable if appropriate to the design and character of the dwelling and its surroundings. Dormers should generally be of limited extent and modest proportions, so as not to dominate the existing roof form.

Chapter 15: Economic Development

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/15/01	Policy ED1 Employment	197-198	<p>I. Within designated Employment Areas (as defined on the Policies Map), land is reserved allocated for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and where well related to the primary road network, B8 (Storage and Distribution).</p> <p>II. The provision of new employment uses will be supported in principle, where they are in a suitable location where access can be achieved by a choice of sustainable transport and do not conflict with other policies within this Plan. New employment floorspace should be of a flexible design, able to respond to the changing needs of small and growing enterprises, be energy efficient in construction and operation (in accordance with the Council's Design and Landscape, and Climate Change policies in Chapters 17 and 22) and have fully integrated communications technology, in line with Policy ED3 Communications Infrastructure.</p> <p>III. Development which would cause the loss of an existing designated Employment Area, or a site/premises which is currently, or was last, in employment use (Classes B1, B2, B8 or related Sui Generis), will only be permitted where all the following criteria are met:</p> <ul style="list-style-type: none"> (a) The retention of the site or premises for Use Classes B1, B2 and B8 has been fully explored without success. This should also consider whether improvements to the existing site/premises would make it more attractive to alternative B1, B2 or B8 uses. The applicant will be expected to undertake discussions with officers as to the potential for and suitability of alternative uses. Evidence of a period of marketing of at least 12 months must be provided. For a non-designated employment area, a proportionate approach should be taken; (b) The retention of the B1, B2 or B8 use is unable to be facilitated by the partial conversion to a non-employment generating use; and (c) The proposal does not prejudice the continued viability of existing Employment Areas and neighbouring uses and existing operational employment sites and neighbouring uses.

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			IV. The Mill Site in Bishop's Stortford will remain as a designated Employment Area until such time that the land is presented as being available for redevelopment. The site will then be subject to the provisions of Policy BISH10 and should be brought forward for redevelopment as part of a comprehensive masterplan.

Chapter 16: Retail and Town Centres

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/16/01	Policy RTC5 District Centres, Neighbourhood Centres, Local Parades and Individual Shops	213	<p>I. Within District Centres, Neighbourhood Centres and Local Parades, development or change of use to main town centre uses will be supported in principle, unless this results in more than 50% of units in Non-A1 Use in a continuous frontage to secure the vitality and viability of the district or neighbourhood centre or local parade.</p> <p>II. Proposals that result in the loss of individual shops in A1 Use will be resisted and will be considered in accordance with Policy CFLR8 (Loss of Community Facilities).</p>

Chapter 17: Design and Landscape

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/17/01	17.4.1	218	Development proposals can often be controversial, therefore it is important that appropriate appraisals are undertaken to inform the site planning, layout and design process, and that local communities and stakeholders are engaged throughout. The District Council expects a high standard of design in new development <u>and as such will require that all 'significant' applications undertake a Masterplanning process. The significance of a development will be measured not only on its scale, but on the potential impact on the community and local character of the place into which it is to be introduced, and the ability to bring forward benefits to the community. Generally,</u>

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			<u>a threshold of fifty homes or more will apply. However, in some cases, a smaller scale of development may be considered to have a significant effect. The Masterplanning process enables issues to be addressed collaboratively at an early stage, enabling applications to progress to detailed or hybrid stages more quickly, therefore speeding up the decision-making process and ultimately the delivery of development. The detail to be considered through this process will be commensurate to the specific proposal.</u> To achieve this, applicants should ensure:
MM/17/02	New Policy DES1 Masterplanning	219	<p><u>Policy DES1 Masterplanning</u></p> <p><u>I. All 'significant' development proposals will be required to prepare a Masterplan setting out the quantum and distribution of land uses; access; sustainable high quality design and layout principles; necessary infrastructure; the relationship between the site and other adjacent and nearby land uses; landscape and heritage assets; and other relevant matters.</u></p> <p><u>II. The Masterplan will be collaboratively prepared, involving site promoters, land owners, East Herts Council, town and parish councils and other relevant key stakeholders. The Masterplan will be further informed by public participation.</u></p> <p><u>III. In order to ensure that sites are planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the Masterplan as a whole.</u></p>
MM/17/03	Policy DES1 Landscape Character (renumbered as Policy DES2 – MC/17/05)	223	<p>Policy DES2 Landscape Character</p> <p>I. Development proposals must demonstrate how they conserve, enhance or strengthen the character and distinctive features of the district's landscape. For major applications, or applications where there is a potential adverse impact on landscape character, a Landscape and Visual Impact Assessment and/or Landscape Sensitivity and Capacity Assessment should be provided to ensure that impacts, mitigation and enhancement opportunities are appropriately addressed.</p>

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			<p>II. In exceptional circumstances, where damage to landscape character is unavoidable and justified by other material considerations, appropriate mitigation measures will be sought. <u>Appropriate mitigation measures will be taken into account when considering the effect of development on landscape character/ landscaping.</u></p> <p>III. Where an area is identified in the Council's latest Landscape Character Assessment SPD this will be used to inform consideration of development proposals. <u>Where relevant, development proposals will have regard to the District Council's currently adopted Landscape Character Assessment Supplementary Planning Document.</u></p>
MM/17/04	Policy DES2 Landscaping (renumbered as Policy DES3 – MC/17/09)	223	<p>Policy DES3 Landscaping</p> <p>I. Development proposals must demonstrate how they will retain, protect and enhance existing landscape features which are of amenity and/or biodiversity value, <u>in order to ensure that there is no net loss of such features.</u></p> <p>II. In exceptional circumstances, where <u>Where</u> losses are unavoidable and justified by other material considerations, compensatory planting or habitat creation will be sought within or outside the development site. <u>Replacement planting schemes should comprise mature, native species appropriate to the local conditions and landscape character, supported by a monitoring and replacement programme.</u></p>
MM/17/05	Policy DES3 Design of Development (renumbered as Policy DES4 – MC/17/11)	225-226	<p>Policy DES4 Design of Development</p> <p>I. All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:</p> <p>(a) Make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture),</p>

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			<p>landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site;</p> <p>(b) Incorporate homes, buildings and neighbourhoods that are flexible to future adaptation, including the changing needs of occupants and users, and changes in wider employment and social trends;</p> <p>(c) Avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing;</p> <p>(d) Encourage Incorporate high quality innovative design, new technologies and construction techniques, including zero or low carbon energy and water efficient, design and sustainable construction methods. <u>Proposals for residential and commercial development should seek to make appropriate provision for high speed broadband connectivity, ensuring that Fibre to the Premises (FTTP) is provided;</u></p> <p>(e) Make provision for the storage of bins and ancillary household equipment. Garages and driveways should be capable of accommodating family sized vehicles. Dwelling design and layout should make provision for electric vehicle charging points in safe and accessible locations;</p> <p>(f) All new residential developments should meet the requirements of Policy HOU7, and ensure all internal rooms are of an appropriate size and dimension so that the intended function of each room can be satisfactorily achieved. All dwellings shall be identified by their square meterage.</p>

Chapter 18: Transport

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/18/01	18.2.1	232	6. Reducing congestion and carbon-dioxide emissions <u>to improve air quality and health benefits for the district's residents and visitors (see also Policy EQ4 Air Quality).</u>
MM/18/02	Policy TRA1 Sustainable Transport	232	<p>l. To achieve accessibility improvements and promotion of sustainable transport in the district, development proposals should:</p> <ul style="list-style-type: none"> (a) Primarily be located in places which enable sustainable journeys to be made to key services and facilities to help aid carbon emission reduction; (b) Comply <u>Where relevant, take account of</u> with the provisions of the Local Transport Plan and/or Hertfordshire 2050 Transport Vision; (c) Ensure that a range of sustainable transport options are available to occupants or users, which may involve the improvement of pedestrian links, cycle paths, passenger transport network (including bus and/or rail facilities) and community transport initiatives. These improvements could include the creation of new routes, services and facilities or extensions to existing infrastructure and which may incorporate off-site mitigation, as appropriate. In suitable cases the provision of footways and cycle paths alongside navigable waterways may be sought, along with new moorings, where appropriate. The implementation of car sharing schemes should also be considered; (d) Ensure that site layouts prioritise the provision of modes of transport other than the car (particularly walking, cycling and, where appropriate, passenger transport) which, where feasible, should provide easy and direct access to key services and facilities; (e) In the construction of major schemes, allow for the early implementation of sustainable travel infrastructure or initiatives that influence behaviour to enable green travel patterns to become established from the outset of occupation;

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(f) Protect existing rights of way, cycling and equestrian routes (including both designated and non-designated routes and, where there is evidence of regular public usage, informal provision) and, should diversion prove unavoidable, provide suitable, appealing replacement routes to equal or enhanced standards; and</p> <p>(g) Ensure that provision for the long-term maintenance of any of the above measures (c) (d) and (f) that are implemented is assured.</p> <p>II. Where appropriate, contributions may be required towards the facilitation of strategic transportation schemes identified in the Local Transport Plan and/or Hertfordshire 2050 Transport Vision and other related strategies.</p> <p><u>III. In order to minimise the impact of travel on local air quality in accordance with Policy EQ4 (Air Quality), where major developments involve the introduction of new bus routes or significant changes to existing routes, service providers should work with Hertfordshire County Council's Transport, Access and Safety Unit to secure optimal solutions.</u></p>
MM/18/03	Policy TRA3 Vehicle Parking Provision	234	<p>I. Vehicle parking provision associated with development proposals will be assessed on a site-specific basis in accordance with <u>and should take into account</u> the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'.</p> <p>II. Provision of sufficient secure, covered and waterproof cycle and, where appropriate, powered two-wheeler storage facilities should be made for users of developments for new residential, educational, health, leisure, retail, employment and business purposes (to be determined on a site-specific basis). These should be positioned in easily observed and accessible locations.</p> <p>III. Car parking should be integrated as a key element of design in development layouts to ensure</p>

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			<p>good quality, safe, secure and attractive environments.</p> <p>IV. Where a private car park for non-domestic use is proposed, the Council will assess whether it should also be available for shared public use having particular regard to the needs of the primary user.</p> <p>V. <u>For proposals involving residential development:</u> Where public car parks (including those for Park and Ride facilities) are proposed, or, where car parks are to be provided associated with major development involving educational, health, leisure, retail, employment and business uses, provision should be made for charging points for low and zero carbon vehicles (to be determined <u>which will be assessed</u> on a site-specific basis) <u>taking into account the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'.</u></p>

Chapter 19: Community Facilities, Leisure and Recreation

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MM/19/01	Policy CFLR1 Open Space, Sport and Recreation	240 - 241	<p>I. Residential developments will be expected to provide open spaces, indoor and outdoor sport and recreation facilities to provide for the needs arising from the development. Provision of Accessible Natural Greenspace (ANG) will be expected to meet Natural England's ANG Standards. Local areas for play, informal and formal open spaces should be provided for on-site, while contributions towards off-site provision or the enhancement of existing facilities may be more appropriate for other types of provision. Facilities should be provided in accordance with the Council's latest evidence and in consultation with Sport England and the Council's Leisure and Environment Team. Where provision is made on-site as part of a development, applicants should detail how it will be maintained in the long term.</p> <p>II. Commercial developments will be expected to provide adequate amenity space in addition to</p>

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			<p>landscape and setting features.</p> <p>III. Proposals for new open space, indoor and outdoor sport and recreation facilities which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options. The proposal and all ancillary facilities such as changing rooms and car parking should be fit for purpose and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape, <u>including the creation of features which provide providing</u> net benefits to biodiversity.</p> <p>IV. Proposals should aim to provide for the dual or multiple-use of facilities for wider community access. The use of Community Use Agreements will be expected where appropriate.</p> <p>V. Proposals that retain or enhance the provision, quality and accessibility of existing open space, or indoor or outdoor sport and recreation facilities will be supported in principle, where they do not conflict with other policies within this Plan.</p> <p>VI. Proposals that result in the loss or reduction of open space, indoor or outdoor sport and recreation facilities, including playing fields, (as defined on the Policies Map), will be refused unless:</p> <p>(a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or</p> <p>(b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and <u>or</u> quality in a suitable location prior to the commencement of development <u>(in the case of school playing fields, the timing of delivery will be negotiated on a case by case basis in accordance with Policy CFLR10)</u>; or</p> <p>(c) The development is for an alternative open space, sport and recreation facility, the need</p>

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			for which clearly outweigh the loss.
MM/19/02	Policy CFLR2 Local Green Space	242	Development will not be allowed within Local Green Spaces, as defined on the Policies Map, other than in very special circumstances. <u>Development will be permitted only if it is consistent with the function, character and use of the Local Green Space to which it relates.</u>
MM/19/03	Policy CFLR4 Water Based Recreation	243	Proposals for water-based recreation will be supported in principle, where: <ul style="list-style-type: none"> (a) The proposal does not have a significant adverse impact on the nature conservation interest, the character, or appearance of the environment; (b) The proposal does not conflict with <u>takes account of</u> the relevant River Catchment Management Plan; and (c) The proposal does not have an adverse impact on any flood alleviation works and does not impede the Environment Agency's access requirements to watercourses.
MM/19/04	Policy CFLR6 Equine Development	245-246	I. Proposals for small-scale equine development (up to 10 stables), whether domestic or commercial, will be permitted when the following criteria are met: <ul style="list-style-type: none"> (a) The proposal is sited or landscaped to minimise visual intrusion; (b) Where new buildings are proposed, applicants must demonstrate that existing structures cannot be re-used; (c) The siting, scale and design of the proposal is in keeping with the character of the area, with adequate pasture to support horses. Particular regard will be had to the cumulative effect of proposals on local landscape or biodiversity interests;

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(d) The amenity of nearby residential properties is not adversely affected, for example, in relation to floodlighting, noise and disturbance;</p> <p>(e) The proposal would not (by itself or cumulatively) have a significant adverse impact in terms of traffic generation;</p> <p>(f) The proposal does not result in harm to the ecological network, including partial or complete loss or degradation of Local Wildlife Sites or priority habitats;</p> <p>(g) The proposal does not conflict with other policies within this Plan.</p> <p>I. Where commercial equestrian development is proposed in the Green Belt, the requirement to demonstrate 'very special circumstances' will apply in accordance with the NPPF.</p> <p>II. Proposals that result in the loss of equestrian facilities should be accompanied by an Equestrian Needs Assessment which demonstrates that the facilities are no longer needed.</p>
MM/19/05	19.8.1	246	<p>Community facilities provide for the health and wellbeing, social, educational, recreational, leisure and cultural needs of the community. Community facilities include, but are not limited to: art galleries; cinemas; community centres; crèches/nurseries; healthcare facilities; <u>household waste recycling centres</u>; museums and libraries; music and concert halls; places of worship; schools; post offices; public houses; village halls; local/village shops. Such facilities act as the focus of community activity and contribute towards community cohesion. Community facilities are provided by a wide variety of agencies including local authorities, other public service providers, churches and the voluntary and business sectors and can sometimes be provided on single multi-use sites.</p>
MM/19/06	Policy CFLR7 Community Facilities	247-248	<p>I. The provision of adequate and appropriately located community facilities will be sought in conjunction with new development.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>II. Developers will be expected to provide either on-site provision, or where appropriate, a financial contribution towards either off-site provision, or the enhancement of existing off-site facilities. Where provision is made on-site as part of a development, applicants should detail how it will be maintained in the long term.</p> <p>III. Proposals for new and enhanced uses, buildings or land for public or community use will be supported in principle where they do not conflict with other policies within this Plan. Such proposals:</p> <ul style="list-style-type: none"> (a) Should be in suitable locations, served by a choice of sustainable travel options; (b) Should be of an appropriate scale to meet needs and be of a flexible design to enable multiple uses throughout the day; (c) Should take measures to integrate such facilities into the landscape, <u>including the creation of features which provide</u> providing net benefits to biodiversity; and (d) Should be constructed in tandem with the development to ensure they are available for the new and existing community from the start of occupation. <p>IV. Proposals should aim to provide for the dual or multiple use of facilities for wider community activities. The use of Community Use Agreements will be sought where appropriate.</p> <p>V. Limited extensions/alterations to existing community facilities in the Green Belt and Rural Area Beyond the Green Belt may be supported in principle, where they do not conflict with other policies within this Plan.</p> <p><u>V. As part of proposed strategic development, consideration will be given to the need to provide new Household Waste Recycling Centres in suitable locations, taking account of neighbouring land</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<u>uses.</u>

Chapter 20: Natural Environment

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/20/01	Policy NE1 International, National and Locally Designated Nature Conservation Sites	257-258	<p>Policy NE1 International, National and Locally Designated Nature Conservation Sites</p> <p>I. Development proposals, land use or activity (either individually or in combination with other developments) which are likely to have a detrimental impact which adversely affects the integrity of a <u>designated</u> site, will not be permitted unless it can be demonstrated that there are reasons <u>material considerations</u> which clearly outweigh the need to safeguard the nature conservation value of the site, and any broader impacts on the international, national, or local network of nature conservation assets.</p> <p><u>II.</u> Evidence will be required in the form of up-to-date ecological surveys undertaken by a competent ecologist prior to the submission of an application. <u>The type of evidence required will be commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of a site.</u> Where insufficient data is provided, permission will be refused.</p> <p>III. Where a site of International or National designation for nature conservation importance is adversely affected by the proposals, permission will be refused unless <u>only be permitted where</u> the District Council is satisfied that:</p> <p>(a) There are imperative reasons of overriding public interest, which could be of a social or economic nature, sufficient to override the harm to the site; <u>or</u></p> <p>(b) There are imperative reasons of overriding public interest relating to human health, public safety or benefits of primary importance to the environment; <u>and in either case</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(c) <u>There are no satisfactory alternatives to the proposal.</u></p> <p>IV. Proposals should avoid impacts on sites of nature conservation value and wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered <u>will be sought, commensurate to the importance of the site in terms of its status in the hierarchy and the contribution it makes to wider ecological networks.</u></p> <p>V. Where adequate mitigation measures are not possible, compensatory measures may be appropriate. Such compensatory schemes should seek to achieve a net gain for nature and the Council will consider the use of conditions and/or planning obligations to secure appropriate mitigation/compensation <u>commensurate to the type and scale of development.</u> Compensatory measures can be situated on or off the development site. <u>The availability of compensatory measures will be a material consideration in the determination of development proposals.</u></p> <p>VI. Ecological impacts will be quantified by utilising <u>and taking into account a locally approved Biodiversity Metric where appropriate.</u> the Biodiversity Impact Assessment Calculator (BIAC). Development must demonstrate a net gain in ecological units. Ecological information must be supplied in accordance with BS 42020 2013.</p>
MM/20/02	Policy NE2 Sites of Nature Conservation Interest (Non- Designated)	258	<p>Policy NE2 Sites <u>or Features</u> of Nature Conservation interest (Non-Designated)</p> <p>I. All proposals should achieve a net gain in biodiversity <u>where it is feasible and proportionate to do so</u>, as measured by using <u>and taking into account a locally approved Biodiversity Metric</u> the BIAC, and avoid harm to, or the loss of features that contribute to the local and wider ecological network.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			II. Proposals will be expected to apply the mitigation hierarchy of avoidance, mitigation and compensation, <u>as set out in the NPPE</u> , and integrate ecologically beneficial planting and landscaping into the overall design.
MM/20/03	Policy NE3 Species and Habitats	261-262	<p>I. Development should always seek to enhance biodiversity and to create opportunities for wildlife. Proposals must demonstrate how the development improves the biodiversity value of the site and surrounding environment. Evidence will be required in the form of up-to-date ecological surveys undertaken by a competent ecologist prior to the submission of an application. The Biodiversity value of a site pre and post development will be determined by applying <u>a locally approved Biodiversity Metric where appropriate</u> the BIA. Submitted information must be consistent with BS 42020 2013. Where insufficient data is provided, permission will be refused.</p> <p>II. Proposals should detail how physical features will be maintained in the long term.</p> <p>III. Development which would result in the loss or significant damage to trees, hedgerows or ancient woodland sites will not be permitted. The Council will seek their reinforcement by additional planting of native species where appropriate. Protective buffers of complementary habitat will be expected to adjoin these features, sufficient to protect against root damage and improvement of their long term condition. A minimum buffer zone of 10m (or greater if required) is considered appropriate.</p> <p>IV. Proposals will be expected to protect and enhance locally important biodiversity sites and other notable ecological features of conservation value.</p> <p>V. Proposals should avoid impacting on Species and Habitats of Principle Importance as published under section 41 of the Natural Environment and Rural Communities Act 2006 (or as subsequently amended).</p> <p>VI. Where <u>adverse impacts are unavoidable</u>, exceptional circumstances exist that outweighs any</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>harm or damage to a species or habitat appropriate mitigation and compensation measures must be employed, <u>commensurate to the importance, the legal protection or other status of the species or habitat</u>. The District Council will impose conditions / planning obligations which seek to:</p> <ul style="list-style-type: none"> (a) Facilitate the survival of existing populations as well as encouraging the establishment of new populations; (b) Reduce disturbance to a minimum; (c) Provide adequate alternative habitats to sustain at least the current levels of populations. <p>VII. Development adjoining rivers or streams must provide a minimum of a 10m buffer of complimentary habitat between the built environment and the watercourse. Details must be supplied of ongoing ecologically beneficial management of buffer habitats. Where possible, opportunities should be taken to restore degraded aquatic environments to a more semi natural condition.</p> <p><u>VII. Development adjoining rivers or streams will be required to preserve or enhance the water environment in accordance with Policy WAT3.</u></p> <p>VIII. Integrated bird and bat boxes will be expected in all development bordering public green space and beneficial habitat.</p>

Chapter 21: Heritage Assets

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/21/01	Policy HA1	267	I. Development proposals should preserve and <u>where appropriate</u> enhance the historic

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	Designated Heritage Assets		<p>environment of East Herts.</p> <p>II. Development proposals that would harm the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. <u>Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.</u></p> <p>III. Where there is evidence of neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.</p> <p>IV. The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.</p>
MM/21/02	Policy HA4 Conservation Areas	270	<p>I. New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they preserve or enhance the special interest, character or <u>and</u> appearance of the area. Development proposals outside a Conservation Area which affect its setting will be considered likewise. Proposals will be expected to:</p> <p>(a) respect established building lines, layouts and patterns;</p> <p>(b) use materials and adopt design details which reinforce local character and are traditional to the area;</p> <p>(c) be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(d) in the case of alterations and extensions, be complementary and sympathetic to the parent building; and</p> <p>(e) Conform <u>have regard</u> to any 'Conservation Area Character Appraisals' prepared by the District Council and safeguard all aspects which contribute to the area's special interest and significance, including important views and green spaces.</p> <p>(f) where development proposals derive from <u>relate to</u> Conservation Area Management Proposals the duty to preserve and <u>or</u> enhance will be applied. Development proposals, including minor development under an Article 4 direction, will be expected to 'preserve' surviving architectural features identified as being significant to the character or appearance of the area or, where previously lost, to 'enhance' that character and appearance through the authentic restoration of those lost features.</p> <p>II. Permission for the demolition of buildings or structures within a Conservation Area will only be granted if it makes no positive contribution to the character of the Conservation Area and the replacement is of good design and satisfies the above requirements of this policy.</p>
MM/21/03	Policy HA7 Listed Buildings	273	<p>I. The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.</p> <p>II. In considering applications the Council will ensure that proposals involving the alteration, extension, or change of use of a Listed Building will only be permitted where:</p> <p>(a) The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and</p> <p>(b) The proposal respects the scale, design, materials and finishes of the existing building(s),</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>and preserves its historic fabric.</p> <p>III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved and enhanced.</p>
MM/21/04	Policy HA8 Historic Parks and Gardens	275	<p>I. Development proposals that materially harm <u>should protect</u> the special historic character, appearance or setting of those sites listed on the Historic England 'Register of Historic Parks and Gardens' will not be permitted. The same level of protection will be afforded to other locally important sites.</p> <p>II. Where appropriate, the District Council will actively encourage proposals for the repair, restoration and management of historic parks and gardens.</p>
MM/21/05	Policy HA9 Enabling Development	276	<p>I. Proposals for enabling development will be assessed in accordance with <u>having regard to</u> Historic England's latest guide <u>guidance</u> on 'Enabling Development and the Conservation of Significant Places' <u>enabling development</u>.</p> <p>II. Enabling development which would secure the future of a significant place, but would be contrary to other planning policy objectives, should be unacceptable unless:</p> <p>(a) The benefits of a proposal for enabling development, which would secure the future conservation of a significant place, outweigh any public harm or loss consequent upon conflicts with and the departure from other District Plan policies;</p> <p>(b) The proposal does not materially detract from the archaeological, architectural, historic, artistic, landscape or nature conservation of the site or its setting;</p> <p>(c) The proposal avoids detrimental fragmentation of management of the place;</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>(d) The proposal is necessary to resolve problems arising from the inherent needs of the place;</p> <p>(e) Sufficient subsidy is not available from any other source; and</p> <p>(f) It is clearly demonstrated that the proposal is the minimum necessary to ensure the future of the site.</p>

Chapter 22: Climate Change

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/22/01	Policy CC2 Climate Change Mitigation	280	<p>I. All new developments should demonstrate how carbon dioxide emissions will be minimised across the development site, taking account of all levels of the energy hierarchy. Achieving standards above and beyond the requirements of Building Regulations is encouraged.</p> <p>II. Carbon reduction should be met on-site unless it can be demonstrated that this is not feasible or viable. In such cases effective offsetting measures to reduce on-site carbon emissions will be accepted as allowable solutions.</p> <p>III. The energy embodied in construction materials should be reduced through re-use and recycling, <u>where possible</u>, of existing materials and the use of sustainable materials and local sourcing.</p>

Chapter 23: Water

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
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Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/23/01	Policy WAT3 Water Quality and the Water Environment	287	<p>I. Development proposals will be required to preserve and or enhance the water environment, ensuring improvements in surface water quality and the ecological value of watercourses and their margins and the protection of groundwater.</p> <p>II. Unless there is clear justification for not doing so, an undeveloped buffer strip at least 8 metres wide should be maintained alongside all main rivers, and an appropriate buffer strip should be maintained at ordinary watercourses. Any development proposals should include an appropriate management scheme for buffer strips.</p> <p>III. Opportunities for removal of culverts, river restoration and naturalisation should be considered as part of any development adjacent to a watercourse. Additional culverting and development of river corridors will be resisted.</p>
MM/23/02	Policy WAT6 Wastewater Infrastructure	292	<p>I. Development proposals must ensure that adequate wastewater infrastructure capacity is available in tandem with advance of the occupation of development.</p> <p>II. Upgrade and expansion of existing, or provision of new, waste water treatment infrastructure will be supported provided that:</p> <p>(a) It utilises best available techniques, and provided that</p> <p>(b) It does not have an adverse effect on the integrity of Special Protection Areas, Ramsar Sites and Special Areas of Conservation either alone or in combination with other projects and plans, and</p> <p>(c) A strategy to meet relevant national and European environmental standards can be demonstrated.</p>

Chapter 24: Environmental Quality

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/24/01	Policy EQ4 Air Quality	298-299	<p>I. Development and land uses should minimise potential impacts on local air quality both during construction and operation including the operation of heating, cooling and extraction units. Applications should be supported by Air Pollution Assessment in line with the Council's Air Quality Planning Guidance Document.</p> <p>II. Development within designated Air Quality Management Areas (AQMAs), or development which may have an impact on these areas, must have regard to the Council's latest strategy and action plan for the reduction of pollutants in the defined catchment, maintaining acceptable levels of air quality. Evidence of mitigation measures will be required.</p> <p>III. New developments should make provision for electric vehicle charging points in safe and accessible locations in accordance with Policy DES3 Design of Development.</p> <p>IV. In order to minimise the impact of travel on local air quality, where major developments involve the introduction of new bus routes or significant changes to existing routes, service providers will be required, in agreement with Hertfordshire County Council's Transport, Access and Safety Unit, to ensure that the vehicles serving these locations will either be of 'hybrid' type or meet the latest 'Euro' emissions regulations.</p> <p><u>I. The effect of development upon air quality is a material consideration. All applications should take account of the Council's Air Quality Planning Guidance Document, which details when an air quality assessment is required.</u></p> <p><u>II. All development should take account of the Council's latest Air Quality Action Plan, local Air Quality Strategies, Local Transport Plans, as well as national air quality guidance.</u></p> <p><u>III. All developments should include measures to minimise air quality impact at the design stage and should incorporate best practice in the design, construction and operation of all</u></p>

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			<p><u>developments.</u></p> <p><u>IV. Where development (on its own or cumulatively) will have a negative impact on local air quality during either construction or operation, mitigation measures will be sought that will remove over-riding impacts, such as an air quality neutral or negative development. Evidence of mitigation measures will be required upfront.</u></p> <p><u>V. Where on-site mitigation is not sufficient, appropriate off-site mitigation measures may be required. Where adequate mitigation cannot be provided, development will not normally be permitted.</u></p> <p><u>VI. Developments must not:</u></p> <ul style="list-style-type: none"> <u>• lead to a breach or worsening of a breach of UK or EU limit values;</u> <u>• lead to a breach or worsening of a breach of an Air Quality objective or cause the declaration of an Air Quality Management Area or;</u> <u>• prejudice the implementation of any Air Quality Action Plan or local air quality strategy.</u>
MM/24/02	New Section 24.6 New Paragraphs 24.6.1 and 24.6.2		<p><u>24.6 Waste and Recycling</u></p> <p><u>24.6.1 The Hertfordshire Waste Local Plan is prepared by Hertfordshire County Council. It details policies involving the management of refuse or waste materials other than mineral waste. The Plan contains a hierarchy of disposal, focussing on encouraging waste minimisation, re-use, recycling and the use of waste as fuel. As such, it considers the disposal of waste by landfill as a last resort and endorses the proximity principle; whereby waste should be dealt with as near to the source as possible.</u></p> <p><u>24.6.2 The Hertfordshire Waste Local Plan forms part of the Development Plan for East Herts. As such, applications will be determined having regard to the Waste Local Plan.</u></p>
MM/24/03	New Section 24.7		<p><u>24.7 Minerals</u></p> <p><u>24.7.1 The Minerals Local Plan is prepared by Hertfordshire County Council. It sets out how proposals for the extraction and working of minerals are managed. There is a need to ensure that</u></p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
	New Paragraphs 24.7.1 and 24.7.2		<p><u>potential and known mineral reserves are safeguarded from development which may 'sterilise' or prejudice the opportunity to extract them now or in the future. Where a proposed development has the potential to affect mineral reserves, appropriate consultation with the County Council must take place. As such, the Minerals Local Plan defines areas known as Minerals Safeguarding Areas and Consultation Areas.</u></p> <p><u>24.7.2 The Hertfordshire Minerals Local Plan forms part of the Development Plan for East Herts. As such, applications will be determined having regard to the Minerals Local Plan.</u></p>

Chapter 25: Delivery and Monitoring

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/25/01	New 25.2.4		<p><u>25.2.4 Where monitoring undertaken through the IDP demonstrates that any key infrastructure scheme/s (including, for example, a bypass for Hertford or second Stort crossing related to development in the Gilston Area) would not be delivered in a timely manner, this will trigger the need for the consideration of alternative infrastructure provision to facilitate delivery of development, or a review or partial review of the District Plan in accordance with Policy DEL1.</u></p>
MM/25/02	Policy DEL1 Infrastructure and Delivery	302	<p>I. The District Council will work in partnership with providers of infrastructure and services to facilitate the timely provision of infrastructure necessary to support sustainable development. In support of this work the Council will:</p> <ul style="list-style-type: none"> a) Maintain an up-to date Infrastructure Delivery Plan (IDP) to identify the timing, type and number of infrastructure projects required to support the objectives and policies of the strategy as well as the main funding mechanisms and lead agencies responsible for their delivery; b) Use the District Plan and IDP to bid for funding necessary to support development, working in partnership with the Local Economic Partnership (LEP), Hertfordshire Infrastructure Planning Partnership (HIPP), the Local Transport Body (LTB), the Local

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>Nature Partnership (LNP), and other bodies as appropriate;</p> <p>c) Monitor capacity in infrastructure and services through annual updates of the IDP and future infrastructure needs assessments;</p> <p>d) Review <u>Consider alternative infrastructure provision, or a review or partial review of</u> the District Plan if evidence in the IDP indicates a changed outlook for the realistic prospects for delivery of infrastructure to support development.</p> <p>II. For individual development proposals, developers will be required to:</p> <p>a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused;</p> <p>b) Ensure that development is phased to coincide with the delivery of additional infrastructure or service capacity as set out in the IDP;</p> <p>c) Ensure that infrastructure assets and services are delivered to adoptable standards. Suitable long-term management arrangements must be put in place with a view to secure adoption by the appropriate authority in the longer term.</p>
MM/25/03	25.4.1 and 25.4.2	304	<p>Regular monitoring of actual development outcomes against the plan is an essential part of ensuring that the plan is effective. Monitoring can indicate areas where interventions may be needed to achieve the objectives of the plan, and may also demonstrate the need for a review <u>or partial review</u> of the plan. Where necessary site specific monitoring may be undertaken. The indicators contained within Policies DEL3 and DEL4 will be monitored on an annual basis through the Authority Monitoring Report, alongside a range of other contextual indicators.</p>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			25.4.2 A Monitoring Framework has been prepared as part of the District Plan. Monitoring will be proportionate to the needs of an effective plan, and will be targeted at those areas where it can add value to the development process. The proposed Framework is located at Appendix C. Progress made against each of the indicators contained in the Monitoring Framework will be reported on an annual basis as part of the Authority Monitoring Report.
MM/25/04	New Policy DEL3 Monitoring Framework		<p><u>Policy DEL3 Monitoring Framework</u></p> <p><u>I. The NPPF requires plans to be flexible and responsive to change. If delivery of housing in any given monitoring year falls below 110% of the annual requirement, the Council will consider implementing all or some of the following measures to bring forward development:</u></p> <ul style="list-style-type: none"> <u>Working with developers and infrastructure providers to remove obstacles to the delivery of sites;</u> <u>Seeking alternative sources of funding if problems with infrastructure provision is delaying development of key strategic sites;</u> <u>Consideration of the potential to increase density on allocated sites;</u> <u>Consideration of the ability to deliver strategic sites earlier in the Plan period; and</u> <u>Working with other authorities under the Duty to Co-operate to address any unmet needs.</u> <p><u>II. Where total delivery of housing is less than 75% of the annual requirement for three consecutive monitoring years, this will trigger the need for the consideration of a review or partial review of the District Plan.</u></p> <p><u>III. The target for Affordable Housing is calculated annually based on average completions over the preceding three-year period. Where delivery is less than 75% of the annual target for three consecutive monitoring years, the Council will consider all or some of the following measures:</u></p> <ul style="list-style-type: none"> <u>Consideration of the potential to increase density on allocated sites;</u> <u>Consideration of the ability to deliver strategic sites earlier in the Plan period; and</u>

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<ul style="list-style-type: none"> <u>Working with other authorities under the Duty to Co-operate to address any unmet needs.</u> <p><u>IV. Where delivery of pitches and plots to meet currently identified accommodation needs of Gypsies and Travellers and Travelling Showpeople does not accord with the provisions of HOU9, the Council will work with site owners and developers to expedite delivery and ensure that need is met in the specified locations.</u></p>
MM/25/05	New 25.4.2		<u>Given the size and complexity of the Gilston Area development, and the fact that it is expected to make a significant contribution towards housing needs within the Plan period, it is considered important to closely monitor its implementation on an annual basis in accordance with Policy DEL4.</u>
MM/25/06	New Policy DEL4 Monitoring of the Gilston Area		<p><u>Policy DEL4 Monitoring of the Gilston Area</u></p> <p>I. <u>In order to ensure timely delivery of the Gilston Area, the Council will draw up an action plan setting out key milestones for the delivery of the site, including masterplanning, phasing of infrastructure and submission of planning applications, and monitor its progress on an annual basis.</u></p> <p>II. <u>The annual rate of housing completions at the Gilston Area will be considered as part of District wide monitoring, in accordance with the provisions of Policy DEL3.</u></p>

Appendices

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
MM/A/01	East Herts District Plan: Appendix A Key Diagram	306	Consequential changes to diagram to reflect Main Modifications proposed in Settlement Key Diagrams at Bishop's Stortford, Buntingford and Sawbridgeworth. New Key Diagram to be inserted:

Ref No.	Policy/Para	District Plan Page	Proposed Main Modification
			<p>East Herts District Plan: Key Diagram</p>
MM/A/02	East Herts District Plan: Appendix B Strategy Worksheet	308	Amendments to housing trajectory to reflect the updated position on delivery. New Strategy Worksheet shown below.
MM/A/03	East Herts District Plan: Appendix C Monitoring Framework	312	Appendix will be deleted as this will be superseded by the provisions of Policies DEL3 and DEL4 and the Authority Monitoring Report.
MM/A/04	East Herts District Plan: Appendix D Glossary	319	Appendix D to be renumbered Appendix C, following deletion of the Monitoring Framework.

		10 Year Shortfall (2017)				
		2011-2017	2017-2022	2022-2027	2027-2033	2011-2033
Other	Windfall Allowance	0	300	375	450	1,125
Other	Completions - as at 31/03/2017	3,244	0	0	0	3,244
Other	Commitments - as at 31/08/2017	0	3,680	1,221	0	4,901
Other	Villages	0	391	109	0	500
SLAA	SLAA Sites - large sites over 10 dwellings	0	43	0	0	43
Allocation: BISH7	The Goods Yard, Bishop's Stortford	0	480	120	0	600
Allocation: BISH8	The Causeway/Old River Lane, Bishop's Stortford	0	0	100	0	100
Allocation: BISH6	Bishop's Stortford High School Site, London Road	0	0	150	0	150
Allocation: BISH5	Bishop's Stortford South	0	200	500	50	750
Allocation: BISH9	East of Manor Links, Bishop's Stortford	0	50	0	0	50
Allocation: HERT2	Mead Lane Area, Hertford	0	50	150	0	200
Allocation: HERT4	North of Hertford	0	50	100	0	150
Allocation: HERT5	South of Hertford	0	50	0	0	50
Allocation: HERT3	West of Hertford	0	415	135	0	550
Allocation: SAWB2	Land to the North of West Road, Sawbridgeworth	0	125	0	0	125
Allocation: SAWB3	Land to the South of West Road, Sawbridgeworth	0	175	0	0	175
Allocation: SAWB4	Land to the North of Sawbridgeworth	0	200	0	0	200
Allocation: EOS1	East of Stevenage	0	500	100	0	600
Allocation: WARE2	Land North and East of Ware	0	100	800	100	1,000
Allocation: GA1	The Gilston Area	0	0	1,250	1,800	3,050
Allocation: EWEL1	Land East of Welwyn Garden City	0	220	530	600	1,350
	TOTAL SUPPLY	3,244	7,029	5,640	3,000	18,913
	Objectively Assessed Housing Need (839 dwellings per year)	5,034	4,195	4,195	5,034	18,458
	Shortfall addressed over 10 years		895	895	0	
	OAHN plus shortfall		5,090	5,090	5,034	
	20% buffer moved forward from 2022-2033 to 2017-2022		1,018	-509	-509	
	TOTAL REQUIREMENT		6,108	4,581	4,525	

**New
Appendix B:
Strategy
Worksheet**